



116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
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WEBER REALTY

Preapproved buyers only please

Showing Instructions:

Please call for an appointment.

Property Type Residential

1st Floor	1	1 1/2
2nd Floor		
Basement	3	1
Foundation	Poured brick design	
Exterior	Shaker siding	
Porch	Front/Back	
Roof	Shingle	
Garage	2.5 car attached	
Size of Lot	31.74 acres m/l	
Heat	Geo thermal	
Air Cond.	Geo thermal	
Water Heater	50 gallon electric	
Approximate Age	2014	
Termite Policy	Terminex	
School Dist.	Robinson	
Water	City	
Sewer	Septic	
Taxes Pd. 2017	\$5,245.70	
Key	Call office	
Tax I.D.	05-3-16-000-006-003	



Property Address: 10254 E 775th Ave., Robinson, IL 62454
Owner: Mike & Pam Irvin
Listing Price: \$699,999.00
Listed by: Amy Stone

Remarks:

Whether it's a relaxing country home you want or a hunter's paradise this is the location. Located just south of Robinson and north of New Hebron, this listing offers an 8 acre pond m/l Stocked with bass, bluegill, crappie & catfish. The lush woods are frequented by trophy size deer & turkey as well as a bald eagle. Current owner has walking/4-wheeler trails mowed throughout The property for easy access & outdoor enjoyment.

Entryway:	9'x3'8"	
Living/dining:	20'8"x22'10"	Ceramic wood grain tile, paint, stone fireplace, open concept with view of pond
Kitchen:	9'8"x13'3"	Ceramic wood grain tile, all appliances remain, walk in pantry, beautiful cabinets & Decorative tile back splash
Master Bedroom:	18'7"x11'8"	Ceramic wood grain tile, paint, crown molding
Master Bath:		Makeup area, walk in closet, shower, stool, double sink
Laundry room:	7'10"x5'	Ceramic wood grain tile, paint, crown molding, shelving
Half Bath:		Ceramic wood grain tile, paint, stool, tile counter top w/sink
Basement		
Family Room:	22'3"x23'10"	Tile floor, paint, walkout to patio, view of pond
Bedroom/office:	7'11"x15'8"	Tile floor, paint, closet
NW Bedroom:	13'5"x9'11"	Tile floor, paint, closet
NE Bedroom:	15'11"x10'3"	Tile floor, paint, closet
Mechanics Room:		

R1.8

All information believed to be correct, but not guaranteed.

