



116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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 FAX: (618)546-5296  
[www.weberir.com](http://www.weberir.com)

Price Reduction 9/20/18

## WEBER REALTY

### Showing Instructions:

Please call Amy for a showing!

<b>Property Type</b>	Ranch	
	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>	3	2
<b>2nd Floor</b>		
<b>Basement</b>	None	
<b>Foundation</b>	Crawl Space	
<b>Exterior</b>	Brick	
<b>Porch</b>	Front/Back Deck	
<b>Roof</b>	Shingle	
<b>Garage</b>	2 Car Attached	
<b>Size of Lot</b>	150' x 200' m/l	
<b>Heat</b>	Gas Forced Air	
<b>Air Cond.</b>	Central Air	
<b>Water Heater</b>	40 Gallon	
<b>Approximate Age</b>	1985	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2017</b>	\$3,395.96	
<b>Tax I.D.</b>	05-4-27-034-042-000	
<b>Key</b>	Garage Code	



<b>Property Address:</b>	1408 Fairway Dr, Robinson, IL 62454
<b>Owner:</b>	Paul C. Tylka
<b>Listing Price:</b>	\$174,500
<b>Listed by:</b>	Amy Stone

### REMARKS:

This listing offers maintenance free exterior with a simple ranch layout, located in a nice quiet, and well kept neighborhood. Newer flooring in kitchen, dining room & living room area.

Living Room:	22'6" x 11'7"	Laminate wood flooring, paint, ceiling fan w/light
Dining Room:	13'2" x 20'6"	Laminate wood flooring, paint, ceiling fan w/light, new French doors
Kitchen:	13'2" x 12'	Ceramic tile flooring, paint, oak cabinets, solid surface counter top, laundry Closet, refrigerator, stove, microwave, dishwasher, washer & dryer remain
Bath:		Vinyl flooring, tub/shower combo, toilet, sink w/large oak mirror
NE Bedroom:	20' x 8'	Carpet, paint, ceiling fan w/light, closet
NW Bedroom:	21'4" x 11'5"	Carpet, paint, ceiling fan w/light, double closets
S Bedroom	11' x 13'9"	Carpet, paint, closet
Bath:		Carpet, paint, shower, sink, stool
Deck:		L-shaped, new indoor/outdoor carpet & built in bench

