



116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
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Reduciton 10/23/18

WEBER REALTY

Showing Instructions:

Please call Amy for a showing!

Property Type	Residential	
	Bedroom	Bath
1st Floor	4	2
2nd Floor	None	
Basement	Full	
Foundation	Brick	
Exterior	Vinyl siding	
Porch	Frnt stoop & patio	
Roof	Shingle	
Garage	3 car detached	
Size of Lot	72'x135'	
Heat	Gas forced air	
Air Cond.	Central Air	
Water Heater	Gas	
Approximate Age	1940	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2018	\$917.56	
Key	Lockbox back door	
Tax I.D.	05-4-33-043-043-000	



Property Address:	408 S Franklin, Robinson, IL 62454
Owner:	Julia Roberson
Listing Price:	\$77,200.00
Listed by:	Amy Stone

Remarks: This charming home has a lot of original hardwood, built in china cabinet, fireplace & sunroom. Good bones just needs a little TLC.

Entryway:	5'x11'	Carpet over hardwood, plaster, closet, original light
Living Room:	19'7"x13'3"	Carpet over hardwood, plaster, gas fireplace, french doors to sunroom
Dining Room:	13'4"x11'	Carpet over hardwood, plaster, built in corner china cabinet, light fixture
Kitchen:	12'2"x9'3"	Vinyl, oak cabinets, sm pantry, stove, microwave & refrigerator remain
SW Bedroom:	11'x10'9"	Hardwood, plaster, closet, ceiling fan
NW Bedroom:	13'7"x11'3"	Hardwood, plaster, closet, ceiling fan
Middle Bedroom:	11'3"x10'	Hardwood, painted wood, closet, ceiling fan
NE Bedroom:	13'x13'10"	Tile, paneling, walk in closet, ceiling fan
Bath:		Vinyl, paneling, sink, shower, stool
Bath:		Original mosaic tile, tub/shower, vanity, stool, built in storage cabinet
Sunroom:	9'3"x16'	Carpet, wood shake, ceiling fan, door to decorative patio
Basement:		Multiple rooms, one is paneled the rest are not, w/d hookups furnace & Water heater
3 car garage		Garage door opener on two doors