



116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
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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 | Property Address: | 408 S Franklin, Robinson, IL 62454 |
| Tax I.D. | 05-4-33-043-000 | Owner: | Julia Roberson |
| | | Listing Price: | \$82,500.00 |
| | | 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, |

