



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

## WEBER REALTY

### Showing Instructions:

Please call for an appointment. Must be pre-approved to view home!

<b>Property Type</b>	Residential
	<b>Bedrooms</b> <b>Bath</b>
<b>1st Floor</b>	2            2 1/2
<b>Basement</b>	1            1
<b>Basement</b>	Full Finished Walkout
<b>Foundation</b>	Poured
<b>Exterior</b>	Vinyl/Stone
<b>Porch</b>	Front & Back
<b>Roof</b>	Shingle
<b>Garage</b>	4 Car Attached
<b>Size of Lot</b>	5 Acres M/L
<b>Heat</b>	Heat Pump/ L.P. Gas
<b>Air Cond.</b>	Central
<b>Water Heater</b>	40 Gal Elec & 50 Gal Gas
<b>Approximate Age</b>	2014
<b>Termite Policy</b>	Pretreated
<b>School Dist.</b>	Robinson
<b>Water</b>	Robinson/Palestine
<b>Sewer</b>	Septic
<b>Taxes Pd. 2017</b>	\$9,387.32
<b>Tax I.D.</b>	05-1-11-000-009-001
<b>Key</b>	Agent must be present.



<b>Property Address:</b>	12777 E 1425th Ave, Robinson
<b>Owner:</b>	Kevin & Dodi Bogard
<b>Listing Price:</b>	\$675,000
<b>Listed by:</b>	Jerry Devonshire

### REMARKS:

This home is nestled in the woods only 5 minutes North of Robinson. The wide hard surface driveway has extra heavy white rock base. The water line is 2" PVC. The driveway apron & sidewalks are exposed aggregate. The rear elevation of the home is as breathtaking as the front, with the in ground pool area. Must see to appreciate!!

Washer & Dryer Remain. **External Sound System, All Media Equipment In Basement, Garage Shelving & Cabinets Reserved.**

Foyer	15'x6'	Wood Plank Tile, Painted, Pendant Lighting, 10' Ceiling, Closet
Office	10'8"x15'	Carpet, Painted, Barn wood doors, Recessed Lighting
Powder Room		Wood Plank Tile, Painted
Living Room	15'x20'	Wood Plank Tile, Painted, Ceiling Fan, Fireplace, Beamed Ceiling
Kitchen & Dining	19'x25'7"	Wood Plank Tile, Granite Countertops, Thermador Wall Oven & Microwave, Thermador Warming Drawer, Recessed Lighting, Pendant Lighting, Coffered Ceiling Ice Machine, Soft Drink Fountain
Entry Way		Wood Plank Tile, Painted, Recessed Lighting, Built-In Bench/Storage, Irregular Shaped
Den/Bedroom	18'10"x12'3"	Wood Plank Tile, Painted, Wood Plank Accent Wall, Closet, Ceiling Fan, Recessed Lighting
Bathroom		Ceramic Tile, Granite Countertop, Linen Closet, Recessed Lighting
Laundry Room	13'7"x7'	Wood Plank Tile, Painted, Granite Countertops, Storage Cabinets, Deep Sink, Closet,
Master Bedroom	17x20'1"	Carpet, Painted, Ceiling Fan, Walk-In Closet, Recessed Ceiling, Recessed Lighting
Master Bathroom		Mosaic Natural Stone, Double Vanity, Granite Countertop, Double Walk in Shower, Recessed Lighting
<b>Basement</b>		
Bonus Area	14'1"x32'2"	Carpet, Painted, Recessed Lighting, Storage Closet/Pet Retreat Room
Theater	13'10"x16'2"	Carpet, Painted, Recessed Lighting, <b>Theater Equipment Reserved</b>
Bedroom	14'6"x15'1"	Carpet, Painted, Closet, Recessed Lighting
Storage/Utility		Concrete, Recessed Lighting, 40 Gal Electric & 50 Gal Gas Water Heater Irregular "L" Shaped, Furnace/Air Handler
Bathroom		Wood Plank Tile, Shower/Tub Combo, Recessed L lighting
Craft Room	16'6"x11'1"	Wood Plank Tile, , Painted, Cabinets, Island, Recessed Lighting, IKEA Countertops
Exercise Room	14'8"x14'1"	Rubber Mat Flooring, Painted, Recessed Lighting