

Reduced 2/7/20

116 S DOUGLAS ST., P.O. BOX 8578

ROBINSON, IL 62454 BUS: (618)544-3156 FAX: (618)546-5296

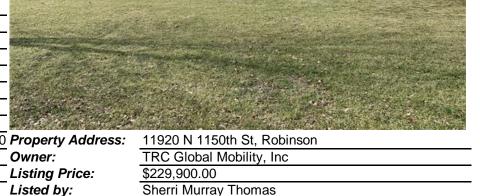
www.weberir.com

Showing Instructions:

Occupied- 24 hour notice. Please call for an appointment.

Property Type Residential

	Bedrooms	Bath	
1st Floor	3	2 1/2	
2nd Floor			
Basement	None		
Foundation	Crawl Space		
Exterior	Vinyl		
Porch	Front & Back		
Roof	Shingle		
Garage	3 Car Attached		
Size of Lot	.74 Acre		
Heat	FA		
Air Cond.	Central		
Water Heater	40 Gallon Gas		
Approximate Age	2001		
Termite Policy	None		
School Dist.	Robinson		
Water	City		
Sewer	Septic		
Taxes Pd. 2017	\$5,174.90		
Tax I.D.	05-1-27-402-023-000		
Key	Lockbox		



REMARKS:

This move-in ready home is a must see! All new laminate wood flooring and fresh paint throughout. Featuring cathedral ceilings in both the living room and master suite, bay windows in the dining and kitchen allow for lots of natural light. Custom painted cabinets in the kitchen, a spacious upstairs bonus room and large fenced in backyard make this the perfect home for entertaining! This home is located in a great neighborhood with a country setting close to town!

Living Room: 20'3"x14'8" Laminate wood flooring, built-in shelves, cathedrial ceiling

Dining Room: 11'10"x13' Laminate wood flooring, door to patio
Kitchen: 12'7"x17'4" Laminate wood flooring, door to patio
Utility Room/Half Bath: Vinyl, w/d hookup (washer/dryer reserved)

Master Bedroom 15'1"x11'4" Carpet, walk-in closet, ceiling fan, cathedral ceiling

Master Bath: Linoleum, jetted tub, shower

Bedroom: 12'x11'1" Carpet, built-in shelves, closet, cathedrial ceiling

Bedroom: 12'x11'1" Carpet, ceiling fan, closet Vinyl, shower/tub combo

Upstairs

Bonus Room 21'10"x13'10" Carpet, closet, sink/counter

\$2,500 buyer broker incentive

R2.295

All information believed correct, but not guaranteed.



