



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

Reduced 4/25/2019

**WEBER REALTY**

**Showing Instructions:**

Please call Amy for showings

**24hr notice**

|                        |                        |             |
|------------------------|------------------------|-------------|
| <b>Property Type</b>   | A-Frame                |             |
|                        | <b>Bedroom</b>         | <b>Bath</b> |
| <b>1st Floor</b>       | 1                      | 1           |
| <b>2nd Floor</b>       | 1                      | 1           |
| <b>Basement</b>        | 1                      | 1           |
| <b>Foundation</b>      | Poured                 |             |
| <b>Exterior</b>        | Cedar                  |             |
| <b>Porch</b>           | 2 decks & balcony      |             |
| <b>Roof</b>            | Shingle 09             |             |
| <b>Garage</b>          | 2 car built in/carport |             |
| <b>Size of Lot</b>     | 2.67 acres m/l         |             |
| <b>Heat</b>            | Gas FA '02             |             |
| <b>Air Cond.</b>       | CA '03                 |             |
| <b>Water Heater</b>    | Gas                    |             |
| <b>Approximate Age</b> | 1983                   |             |
| <b>Termite Policy</b>  | None                   |             |
| <b>School Dist.</b>    | Robinson               |             |
| <b>Water</b>           | EJ Water               |             |
| <b>Sewer</b>           | Septic                 |             |
| <b>Taxes Pd. 2018</b>  | \$2,572.70             |             |
| <b>Key</b>             | Lockbox                |             |
| <b>Tax I.D.</b>        | 05-1-30-000-015-000    |             |



|                          |                                       |
|--------------------------|---------------------------------------|
| <b>Property Address:</b> | 11099 N 800th St., Robinson, IL 62454 |
| <b>Owner:</b>            | Aaron Gerth                           |
| <b>Listing Price:</b>    | \$173,000.00                          |
| <b>Listed by:</b>        | Amy Stone                             |

**Remarks:** This unique home sits on a wooded 2.67 acres. It features multiple decks & balcony. Exterior has been recently painted and decks stained.

|                    |          |                                                                                                                                          |
|--------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Living Room:       | 22'x25'  | Carpet, wood walls, open stairway, wood burning stove, 2 ceiling fans, atrium doors to front deck (which also serves as roof of carport) |
| Kitchen:           | 7'x10.5' | Laminate, newer countertop, skylight, range, refrigerator, dishwasher, trash compactor                                                   |
| Dining Area:       | 8.5'x10' | Laminate, wood walls, pantry                                                                                                             |
| Bedroom:           | 8.5'x12' | Laminate, patio doors to rear deck                                                                                                       |
| Bath:              |          | Shower, vanity w/light, washer/dryer hook up                                                                                             |
| <b>UPPER LEVEL</b> |          |                                                                                                                                          |
| Bedroom:           | 8.5'x12' | Carpet, wood walls, ceiling fan, door to balcony                                                                                         |
| Bath:              |          | Shower, ceramic tile                                                                                                                     |
| Loft Area:         | 9'x13.5' | Carpet, wood walls                                                                                                                       |
| <b>LOWER LEVEL</b> |          |                                                                                                                                          |
| Bedroom:           | 12'x14'  | Carpet, cedar lined closet                                                                                                               |
| Bath:              |          | Tile, paint, jetted tub/shower combo, vanity                                                                                             |
| Hall               |          | Linen Closet, storage under stairs                                                                                                       |

R2.295

All information is believed correct, but not guaranteed.

