



**WEBER REALTY**

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

**Showing Instructions:**

Please call for showings.

<b>Property Type</b>	Ranch	
<b>1st Floor</b>	<b>Bedroom</b>	<b>Bath</b>
<b>2nd Floor</b>	3	1 1/2
<b>Basement</b>	None	
<b>Foundation</b>	Crawl space	
<b>Exterior</b>	Brick	
<b>Porch</b>	Front	
<b>Roof</b>	Shingle 2014	
<b>Garage</b>	2 car attached	
<b>Size of Lot</b>	105'x122'	
<b>Heat</b>	Gas forced air	
<b>Air Cond.</b>	Central air	
<b>Water Heater</b>	40 gallon gas 2013	
<b>Approximate Age</b>	1972	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2018</b>	\$2,895.68	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	05-4-33-010-011-000	



<b>Property Address:</b>	203 Sunset Blvd., Robinson, IL 62454
<b>Owner:</b>	Bryan Cusumano
<b>Listing Price:</b>	\$147,500.00
<b>Listed by:</b>	Lois Ikemire

**Remarks:** Move-in ready home in a quiet neighborhood located in town. This home has been well maintained and offers low- maintenance exterior!

Living Room:	17'x15'	Carpet, paint, coat closet, bay window
Dining Room:	8.5'x11.5'	Carpet, paint, bay window, light fixture
Kitchen:	12'x12'	Vinyl, paint, new lighting, maple cabinets, solid surface counter top
Family Room:	11.5'x15'	Carpet, paint, ceiling fan w/light, wood burning fireplace, patio door to back yard greenhouse
Half Bath:		Vinyl, paint, sink, toilet
SW Bedroom:	13'x14'	Carpet, paint, dbl closet, ceiling fan w/light
SE Bedroom:	11.5'x12'	Carpet, paint, closet, ceiling fan w/light
N Bedroom	11'x11.5'	Carpet, paint, closet
Bath:		Vinyl, paint, tiled tub, shower, new vanity & mirror
Utility:		Vinyl, paint, w/d, upper cabinets
Garage:	2 car	Remote door opener, furnace, water heater, walk-out door

R2.7

All information believe to be correct, but not guaranteed.

