



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

Reduced 3/3/20

**WEBER REALTY**

**Showing Instructions:**

Please call Amy for showings

<b>Property Type</b>	2 story	
	<b>Bedroom</b>	<b>Bath</b>
<b>1st Floor</b>	1	1 1/2
<b>2nd Floor</b>	2	1
<b>Basement</b>	Full Finished	
<b>Foundation</b>	Poured	
<b>Exterior</b>	Brick	
<b>Porch</b>	Front/ back	
<b>Roof</b>	3D	
<b>Garage</b>	2 Attached/Pole barn	
<b>Size of Lot</b>	1 acre m/l	
<b>Heat</b>	Elect	
<b>Air Cond.</b>	Central Air	
<b>Water Heater</b>	Elect	
<b>Approximate Age</b>	2012	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Oblong	
<b>Water</b>	Eaton	
<b>Sewer</b>	Septic	
<b>Taxes Pd. 2019</b>	\$5,487.46	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	04-1-26-000-001-002	



<b>Property Address:</b>	6435 E 1200th Ave., Robinson, IL 62454
<b>Owner:</b>	Alex & Kala Will
<b>Listing Price:</b>	\$274,900.00
<b>Listed by:</b>	Amy Stone

**Remarks:** This home is nestled in the woods yet close to town & located on a hard road. Well maintained with high end features, basement was just recently finished and it has a 30x40 pole barn as well.

Living Room:	19'4"x21'4"	Engineered hardwood, paint, large decorative shelf, door to back porch
Dining Room:	13'4"x12'	Engineered hardwood, paint, decorative light fixture
Kitchen:	12'x12'	Tile, custom design kitchen cabinets, granite counter, kitchen <b>appliances remain</b>
Half bath:		Tile, paint, sink, stool
N Bedroom:	11'x9'9"	Carpet, paint, closet, ceiling fan w/light
S Bedroom:	11'x11'	Carpet, paint, closet, ceiling fan w/light
Master Bedroom:	13'x15'	Carpet, paint, closet, ceiling fan w/light, walk in closet
Office area:	12'10"x13'5"	Carpet, paint, ceiling fan w/light
Bath:		Tile, paint, tub/shower combo, sink, stool
Master Bath:		Tile, paint, shower, dbl sink, stool, large mirror
Laundry room:		Tile, paint, sink & cabinets
<b>*Pool table, garage fridge, garage freezer and outdoor table remain.*</b>		
Pole Barn:	30'x40'	Concrete floor, work benches & cabinets, enclosed storage area on south end

R2.295  
 All information is believed correct, but not guaranteed.

