



116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
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WEBER REALTY

Showing Instructions:

Please call Amy for showing

Property Type Residential

	Bedroom	Bath
1st Floor	3	2 1/2
2nd Floor	Unfinished	
Basement	None	
Foundation	Crawlspace	
Exterior	Vinyl/Stone	
Porch	Front & back patio	
Roof	Shingle	
Garage	2 car attached	
Size of Lot	112'x150' m/l	
Heat	Gas FA	
Air Cond.	CA	
Water Heater	Elect 40 gallon	
Approximate Age	2018	
Termite Policy	None but treated	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2018	TBD	



Key	Garage door opener	Property Address: 1222 W Mefford, Robinson, IL 62454
		Owner: Jonathon Simpson
Tax I.D.	05-1-28-300-042-000	Listing Price: \$265,000.00
		Listed by: Amy Stone

Remarks: Beautiful newer construction in a very desirable neighborhood close to schools, hospital & golf courses. Lots of high end touches throughout with an unfinished bonus area upstairs.

Entryway:	6'x12'	Hardwood plank flooring, paint, coat closet
Half bath:		Tile, paint, stool & sink
Living Room:	18'x18'	Hardwood plank flooring, paint, tray ceiling with recessed lighting & ceiling fan w/fixture
Kitchen:	12'x17'	Hardwood plank flooring, paint, large island w/quartz countertop, soft close cabinet & drawer hardware, SS Farmhouse sink, SS range hood & pot filler, Pendant lighting
Breakfast nook:	12'x7'	Hardwood plank flooring, paint, decorative light fixture
N Bedroom:	12'x11'	Hardwood plank flooring, paint, closet, ceiling fan w/fixture
Bath:		Tile, tub shower combo, sink, stool, storage
S Bedroom:	12'x12'	Hardwood plank flooring, paint, closet, ceiling fan w/fixture
Master Bedroom:	15'x14'7"	Hardwood plank flooring, paint, tray ceiling w/fan & fixture
Master Bath:	18'x8'9"	Tile, paint, custom tile shower w/ rainhead, soaker tub & double vanity, stool
Walk-in closet	8'9"x13'	Hardwood plank flooring, custom built in units
Laundry:	6'2"x8'	Tile, paint, work counter w/sink, wall cabinets, w/d hook up
Bonus Room:	14'x23'6" area	Unfinished, contact listing agent for information on having this space finished
	15'x14' area	Unfinished, contact listing agent for information on having this space finished

R2.7

All information is believed correct, but not guaranteed.

