



**WEBER REALTY**

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

**Showing Instructions:**

Please call Tyler for showings.

<b>Property Type</b>	Residential	
<b>1st Floor</b>	<b>Bedroom</b>	<b>Bath</b>
<b>2nd Floor</b>	0	1/2
<b>Basement</b>	4	2
<b>Foundation</b>	Full Finished	1
<b>Exterior</b>	Poured	
<b>Porch</b>	Brick	
<b>Roof</b>	Covered Stoop	
<b>Garage</b>	Shingle (2015)	
<b>Size of Lot</b>	3 Car Attached	
<b>Heat</b>	.7 Acre M/L	
<b>Air Cond.</b>	Gas (2010)	
<b>Water Heater</b>	Central Air (2010)	
<b>Approximate Age</b>	Tankless	
<b>Termite Policy</b>	1993	
<b>School Dist.</b>	None	
<b>Water</b>	Robinson	
<b>Sewer</b>	City	
<b>Taxes Pd. 2019</b>	Septic	
<b>Key</b>	\$5,487.46	
<b>Tax I.D.</b>	Lockbox	
	05-1-27-402-031-000	



<b>Property Address:</b>	11304 E Quail Hollow Dr., Robinson
<b>Owner:</b>	Donald Annis
<b>Listing Price:</b>	\$369,000.00
<b>Listed by:</b>	Tyler Devonshire

**Remarks:** Remarkable, must see brick home with attached 3 car garage, beautiful view, professionally landscaped, whole yard sprinklered, and hardwood through most of the home. This is a dream home!

**1st Floor**

Living Room:	16'x20'5"	Solid hardwood, wood burning fireplace, ceiling fan
Dining Area:	10'X10'43"	Tile floor, 9' ceiling
Kitchen:	16"x15'2"	Newer quartz countertop, hickory cabinets, island, <b>bar stools reserved</b>
Entry Way		Marble floor
Bath		1/2 bath
Office:	10'10"x10'10"	Wood floors, cathedral ceilings, ceiling fan
Dining Room:	12'x13'10"	Wood floors

**2nd Floor**

NE Bedroom:	12'9"x12'2"	Wood floor, large closet, ceiling fan
NW Bedroom:	10'x16'5"	Wood floor, walk-in closet, ceiling fan
S Bedroom:	11'8"X11'4"	Wood floor, large closet, ceiling fan
Master Bedroom:	16'x13'8"	Wood floor, large walk-in closet, cathedral ceilings, ceiling fan
Master Bath:		Large shower, heated, jetted tub, double sink with makeup counter, skylights
Utility:	8'10"x5'	Vinyl floor, skylight, washer/dryer remain
Bath:		Tile floor, tub/shower combo, double sink

**Basement:** Family room with gas fireplace, carpet, bar with exhaust fan & bar stools, bedroom, bathroom, lots of storage

R3.0 flat to buyer's broker

All information is believed correct, but not guaranteed.

