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WEBER REALTY

Showing Instructions:

Please call office for showings.

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



Property Address:	11304 E Quail Hollow Dr., Robinson
Owner:	Donald Annis
Listing Price:	\$349,000.00
Listed by:	Tyler Devonshire

Remarks:

Remarkable, must see all brick home with fantastic view of the country club lake. The marbled floor foyer opens to a large open floor plan with a formal dining area and study on each side. Hard wood flooring and custom woodwork throughout the house. The spacious kitchen has newer quartz countertops with plenty of Hickory cabinets and pantry storage. Adjacent to the kitchen is a breakfast room windowed on three sides. The open concept living room has a wood burning fireplace with custom wood mantel and marble front. The large master bath has separate, double sinks and a heated and jetted soaking tub along with a walk-in shower. Eight energy efficient skylights accent the second floor. The mostly finished basement has a recreation room, bar with a gas fireplace and a custom oak bar including workshop room. Professionally landscaped with whole yard sprinkling system. There is a large rear wooden deck. Located near the end of a quiet cul-de-sac road. 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, bar stools reserved
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.

