



121 W WALNUT ST., P.O. BOX 8578
 ROBINSON, IL 62454
 BUS: (618)544-3156
 FAX: (618)546-5296

www.weberir.com

Reduced 2/3/21

WEBER REALTY

Seller is offering \$10,000 general concession.

Showing Instructions:

Please call office for showings.

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



Property Address:	11304 E Quail Hollow Dr., Robinson
Owner:	Donald Annis
Listing Price:	\$339,000.00
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.

