



WEBER REALTY

116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
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Showing Instructions:

Please call Amy for showings.

Property Type	Bungalow	
1st Floor	Bedroom	Bath
2nd Floor	3	2
Basement	Unfinished	
Foundation	Block	
Exterior	Vinyl/wood	
Porch	Sunroom	
Roof	Shingle	
Garage	1 car attached	
Size of Lot	65'x95' m/l	
Heat	Gas FA new 2007	
Air Cond.	CA new 2007	
Water Heater	Gas 400 gal new '14	
Approximate Age	1950+/-	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2019	\$1,678.92	
Key	Lockbox on back	
Tax I.D.	05-4-33-042-010-000	



Property Address:	304 W Walnut St., Robinson, IL 62454
Owner:	Christopher & Lindsey Robbins
Listing Price:	\$150,000.00
Listed by:	Amy Stone

Remarks: Remodeled home close to downtown, tons of storage and fenced back yard are just a couple of features this house has to offer.

Kitchen	23'8"x178"	Tile/carpet, paint, ceiling fan w/light, island, refrigerator reserved
Bath:		Tile, paint, tub/shower, vanity w/mirror, stool, closet
Dining Room	17'3"x10'9"	Laminate wood, paint, ceiling fan w/light, window treatments remain
Living Room:	14'x17'	Carpet, paint, ceiling fan w/light, window treatments remain
Master Bedroom:	13'7"x13'6"	Carpet, paint, ceiling fan w/light
Master Bath:		Tile, paint, shower, vanity w/mirrored cabinet, two closets
Bedroom/sunroom	9'9"x15'	Capet, paint, ceiling fan w/light,
NW Bedroom:	13'6"x9'	Laminate wood, paint, closet, makeup vanity
Basement:		Unfinished but partitioned off. 6.5'x12' room, Lg utility room with w/d hook up washer & dryer remain, 10'x29' storage room, workbench under stairway

R2.7

All information is believed correct, but not guaranteed.

