



## WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
 BUS: (618)544-3156  
 FAX: (618)546-5296  
[www.weberir.com](http://www.weberir.com)

Reduced 9/20/21

### Showing Instructions:

Please call Amy for showings.

<b>Property Type</b>	Bungalow	
<b>1st Floor</b>	<b>Bedroom</b>	<b>Bath</b>
<b>2nd Floor</b>	3	2
<b>Basement</b>	Unfinished	
<b>Foundation</b>	Block	
<b>Exterior</b>	Vinyl/wood	
<b>Porch</b>	Sunroom	
<b>Roof</b>	Shingle	
<b>Garage</b>	1 car attached	
<b>Size of Lot</b>	65'x95' m/l	
<b>Heat</b>	Gas FA new 2007	
<b>Air Cond.</b>	CA new 2007	
<b>Water Heater</b>	Gas 400 gal new '14	
<b>Approximate Age</b>	1950+/-	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2019</b>	\$1,678.92	
<b>Key</b>	Lockbox on back	<b>Property Address:</b> 304 W Walnut St., Robinson, IL 62454
<b>Tax I.D.</b>	05-4-33-042-010-000	<b>Owner:</b> Christopher & Lindsey Robbins



<b>Listing Price:</b>	\$125,500.00
<b>Listed by:</b>	Amy Stone

### Remarks:

A must see remodeled home close to downtown. Tons of storage in the basement rooms and a fenced in backyard are just a couple of features this home has to offer. Recent updates include remodeled guest bathroom 2019, new back staircase with vinyl railing 2020, new A/C and furnace 2020, new shingle roof 2020, and new kitchen flooring 2021.

Kitchen	23'8"x178"	Tile/laminate, paint, ceiling fan w/light, island, <b>refrigerator reserved</b>
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 <b>washer &amp; dryer reserved</b> , 10'x29' storage room, workbench under stairway

R2.7

All information is believed correct, but not guaranteed.

