



WEBER REALTY

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www.weberir.com

Reduced 10/9/20

Showing Instructions:

Vacant- Show Anytime

Property Type	Residential	
	Bedrooms	Bath
1st Floor	3/4	1 1/2
2nd Floor		
Basement	None	
Foundation	Block Crawl Space	
Exterior	Vinyl	
Porch	Covered	
Roof	Asphalt Shingles- '13	
Garage	Attached 2 Car	
Size of Lot	96 X 127	
Heat	FA Gas- '13	
Air Cond.	Central- '14	
Water Heater	Updated 2014	
Approximate Age	1958	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2019	\$1,989.92	
Tax I.D.	05-4-33-011-059-000	
Key	Lockbox- Front Dr	



Property Address:	302 N Loyland Dr
Owner:	Gregory and Winona Bilbrey
Listing Price:	\$109,000.00
Listed by:	Brandon Hoalt

REMARKS:

Great home in quiet neighborhood. The major systems of the home have been recently updated. The home features a screened in porch on back with fenced in yard offering a peaceful setting for gatherings or to just relax. Hardwood flooring through much of the home.

Living Room:	13'3 X 21'7"	Hardwood flooring with gas log fireplace (installed 2019)
Dining Room:	11' X 11'3"	Vinyl tiles, ceiling fan, door to back screened in porch
Kitchen:	14' X 11'3"	Vinyl tiles, all appliances remain (dishwasher new in '20), closet and pantry
Bedroom/Office	13'1" X 13'7"	Washer and Dryer in one closet remain, linoleum flooring, attached 1/2 bath
Bathroom		Recently updated with Vinyl tile, new vanity and backsplash, tub/shower combo
North Bedroom	12' X 10'	Hardwood, ceiling fan, closet
SE Bedroom	10'2 X 15'7"	Hardwood, ceiling fan, closet
SW Bedroom	11'2" X 13'7"	Hardwood, ceiling fan, closet
Screened in Porch	22'9" X 15'1"	Wood flooring, completely screened in with door leading to fenced in backyard

R 2.7

All information believed correct, but not guaranteed.

