



121 W WALNUT ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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[www.weberir.com](http://www.weberir.com)

Reduced 3/2/21

## WEBER REALTY

### Showing Instructions:

Please call Amy for showings

**Property Type** Craftsman

	Bedroom	Bath
<b>1st Floor</b>	3	1
<b>2nd Floor</b>		
<b>Basement</b>	Partial unfinished	
<b>Foundation</b>	Poured	
<b>Exterior</b>	Vinyl siding	
<b>Porch</b>	Front/back patio	
<b>Roof</b>	Shingle new 2018	
<b>Garage</b>	1 car detached	
<b>Size of Lot</b>	65'x128' m/l	
<b>Heat</b>	Gas hot water	
<b>Air Cond.</b>	AC new 2017	
<b>Water Heater</b>	40 gal gas new	
<b>Approximate Age</b>	1925 m/l	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Estimated taxes</b>	TBD	
<b>Key</b>	Call office	
<b>Tax I.D.</b>	05-4-33-023-001-000	



**Property Address:** 408 W Main St., Robinson, IL 62454  
**Owner:** James & Janice Napier  
**Listing Price:** \$132,500.00  
**Listed by:** Amy Stone

**Remarks:** This home is full of charm. Multiple built-ins throughout, hardwood floors, and a large unfinished attic that could be a beautiful master bed/bath or additional living space.

<b>Living Room:</b>	14'3"x18'4"	Carpet, paint, border, fireplace, ceiling fan, built-ins (hardwood under carpet)
<b>Guest Room:</b>	9'3"x19'7"	Carpet, wallpaper, ceiling fan, closet, French doors (hardwood under carpet)
<b>Dinning Room:</b>	14'10"x14'	Hardwood floor, wallpaper, decorative light, built-ins
<b>Kitchen:</b>	13'11"x9'10"	Vinyl floor, wallpaper, oak cabinets, built-in, <b>stove &amp; refrigerator reserved</b>
<b>Bathroom:</b>		Vinyl floor, walk-in shower, sink, toilet, linen closet
<b>N Bedroom:</b>	10'7"x12'7"	Hardwood, wallpaper, ceiling fan, closet
<b>S Bedroom:</b>	14'2"x14'	Hardwood, paint, ceiling fan, accent wall, closet
<b>Basement:</b>		
<b>Den:</b>	15'6"x13'9"	
<b>NE Storage:</b>	15'2"x16'2"	
<b>NW Storage:</b>	12'10"x23'2"	Door to patio area
<b>Laundry:</b>	13'9"x13'	<b>Washer &amp; dryer reserved</b>
<b>Attic:</b>	45'x13'3" + unfinished space	