



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

**WEBER REALTY**

Reduced 11/17/20

**Showing Instructions:**

Please don't let the 2 cats out!!!!

<b>Property Type</b>	2 story	
	<b>Bedroom</b>	<b>Bath</b>
<b>1st Floor</b>		1/2
<b>2nd Floor</b>	4	2
<b>Basement</b>	None	
<b>Foundation</b>	Slab	
<b>Exterior</b>	Vinyl	
<b>Porch</b>	Back Patio	
<b>Roof</b>	Shingle 12 yrs old	
<b>Garage</b>	Potential 4 car attach	
<b>Size of Lot</b>	125'x135' m/l	
<b>Heat</b>	Gas FA	
<b>Air Cond.</b>	CA	
<b>Water Heater</b>	Gas 40 gallon	
<b>Approximate Age</b>	1965	
<b>Termite Policy</b>	Terminix	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2019</b>	\$3,859.98	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	05-4-33-011-084-000	



<b>Property Address:</b>	1106 Park Forest Dr., Robinson, IL 62454
<b>Owner:</b>	Kent & Julie Sandschafer
<b>Listing Price:</b>	\$199,000.00
<b>Listed by:</b>	Amy Stone

**Remarks:** This home has wonderful curb appeal and lots of updates throughout. Located on a corner lot with a beautiful wooded patio view. Features include large open living/dining space & rec room.

<b>Entryway:</b>	4'9"x13'5"	Laminate toasted chestnut flooring, paint, 2 closets, stairway
<b>Living Room:</b>	23'2"x11'8"	Laminate toasted chestnut flooring, paint, electric fireplace
<b>Dining Area:</b>	14'9"x13'5"	Laminate toasted chestnut flooring, paint, patio doors
<b>Kitchen:</b>	18'11"x11'	Laminate toasted chestnut flooring, paint, painted cabinets, ceiling fan w/fixture, all appliances remain
<b>Half bath:</b>		Laminate toasted chestnut flooring, paint, pedestal sink, stool
<b>Den:</b>	12'x12'	Laminate toasted chestnut flooring, paint
<b>Laundry room:</b>	8'x8'	Laminate toasted chestnut flooring, paint, cabinets, pantry, door to back yard
<b>Rec room:</b>	19'3"x19'7"	Laminate toasted chestnut flooring, paint, Wall Master ac/heat unit, access to garage
<b>Upstairs</b>		
<b>SE Bedroom:</b>	12'11"x9'11"	Carpet, paint, ceiling fan w/fixture, closet
<b>NE Bedroom:</b>	13'3"x9'11"	Carpet, paint, ceiling fan w/fixture, closet
<b>Middle Bedroom:</b>	10'x10'11"	Carpet, paint, ceiling fan w/fixture, closet
<b>Master Bedroom:</b>	15'3"x12'	Carpet, paint, ceiling fan w/fixture
<b>Master Bath:</b>		Decorative tile floor, glass shower, tub, stool, elevated sink w/glass tile backsplash, makeup area, walk in closet
<b>Full Bath:</b>		Tile floor, tile/paint, double sink, tub/shower combo, stool

