



WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578
 ROBINSON, IL 62454
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Showing Instructions:

Property Type	Rural Residential
1st Floor	Bedroom 2 Bath 1
2nd Floor	
Basement	Unfinished
Foundation	Poured concrete
Exterior	Vinyl Siding
Porch	Stoop
Roof	Thought to be 5 yrs.
Garage	Oversized 2 Car
Size of Lot	2.34 acre pending survey
Heat	Gas forced air
Air Cond.	Central
Water Heater	40 Gal
Approximate Age	1948 & 1965
Termite Policy	None
School Dist.	Martinsville
Water	Clark-Edgar
Sewer	Septic
Tax I.D.	Part of 11-17-36-20-100-001
Taxes Pd. 2020	TBD
Key	Lockbox



Property Address:	2854 N 1100th St, West York
Owner:	William & Patricia Garver Trust
Listing Price:	\$80,000
Listed by:	Bob Crocker (618)562-7355

REMARKS:

Sold as-is, home warranty provided to successful purchaser.
 Unique country home located NE of Annapolis.
 Driving Instructions: North of Annapolis to first stop sign (4 miles), turn East on 400N, thence East 1 mile to 1100E, South on 1100E 1 mile. Home is Located on East side of road, nestled among the trees. Home is out dated, solid- Just needs some TLC.

Living Room	13'x15'10"	Carpet, wood paneling
Great Room	18'6"x23'	Carpet, space heater
Sunroom:	27'6"x15'6"	Carpet, wood paneling
Utility Room	13'6"x5'8"	W/D, built-in desk & built-in cabinets
Dining Room	9'2"x15'5"	Carpet, painted walls
Kitchen		Complete updated, hardwood cabinets, 8'x12' range, side-by-side refrigerator
W Bedroom	10'x10'6"	Carpet, paneling
E. Bedroom	10'6"x7'8"	Built-in cabinets, carpet, paneling
Bathroom		Tub/shower 6'6"x7'7"
		2 workshops, 1 pole barn
		8'3" x 12' electrical range

Note: Good, peaceful location, nice (3) outbuildings, (mancave & she shed) and pole barn

R2.7
 All information is believed correct, but not guaranteed.

