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WEBER REALTY

Showing Instructions:

Please remove shoes!!

Property Type Tri Level

	Bedroom	Bath
1st Floor	1	1
2nd Floor	2	2
Basement	Finished	
Foundation	Block	
Exterior	Brick/wood	
Porch	Deck/Patio/Porch	
Roof	Shingled new 2020	
Garage	2+ attached	
Size of Lot	2.27 acres m/l	
Heat	Boiler new 2017	
Air Cond.	Central air new 2016	
Water Heater	50 gal	
Approximate Age	1973/2016	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	Septic	
Taxes Pd. 2019	\$4,717.80	
Key	Lockbox	
Tax I.D.	05-3-09-000-020-000	



Property Address:	8469 N 1075th St., Robinson, IL 62454
Owner:	Troy & Gwendolyn Champeaux
Listing Price:	\$399,000.00
Listed by:	Amy Stone

Remarks: This home has as much to offer outside and it does in. 2.27 acres with plentiful wildlife for viewing, a stocked pond, firepit area & pergola. Inside you'll find 3 bedrooms & 3 baths, a large laundry room, modern kitchen & lower finished basement. The home was completely remodeled including new wiring, copper plumbing, drywall & all new components.

Main Level:

Foyer:	6'x14'	Italian porcelain, large coat closet
Living/Dining	15'x27'	Carpet, ceiling fan w/light, large picture window, chandelier in dining area
Kitchen:	17'x13.5'	Italian porcelain, quartz countertops, Kemper cabinetry w/soft close, SS gas range w/convection & hood vent, SS refrigerator, dishwasher & microwave remain decorative pendant lighting, walk in pantry
Screened Porch:	27'x10'	Rescreened in 2017, porcelain tile, ceiling fan new 2020, wall sconces

Upper Level

SE Master:	25'x13'	Carpet, ceiling fans w/lights, his/her closets,
Master Bath:		Double sink w/quartz countertops & soft close drawers, mirrored medicine chest, walk in shower w/stone & subway tile, toilet, Italian porcelain tile
SW Master:	12'x12'	Carpet, ceiling fan w/light, recessed lighting, dressing room w/walk in closet
Master Bath:		Large vanity sink w/quartz countertop & soft close drawers, shower/tub combo, subway tile, Italian porcelain flooring, toilet, pocket door

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All information is believed correct, but not guaranteed.



Lower Level

Family Room:	21'x12'	Carpet, woodburning fireplace, built in shelving & cabinets, sliding glass door to deck & pergola
Bedroom:	12'x10'	Carpet, ceiling fan w/light, dbl closet, roll out windows
Utility Room:	9'x12'	Italian porcelain, laundry sink & cabinets, folding table, w/d hook ups, door to patio
Bath:		Italian porcelain, stone stall shower, bowl sink, toilet
Basement:		131'x13' moisture resistant Pergo laminate flooring Mechanics room 2-200amp breaker boxes 2017, exterior light timer, water heater boiler system, stairway w/steel door to garage, work table & cabinets
<u>Garage:</u>	23'x28'	2 car attached, pegboard wall
Deck		Trek composite decking 2017 ,hot tub negotiable, pergola new 2017
Pond		Dredged & rocked 2018, 12' deep, stocked 2020, fountain
Shed	10'x12'	Concrete floor

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