



**WEBER REALTY**

116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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Reduced 6/1/21

**Showing Instructions:**

Vacant- Show anytime- Lockbox on front porch railing

<b>Property Type</b>	Ranch	
<b>1st Floor</b>	<b>Bedroom</b>	<b>Bath</b>
<b>2nd Floor</b>	3/4	1 1/2
<b>Basement</b>	None	
<b>Foundation</b>	Crawl space	
<b>Exterior</b>	Brick	
<b>Porch</b>	Front	
<b>Roof</b>	Shingle 2014	
<b>Garage</b>	2 car attached	
<b>Size of Lot</b>	105'x122'	
<b>Heat</b>	Gas forced air	
<b>Air Cond.</b>	Central air	
<b>Water Heater</b>	40 gallon gas 2013	
<b>Approximate Age</b>	1972	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2020</b>	\$3,085.40	
<b>Key</b>	Lockbox	<b>Property Address:</b> 203 Sunset Blvd., Robinson, IL 62454
<b>Tax I.D.</b>	05-4-33-010-011-000	<b>Owner:</b> Bryan Cusumano



<b>Listing Price:</b>	\$148,500.00
<b>Listed by:</b>	Brandon Hoalt

**Remarks:**

Very well maintained home with many updates throughout. The home features newer flooring throughout and updated kitchen and baths. This home can be easily adapted to have a 4th bedroom or a second living area, the choice is yours.

Living Room:	17'x15'	New laminate , paint, coat closet, bay window
Dining Room:	8.5'x11.5'	New laminate, paint, bay window, light fixture
Kitchen:	12'x12'	New laminate, paint, new lighting, maple cabinets, solid surface counter top
Family Room/Bedroom:	11.5'x15'	New laminate, paint, ceiling fan w/light, wood burning fireplace, patio door to back yard green house. Room has barn door to easily use as a 4th bedroom
Half Bath:		New Laminate, paint, sink, toilet
SW Bedroom:	13'x14'	Carpet, paint, dbl closet, ceiling fan w/light
SE Bedroom:	11.5'x12'	Carpet, paint, closet, ceiling fan w/light
N Bedroom:	11'x11.5'	Carpet, paint, closet
Bath:		Laminate, paint, tiled tub, shower, new vanity & mirror
Utility:		Laminate, paint, w/d, upper cabinets
Garage:	2 car	Remote door opener, furnace, water heater, walk-out door

R2.7

All information believe to be correct, but not guaranteed.

