



WEBER REALTY

116 S DOUGLAS ST., P.O. BOX 8578
ROBINSON, IL 62454
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www.weberir.com

Showing Instructions:

Occupied- 24 hour notice. Please call for an appointment.

Property Type	Residential				
1st Floor	<table border="1"><tr><td><i>Bedrooms</i></td><td>3</td></tr><tr><td><i>Bath</i></td><td>2</td></tr></table>	<i>Bedrooms</i>	3	<i>Bath</i>	2
<i>Bedrooms</i>	3				
<i>Bath</i>	2				
2nd Floor					
Basement	None				
Foundation	Block Crawlspace				
Exterior	Vinyl				
Porch	Covered				
Roof	Shingles- 2018				
Garage	None				
Size of Lot	120 X 139				
Heat	FA Gas				
Air Cond.	Central				
Water Heater	Electric- 2017				
Approximate Age	2000				
Termite Policy	None				
School Dist.	Robinson				
Water	City				
Sewer	City				
Taxes Pd. 2017	\$1,562.08				
Tax I.D.	05-4-34-010-010-001				
Key	Lockbox- Front Door				



Property Address:	403 N Lincoln St, Robinson, IL 62454
Owner:	Kacie and Nicholas Flenniken
Listing Price:	\$79,900.00
Listed by:	Brandon Hoalt

REMARKS:

If you are looking for a move in ready home, then look no further. This home is priced to sell! It sits on a large lot and features a fenced in back yard. The roof was replaced in 2018 so that is an expense that you shouldn't have to worry about anytime in the near future. The yard barn stays.

Living Room:	13'9" X 13'10"	Laminate, utility closet
Dining Room:	13'10" X 11'7"	Laminate
Kitchen:	12'1" X 11'8"	Laminate, appliances stay, w/d stay, deep freeze is reserved
Bathroom-		Vinyl flooring, tub/shower combo
Master Bedroom	10'4" X 11'3"	Laminate flooring, closet
Master Bath:		Vinyl Flooring, Shower
Bedroom:	9'8" X 11'3"	Laminate flooring, closet
Bedroom:	11'3" X 8'1"	Laminate flooring, closet

R 2.7

All information believed correct, but not guaranteed.

