



116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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[www.weberir.com](http://www.weberir.com)

## WEBER REALTY

### Showing Instructions:

Please call Amy for showings

<b>Property Type</b>	Ranch	
<b>1st Floor</b>	<b>Bedroom</b>	<b>Bath</b>
<b>2nd Floor</b>	3	2
<b>Basement</b>	None	
<b>Foundation</b>	Partial finish	
<b>Exterior</b>	Block	
<b>Porch</b>	Vinyl siding	
<b>Roof</b>	Stoop	
<b>Garage</b>	Shingle new	
<b>Size of Lot</b>	2 car attached	
<b>Heat</b>	120'x155' & 120'x155'	
<b>Air Cond.</b>	Gas FA	
<b>Water Heater</b>	Central air	
<b>Approximate Age</b>	40 gal gas	
<b>Termite Policy</b>	1979	
<b>School Dist.</b>	None but treated	
<b>Water</b>	Robinson	
<b>Sewer</b>	Eaton Water	
<b>Taxes Pd. 2019</b>	Septic newer piping	
<b>Key</b>	\$2004.62 & \$90.86	
<b>Tax I.D.</b>	Lockbox	<b>Property Address:</b> 7892 E Persimmon Ln., Robinson, IL 62454
	05-0-36-201-018-000	<b>Owner:</b> Donald & Dianna Thompson
	05-0-36-201-017-000	<b>Listing Price:</b> \$158,500.00
		<b>Listed by:</b> Amy Stone



### Remarks:

This nicely maintained 3 bdr ranch home is just outside of town, located in a quiet neighborhood. The extra lot to the North is a plus too. Seller is offering \$500 allowance for stove.

Living Room:	13'x18'	Paint, vinyl plank flooring
Kitchen:	23'8"x11'2"	Paint, vinyl plank flooring, granite counter top, <b>SS appliances remain</b>
Bath		Ceramic tile, paint, tub/shower combo, large vanity, toilet
SW Bedroom:	11'6"x12'11"	Carpet, paint, closet, ceiling fan
S Bedroom:	11'6"x9'10"	Carpet, paint, closet, ceiling fan
NW Bedroom:	13'4"x11'5"	Carpet, paint, closet, ceiling fan
Basement:		
SW Room:	26'x10'10"	Carpet, paint, bar area,
SE Room:	17'4"x12'10"	Carpet, paint
NW Room:	11'x12'	Carpet, paint, closet
Bathroom:		Carpet, sink, toilet, shower
Laundry:	27'9"x10'11"	Concrete floor, sump pump & back up, furnace, water heater & softener, <b>W/D remain</b> freezer is reserved

R2.7

All information is believed correct, but not guaranteed.

