



116 S DOUGLAS ST., P.O. BOX 8578  
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## WEBER REALTY

### Showing Instructions:

Please call Amy for showings

**Property Type** Residential

	Bedroom	Bath
<b>1st Floor</b>	1	1 1/2
<b>2nd Floor</b>	3	2
<b>Basement</b>	half	
<b>Foundation</b>	Poured	
<b>Exterior</b>	Brick/Vinyl	
<b>Porch</b>	Multiple decks	
<b>Roof</b>	Shingle	
<b>Garage</b>	2 car attached	
<b>Size of Lot</b>	1.55 acres	
<b>Heat</b>	Gas FA	
<b>Air Cond.</b>	Central air	
<b>Water Heater</b>	Gas	
<b>Approximate Age</b>	1984	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	Septic	
<b>Taxes Pd. 2020</b>	Est. \$8,428 (w/ OO exemp)	



<b>Key</b>	Lockbox	<b>Property Address:</b>	11313 E Quail Hollow Dr, Robinson
<b>Tax I.D.</b>	05-1-27-402-002-000	<b>Owner:</b>	Rebecca Roth-Nightingale
		<b>Listing Price:</b>	\$399,900.00
		<b>Listed by:</b>	Amy Stone

**Remarks:** This home has loads of living space as well as storage but it's southern view is the biggest plus!! It features 4 bedrooms, 3 full & 2 1/2 baths, game room, family room, additional kitchen in the walkout basement and much more.

Entryway:	5'10"x9'4"	Tile, stairway, light fixture
Living Rm:	13'x22'	Carpet, paint, 2 ceiling fans w/fixtures, gas fireplace
Office:	18'x7'3"	Carpet, paint, brick accent wall
Master Bedroom:	22'x16'6"	Carpet, tray ceiling, paint, 2 lg walk in closets,
Master Bath:		Carpet, wallpaper, dbl sink, garden tub, shower, stool
Dining Rm:	10'10"x13'9"	Carpet, wallpaper, paint, light fixture
Den:	15'10"x15'2"	Carpet, paint, fireplace, doors to deck
Kitchen:	11'2"x13'3'	Linoleur paint, tile backsplash, oak cabinets, appliances remain
Laundry:	8'8"x6'4"	Vinyl, paint, laundry sink, cabinets, closet, ceiling fan
Half Bath:		Carpet, sink, stool, wall paper

<b>Basement:</b>		
Game Room:	21'4"x11'7"	Carpet, wood, built in cabinets, pool table w/light fixture
Storage room:	13' x 5'7"	Carpet, wire shelving units, paint, electric box
Lower Kitchen:	20'9"x20'9"	Carpet, cabinets, refrigerator, island, ceiling fan, light fixture, doors to brick patio (2) storage closets

R2.7

All information is believed correct, but not guaranteed.



Half Bath: Carpet, stool, sink, wall paper  
Lower Living Rm: 11'5"x33'7" Carpet, paneling, paint, wood stove w/brick accent wall  
Storage room: 11'x11' Concrete floor, w/additional closet  
Storage room: 5'10"x14'6" Concrete floor, water heater, furnace

Upstairs:

Full Bath: Carpet, stool, sink, tub/shower  
NW Bedroom: 11'4"x11'4" Carpet, paint, closet, ceiling fan w/light  
NE Bedroom: 11'3"x 13'8" Carpet, paint, closet, ceiling fan w/light  
SE Bedroom: 16'5"x12'4" Carpet, paint, 2 walk in closets, ceiling fan w/light  
Bathroom: Carpet, paint, stool, sink, shower

R2.7

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