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WEBER REALTY

Showing Instructions: Call for an appointment

Property Type Residential

	Bedrooms	Bath
1st Floor	3	1.5
2nd Floor		
Basement	Crawl	
Foundation	Block	
Exterior	Vinyl/Stone	
Porch	Stoop	
Roof	Shingle	
Garage	1 car attached	
Size of Lot	75'x140', m/l	
Heat	Gas, f/a	
Air Cond.	Central	
Water Heater	40 gal.	
Approximate Age	1967	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2014	\$2,022.74 (no exemp)	
Tax I.D.	05-4-04-020-035-000	



Property Address:	1203 Willow Dr., Robinson
Owner:	Tyler Devonshire - Broker Owned
Listing Price:	\$92,500.00
Listed by:	Tyler Devonshire

REMARKS: Nice 3 bedroom, 1.5 bath home close to the city park. Many recent updates including new siding in 2013, new carpet in 2012 and new heater in 2006. Home features original hardwood floors in the bedrooms and living room. All window treatments stay. Spacious yard.

Seller is willing to purchase a 1 yr. home warranty for the buyer and a \$5,000 general concession.

Kitchen:	9'1"x7'6" Laminate wood, drywall, appliances stay
1/2 Bath	Vinyl, remodeled in 2018
Dining:	9'8"x11'7" Carpet, drywall
Utility:	5'8"x9'11" Linoleum, drywall, w/d stay
Living Room:	19'6"x15' Hardwood, drywall, closet
SE Bdrm:	11'1"x8'6" Hardwood, drywall, closet
Bath:	10'x5' Linoleum, drywall, full
NW Bdrm:	10'1"x12'6" Hardwood, drywall, closet
NE Bdrm:	12'4"x9'7" Hardwood, drywall, closet
Shed:	12'x8'