



## WEBER REALTY

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

### Showing Instructions:

Please call Amy for showings

<b>Property Type</b>	Residential	
<b>1st Floor</b>	<b>Bedroom</b>	<b>Bath</b>
<b>2nd Floor</b>	2	1
<b>Basement</b>	Full	
<b>Foundation</b>	Poured	
<b>Exterior</b>	Brick	
<b>Porch</b>	Front 20'	
<b>Roof</b>	Shingle	
<b>Garage</b>	3 car detached	
<b>Size of Lot</b>	60'x158'	
<b>Heat</b>	Gas FA 2010	
<b>Air Cond.</b>	CA	
<b>Water Heater</b>	40 gal Gas	
<b>Approximate Age</b>	Older	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Palestine	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2021</b>	\$588.40	
<b>Key</b>	Lockbox on side	<b>Property Address:</b> 302 W Grand Prairie St., Palestine, IL 62454
<b>Tax I.D.</b>	06-4-34-042-022-000	<b>Owner:</b> David McDaniel
		<b>Listing Price:</b> \$78,000.00
		<b>Listed by:</b> Amy Stone



### Remarks:

This is a well maintained home, close to downtown with 3 car garage and full basement

Living Room: 18'4"x13'6" Carpet, paint, ceiling fan, gas fireplace, TV remains

Dining Rom: 10'11"x15'10 Carpet, paint, decorative light fixture

Kitchen: 10'8"x9'9" Laminate, paint, tile, ceiling fan, all appliances remain

Breakfast Nook: 7'5"x5'1" Laminate, paint, light fixture

NW Bedroom: 11'x12'6" Carpet, paint, closet,

Bathroom: Tile, paint, vanity, stool, tub w/shower

SW Bedroom: 13'3"x12' Carpet, paint, ceiling fan, closet

Laundry area: Stacked unit at the top of the stairs remains

### Basement:

21'x14'3" Concrete, paint, ceiling fan, lg storage room

14'3"x10'5" Concrete, paint, ceiling fan

15'x25'5" Concrete, laundry sink, storage shelves, water heater & electrical panels