



116 S DOUGLAS ST., P.O. BOX 8578

ROBINSON, IL 62454

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Reduced 11/10/21

## WEBER REALTY

### 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>       | 4                   | 1           |
| <b>Basement</b>        |                     | 1/2         |
| <b>Foundation</b>      | Brick               |             |
| <b>Exterior</b>        | Vinyl siding        |             |
| <b>Porch</b>           | Front porch/Deck    |             |
| <b>Roof</b>            | Shingle 2005/2020   |             |
| <b>Garage</b>          | 1 car detached      |             |
| <b>Size of Lot</b>     | 65'x130'            |             |
| <b>Heat</b>            | Gas FA              |             |
| <b>Air Cond.</b>       | Central             |             |
| <b>Water Heater</b>    | 40 gal gas          |             |
| <b>Approximate Age</b> | 1912                |             |
| <b>Termite Policy</b>  | Terminix            |             |
| <b>School Dist.</b>    | Robinson            |             |
| <b>Water</b>           | City                |             |
| <b>Sewer</b>           | City                |             |
| <b>Taxes Pd. 2020</b>  | \$1,215.44          |             |
| <b>Key</b>             | Lockbox             |             |
| <b>Tax I.D.</b>        | 05-4-33-043-032-000 |             |



|                          |                              |
|--------------------------|------------------------------|
| <b>Property Address:</b> | 303 S Franklin               |
| <b>Owner:</b>            | Matthew & Lindsey VanSchoyck |
| <b>Listing Price:</b>    | \$215,000.00                 |
| <b>Listed by:</b>        | Amy Stone                    |

**Remarks:** This home is move in ready! Beautifully updated kitchen with granite countertops, glass tile backsplash & striking black cabinets. Well placed cubbies just inside the backdoor offers plenty of storage. New vinyl fence just installed as well.

|                 |             |  |
|-----------------|-------------|--|
| Living Room:    | 26'4"x14'7" | Laminate flooring, paint, gas fireplace, ceiling fans  |
| Dining Room:    | 14'4"x12'2" | Laminate flooring, paint, decorative light fixture, built in window seat   |
| Cubbie Area:    | 9'5"x8'     | Laminate flooring, paint, storage cubbies, access to deck  |
| Bathroom:       |             | Tile floor, tile walk in shower, vanity, stool, storage cabinet  |
| Kitchen:        | 14'x        | Tile backsplash, granite counter tops, snack bar w/ pendant lighting, ceiling fan, black cabinets & <b>stainless steel appliances remain</b> |
| Master Bedroom: | 12'6"x12'7" | Carpet, paint, ceiling fan & closet  |
| East Bedroom:   | 11'x13'4"   | Carpet, paint, ceiling fan & closet  |
| South Bedroom:  | 12'5"x9'7"  | Carpet, paint, ceiling fan & closet  |
| NW Bedroom:     | 9'6"x8'7"   | Carpet, paint, ceiling fan & closet  |

|                  |              |  |
|------------------|--------------|--|
| <b>Basement:</b> |              |  |
| Family Room      | 25'3"x12'    | Carpet, fireplace,                         |
| Half Bath        |              | Stool, sink                                |
| Storage room:    | 17'2"x13'10" | Concrete floor, workbench                  |
| Laundry Room:    | 7'9"x10'     | Concrete floor, <b>washer/dryer remain</b> |

|                |         |   |
|----------------|---------|---|
| Storage Bldg.: | 9'4"x8' | Metal w/floor   |
| Front Porch:   |         | New windows coming in September, new flooring being installed currently |
| Vinyl Fence    |         | New July 2021   |

R2.7

All information is believed correct, but not guaranteed.

