



WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578
 ROBINSON, IL 62454
 BUS: (618)544-3156
 FAX: (618)546-5296
www.weberir.com

Showing Instructions:

24 Hour Notice. Please call for an appointment.

Property Type	Residential	
	Bedroom	Bath
1st Floor	5	3
2nd Floor		
Basement	None	
Foundation	Crawl/concrete blk	
Exterior	Vinyl Siding	
Porch	Porch, deck	
Roof	Shingle 2012	
Garage	40'x50' pole building	
Size of Lot	1.54 & 1.47 acres	
Heat	FA Gas 2019	
Air Cond.	Central Air 2020	
Water Heater	Electric	
Approximate Age	1997	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	Septic	
Key	Lockbox	
Taxes Pd. 2019	\$1141.62 & \$1058.10	
Tax I.D.	05-1-19-000-014-004	
	05-1-19-000-014-006	



Property Address:	12040 N. 900th St., Robinson, IL. 62454
Owner:	Michael R. Hardiman
Listing Price:	\$169,000
Listed by:	Jennifer Crampton (618)554-6268

REMARKS:

Located on 3 acres, this lovely 3 bedroom, 2 bathroom manufactured home, with stick built addition in 2015 which added 2 bedrooms, 1 bathroom & a mudroom has much to offer! The 40'x50' pole building with over hang would be ideal for entertaining, storage and already includes propane hookup & roughed in plumbing. Call today to view!

Entryway:		Laminate wood, entry closet
Living:	14'1"x22'4"	Carpet, ceiling fan
Kitchen/nook:	9'8"x21'5"	Vinyl flooring, island, pantry, backsplash, decorative lighting, all appliances remain
Dining:	12'6"x10'5"	Laminate wood, decorative lighting
Bedroom:	8'8"x12'11"	Laminate wood, ceiling fan
Bathroom:		Bath tub/shower combo
Bedroom:	12'9"x10'8"	Carpet, ceiling fan
Master Bedroom:	12'7"x13'1"	Carpet, double closet, ceiling fan
Master Bathroom:		Vinyl flooring, double vanity, shower, remodeled 2015
Laundry Room:	7'5"x7'4"	Vinyl flooring, furnace closet, washer & dryer do not remain
Addition 2015:		
Mudroom:	9'10"x7'11"	Vinyl flooring
Bathroom:		Vinyl flooring, double vanity, shower
Bedroom:	12'10"x17'4"	Carpet, recessed lighting, ceiling access to upper storage
Bedroom:	13'5"x7'11"	Carpet, recessed lighting

R2.7

All information is believed correct, but not guaranteed.

