



**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 an appointment.

<b>Property Type</b>	Ranch	
	<b>Bedroom</b>	<b>Bath</b>
<b>1st Floor</b>	2	1 1/2
<b>2nd Floor</b>		
<b>Basement</b>	None	
<b>Foundation</b>	Crawl space	
<b>Exterior</b>	Aluminum siding	
<b>Porch</b>	Patio/deck	
<b>Roof</b>	Shingle	
<b>Garage</b>	1 car attached	
<b>Size of Lot</b>	163'x135'	
<b>Heat</b>	FA	
<b>Air Cond.</b>	Central Air	
<b>Water Heater</b>	Gas	
<b>Approximate Age</b>	1951	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2022</b>	TBD	
<b>Key</b>	Lockbox-Back door	<b>Property Address:</b> 1602 W Main St., Robinson, IL 62454
<b>Tax I.D.</b>	05-4-32-020-001-000	<b>Owner:</b> David L Simpson



<b>Listing Price:</b>	\$130,000.00
<b>Listed by:</b>	Amy Stone 618-553-5020

**Remarks:** This listing has lots of possibilities. Main street access which could be great for commercial use and an extra large corner lot. Come check it out!!!

Living Room:	23'x18'	Carpet, paint
Dining Room:	12'4"x9'8"	Carpet, paint, ceiling fixture
S Bedroom:	15'2"x11'8"	Carpet, paint, ceiling fixture, closet
N Bedroom:	11'7"x9'9"	Carpet, paint, ceiling fixture, closet
Full Bath:		Vinyl flooring, sink, stool, tub/shower
1/2 Bath:		Vinyl flooring, sink, stool, (2) wall cabinets
Eat in Kitchen:	18'7"x17'3"	Decorative wood tile flooring, oak cabinets, island w/sink
Laundry closet		W/D hook up & wall cabinets, electric panel
Mudroom:	8'3"x8'	Concrete floor, shelving
Bonus room:		Perfect for an in home business with its own entrance

R2.7

All information is believed correct, but not guaranteed.

