



WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578
ROBINSON, IL 62454
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Showing Instructions:

Occupied, call to schedule an appointment.

Property Type	Ranch	
1st Floor	Bedroom	Bath
2nd Floor	2	2
Basement	Unfinished	
Foundation	Poured	
Exterior	Aluminum	
Porch	Front steps/back patio	
Roof	Shingle	
Garage	1 Car Detached	
Size of Lot	66'x134'	
Heat	Gas FA 2019	
Air Cond.	Gas FA 2019	
Water Heater	40 Gal Gas 2020	
Approximate Age	1952	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Tax I.D.	05-4-33-021-060-000	
Taxes Pd. 2020	\$1,491.12	
Key	Lockbox	



Property Address:	805 N. Franklin St. Robinson, IL. 62454
Owner:	Lucas Tyre and Christine Tyre
Listing Price:	\$105,000
Listed by:	Jennifer Crampton (618)554-6268

REMARKS:

This move-in ready, 2 bedroom, 2 bathroom ranch has much to offer including both a living room and large family room, dining room and unfinished basement! The exterior has great front curb appeal while the back has a poured patio and large fenced in yard. The location is ideal near Washington Park and schools.

Living/Dining Room: 20'x16'	Original hardwood flooring, chandelier, built in hutch, bay window
Kitchen: 8'x10'	Ceramic tile, crown molding, refrigerator, stove, dishwasher remain
Family Room: 13'x16'	Carpet, ceiling fan with light, laundry closet with washer & dryer remain , bay window, exterior door to concrete patio & fenced in backyard
Hall:	Linen cabinets, coat closet
Hall Bathroom:	Ceramic tile, shower, vanity sink with medicine cabinet, exhaust fan
Bedroom: 12'x11'	Carpet, ceiling fan with light, closet
Master Bedroom: 12'x11'	Original hardwood flooring, ceiling fan with light, closet
Master Bathroom:	Remodeled in 2020, vinyl, bathtub/shower combo, vanity sink, exhaust fan with light
Basement:	Sealed in 2020, new sump pump in 2020, large storage closet
Garage:	1 car detached, electric opener

R2.7
All information is believed correct, but not guaranteed.

