



WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578
 ROBINSON, IL 62454
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Showing Instructions: Occupied, please call for an appointment.

Property Type	Residential	
	Bedroom	Bath
1st Floor	3	2
2nd Floor		
Basement	None	
Foundation	Block	
Exterior	Vinyl Siding	
Porch	Covered front, deck	
Roof	Metal 2020	
Garage	None/shed	
Size of Lot	.21 acres	
Heat	FA Gas	
Air Cond.	Central Air	
Water Heater	Electric	
Approximate Age	1965	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Key	Lockbox	
Taxes Pd. 2019	\$307.90	
Tax I.D.	05-1-19-000-014-004	



Property Address:	806 S. Lincoln St. Robinson, IL. 62454
Owner:	Jordan Barth
Listing Price:	\$99,000
Listed by:	Jennifer Crampton (618)554-6268

REMARKS: This charmer is a must see with many interior updates throughout including kitchen cabinets and counter tops, flooring, light fixtures, bathroom vanities, bath tub and showers, paint, windows, hot water heater, furnace and air conditioning. The list goes on and on but doesn't stop there! Exterior updates include new vinyl siding, front porch, back deck and new metal roof with warranty that transfers to new owners. This would be an ideal, low maintenance, starter home or investment property located near Lincoln Grade School, Robinson City Park and Robinson City Pool.

Entryway:	Laminate flooring, can light, utility closet with furnace & hot water heater
Living/dining/kitchen: 31'4x11'2	Open concept, laminate flooring, can lights (kitchen), ceiling light (kitchen & dining), ceiling fan with light (living), new shaker kitchen cabinets, moveable kitchen island, refrigerator, gas range, dishwasher, microwave remain
Master Bedroom: 13x11'5	Carpet, ceiling fan with light, 2 double closets
Master/Hall Bath:	Laminate flooring, double vanity, tub/shower surround, can lights, vanity lights
Bedroom: 13'9x11'1	Carpet, ceiling fan with light, double closet
Bedroom: 10'6x11'1	Carpet, ceiling fan with light, single closet
Laundry/Bathroom 9'4x6'	Laminate flooring, single vanity, shower, vanity light, open shelving, washer and dryer remain

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

