WEBER REALTY

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

Showing Instructions: Please call office for a showing.

Property Type Residential

	Bedroom	Bath
1st Floor	1	2
2nd Floor	3	1
Basement		

Foundation	Poured
Exterior	Vinyl/Stone
Porch	Front Covered
Roof	Shingle (2017)
Garage	Oversized 2 Car
Size of Lot	9 Acres M/L
Heat	FA (basement 2017)
Air Cond.	CA (2017)
Water Heater	(2) 40 Gal Gas
Approximate Age	1990
Termite Policy	None
School Dist.	Robinson
Water	City
Sewer	Septic
Taxes Pd. 2022	6146.62 (1 Exempt)
Key	Lockbox
Tax I.D.	05-3-12-000-001-000

Property Address:	13106 E 900th Ave, Robinson
Owner:	Diane Woolverton
Listing Price:	$525,000.00
Listed by:	Tyler Devonshire

Remarks: Breathtaking home located just outside of town with a peaceful, secluded setting.

Located on 9 acres surrounded by treelines, you will fall in love with this residence!

This home offers open concept, an abundance of storage and a basement with a large bonus room and storage room. Call us today to take a look at this stunning home!

Entryway		Carpet, stairway
Office	13'11"x12'	Carpet
Living Room	17'1"x25'	Carpet, ceiling fan, fireplace, 18' ceiling
Master Bedroom	12'8"x21'8"	Carpet (2) closets
Master Bath		Tile, tub, shower
Kitchen	18'8"x17'	Linoleum, island, appplainces remain (2017)
Formal Dining	12'12'	Carpet
Mudroom	12'x6'6"	Linoleum, washer/dryer (negotiable), utility sink, stool, shower
Upstairs		
Loft/Bonus Area	5'10"x12'3"	Carpet
SW Bedroom	13'1"x12'2"	Carpet, large closet, ceiling fan
NW Bedroom	11'11"x19'1"	Carpet, large closet, ceiling fan
Bathroom		Carpet & tile, double vanity, (2) linen closets, furnace (2017)
E Bedroom	11'5"x29'3"	Carpet, large closet, ceiling fan, (3) closets
Basement		
Bonus Area	29'6"x19'2"+ 15'10"x16'5"	Painted walls, concrete floor, woodburning stove
Storage Room	12'9"x20'4"	Concrete floor, storage shelves, water softener
Storage Room	15'3"x34'	Concrete floor, oven, sink, can be opened up to other storage area

Some furniture negotiable

Mineral rights reserved by seller.

R1.8

All information is believed correct, but not guaranteed.