



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

## WEBER REALTY

### Showing Instructions:

Please call Sherri for a showing.

<b>Property Type</b>	Ranch	
<b>1st Floor</b>	<b>Bedroom</b> 2	<b>Bath</b> 1 1/2
<b>2nd Floor</b>		
<b>Basement</b>		
<b>Foundation</b>	Block	
<b>Exterior</b>	Vinyl Siding	
<b>Porch</b>	Covered Front	
<b>Roof</b>	Shingle	
<b>Garage</b>	1 Car Attached	
<b>Size of Lot</b>	90'x120' M/L	
<b>Heat</b>	2018	
<b>Air Cond.</b>	2018	
<b>Water Heater</b>	Gas	
<b>Approximate Age</b>	1959	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2022</b>	1580.28 ( 3 exempt)	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	05-4-28-040-051-000	



<b>Property Address:</b>	807 W Beech St, Robinson
<b>Owner:</b>	Brendan Grimm & Barbara Grimm Revocable Living Trust
<b>Listing Price:</b>	\$149,900.00
<b>Listed by:</b>	Sherri Murray Thomas (618) 562-4329

**Remarks:** This home is a must see! Move-in ready, very clean, new bathroom remodel, full basement with bathroom, water softener and retractable, automatic awning over back patio.

Living Room	11'8"x28'10"	Hardwood floors, ceiling fans, washer/dryer in closet
Kitchen	22'9"x9'3"	Vinyl floor, eat-in kitchen, double oven, all appliances remain, no refrigerator
Bathroom		Vinyl floor, large walk-in shower, total remodel
Master Bedroom	12x12	Carpet, large closet, ceiling fan with master 1/2 bath
Bedroom	10'3"x11'	Carpet, large closet, ceiling fan

R2.7

All information is believed correct, but not guaranteed.

