



## WEBER REALTY

121 W WALNUT ST., P.O. BOX 8578

ROBINSON, IL 62454

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### Showing Instructions:

Vacant, please call for an appointment.

### Property Type

Residential

	Bedroom	Bath
1st Floor	3	2
2nd Floor		
Basement	None	
Foundation	Crawl/concrete blk	
Exterior	Vinyl/Brick	
Porch	Covered front, deck	
Roof	Shingle	
Garage	2 Car Attached	
Size of Lot	.23 acres	
Heat	FA 2022	
Air Cond.	C/A 2022	
Water Heater	Electric 67 gal	
Approximate Age	1960	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Key	Lockbox	
Taxes Pd. 2019	\$918.34 (3 Exemptions)	
Tax I.D.	05-4-28-040-029-000	



<b>Property Address:</b>	810 Beech, Robinson, IL. 62454
<b>Owner:</b>	Robert Guess
<b>Listing Price:</b>	\$199,000.00 "AS IS"
<b>Listed by:</b>	Jennifer Crampton (618)554-6268

### REMARKS:

This home is conveniently located on a large corner lot close to the hospital and schools. The spacious interior has 3 bedrooms, 2 bathrooms, dining room, living room and family room with updated heating and central air in 2022. The exterior offers a large covered front porch with wood deck, developed landscape and shed in the back! Call today to take a look!

Living Room:	19'5"x12'10"	Carpet, ceiling fan
Dining Room:	11'8"x6'8"	Carpet, decorative lighting, built in cabinet
Kitchen:	11'9"x11'5"	Vinyl flooring, ceiling fan, laminate countertops, bar seating, refrigerator, stove, microwave remain, remodeled in 2011
Family Room:	23'7"x11'7"	Carpet, ceiling fan, ceiling lights, sliding door to deck
Laundry Room:	6'x5'5"	Vinyl flooring, washer/dryer remain
Master Bedroom:	13'3"x11'3"	Carpet, large double door closet, ceiling fan
Master Bathroom:		Vinyl flooring, vanity, jetted tub/shower, linen closet
Hall:		Carpet, ceiling light, linen closet, utility closet
Bathroom:		Vinyl flooring, vanity, handicap assessable shower, linen closet
Bedroom:	12'2"x11'5"	Carpet, ceiling fan, large double door closet
Bedroom:	12'x11'	Carpet, ceiling fan, large double door closet
Garage:	25'10"x23'4"	2 car attached, crawl space access, attic access, storage closet

R2.7

All information is believed correct, but not guaranteed.

