



121 W WALNUT ST., P.O. BOX 8578
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Reduced 2/19/24

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WEBER REALTY

Showing Instructions:

Occupied, please call for an appointment.

Property Type	Residential								
	<table border="1"> <thead> <tr> <th>Bedroom</th> <th>Bath</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> </tr> <tr> <td>2</td> <td>2</td> </tr> <tr> <td>None</td> <td></td> </tr> </tbody> </table>	Bedroom	Bath	1	1	2	2	None	
Bedroom	Bath								
1	1								
2	2								
None									
1st Floor									
2nd Floor									
Basement	None								
Foundation	Concrete Slab								
Exterior	Brick								
Porch	Front Stoop/Back Patio								
Roof	Shingle								
Garage	2 Car Detached								
Size of Lot	130x130								
Heat	Radiant heat in floor secondary heat pump								
Air Cond.	CA								
Water Heater	(2) Gas								
Approximate Age	1951								
Termite Policy	Terminix								
School Dist.	Robinson								
Water	City								
Sewer	City								
Key	Code on side door								
Taxes Pd. 2022	\$5,830.64								
Tax I.D.	05-4-33-020-014-000								



Property Address:	505 W. Locust Lane, Robinson
Owner:	Susan J. McDaniel Trust (Broker & mother of listing agent)
Listing Price:	\$299,000
Listed by:	Jennifer Crampton (618)554-6268

REMARKS:

This breathtaking home with an unforgettable front entrance has great curb appeal along with immaculate landscaping and a front circle drive! It offers 3 bedrooms, 3 bathrooms and has an additional living quarters above the garage that can be used as an in-law suite or a space to rent for additional income. The bottom portion of the garage also offers heat and AC for an added bonus! The interior features an abundance of storage with many updates while keeping much original charm. While outdoors you will find a beautiful flat stone patio with pergola and privacy fenced in back yard. Call today to check out this must see!

Main Level:

Foyer	19'3"x13'7"	Ceramic tile, 4 closets (1 cedar with electric panel), elevator
Living Room	19'10"x36'	Carpet, electric fireplace, crown molding, built in shelving, blinds, closet with shelving, glass paneled door to sun room
Sun Room	15'10"x10'6"	Carpet (2023), heated ceiling fan, electric fireplace, blinds, door to patio
Dining Room	15'1"x17'11"	Carpet, crown molding, built in shelving, chandelier
Kitchen	18'5"x8'1"	Ceramic tile, granite counter tops, stainless steel appliances remain, glass backsplash, water purification system, can lights, breakfast nook
Utility Room	9'6"x6'11"	Carpet, cabinets, washer/dryer remain, 2023 Kinetico water softener remains, side door to exterior
Office/Bedroom	12'6"x10'6"	Carpet, built in shelves, closet with attic access
Bathroom		Ceramic tile, pedestal sink, plate glass tile, shower

Upper Level:

Bedroom	17'4"x12'8"	Carpet, 2 closets, ceiling fan, AC, French doors to false balcony, blinds
Bathroom		Ceramic tile, vanity, bathtub, Jack & Jill shower
Master Bedroom	15'2"x14'11"	Carpet, 3 closets with shelving (1 cedar), ceiling fan, French door to balcony, blinds
Master Bathroom		Ceramic tile, vanity cabinets, Jack & Jill shower
Garage:	26'1"x22'4"	Chip epoxy floor coating, cabinets with sink, upper living area
In-Law Suite:		Side entry door that can be locked off from garage
Bedroom	9'4"x15'9"	Carpet, Murphy Bed
Living Room/Kitchen	12'2"x15'4"	Carpet, cabinets, Formica counter top, mini refrigerator remains
Bathroom		Pedestal sink, shower, linen closet, utility closet
Exterior:		Flat stone exterior patio with pergola, back fence, irrigation system, immaculate landscaping, generator, Weber Grill with attached gas line remains

R2.7

All information is believed correct, but not guaranteed.

