



116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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[www.weberir.com](http://www.weberir.com)

Reduced 4/1/2024

**WEBER REALTY**

**Showing Instructions:**

Call for an appointment. Selling "AS IS".

<b>Property Type</b>	Ranch	
<b>1st Floor</b>	<b>Bedroom</b>	<b>Bath</b>
<b>2nd Floor</b>	2	2
<b>Basement</b>	None	
<b>Foundation</b>	Crawl	
<b>Exterior</b>	Vinyl	
<b>Porch</b>	Front covered/ back deck	
<b>Roof</b>	Shingle (2020)	
<b>Garage</b>	Attached 2 car	
<b>Size of Lot</b>	.25 AC M/L	
<b>Heat</b>	Gas FA (2020)	
<b>Air Cond.</b>	CA	
<b>Water Heater</b>	40 Gal Gas	
<b>Approximate Age</b>	1994	
<b>Termite Policy</b>	Terminix	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2022</b>	\$1,828.20 (3 exempt)	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	05-4-28-042-057-008	



<b>Property Address:</b>	703 Diane Ct, Robinson
<b>Owner:</b>	Franklin Binder, Charles Binder POA
<b>Listing Price:</b>	\$179,000.00
<b>Listed by:</b>	Bob Crocker & Taylor Skidmore

**Remarks:**

Well maintained home located in a quiet cul-de-sac located close to hospital and schools. Roof, furnace and water line was recently updated in 2020. This house offers large rooms with a great amount of storage, central vacuum system, 2 storage sheds in the back yard.

Entryway/Foyer	10'3"x6'5"	Hardwood, coat closet
Living Room	18'11"x13'5"	Carpet, ceiling fan
N Bedroom	14'7x12'	Carpet, some wallpaper, ceiling fan, walk-in closet
Bath		Linoleum, wallpaper, tub/shower combo, located off N Bedroom
S Bedroom	12'1"x13'1"	Carpet, ceiling fan, walk-in closet
Bath		Linoleum, wallpaper, shower, located off S Bedroom
Dining Room	12'1"x9'8"	Hardwood, wallpaper, closet w/ central vac system, closet w/ water heater & furnace door to back deck
Kitchen	12"x10'2"	Linoleum, wallpaper, microwave and dishwasher remain (dishwasher not in working condition)
Mudroom/Laundry	21'4"x5'9"	Linoleum, washer/dryer hookups, cabinets

**(2) sheds in back yard remain**



R2.25

All information is believed correct, but not guaranteed.

