



**WEBER REALTY**

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

**Showing Instructions:**

Selling "AS IS"

<b>Property Type</b>	Ranch	
<b>1st Floor</b>	3	2 1/2
<b>2nd Floor</b>		
<b>Basement</b>	None	
<b>Foundation</b>	Crawl	
<b>Exterior</b>	Masonite	
<b>Porch</b>	Front Stoop	
<b>Roof</b>	Shingle (2017)	
<b>Garage</b>	1 Car Attached & Carport	
<b>Size of Lot</b>	100'x125'	
<b>Heat</b>	Gas FA (Old)	
<b>Air Cond.</b>	CA (Old)	
<b>Water Heater</b>	2017	
<b>Approximate Age</b>	Est. 1957	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2023</b>	\$1,179.22 (3 exempt)	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	05-4-33-011-090-000	



<b>Property Address:</b>	404 Park Forest, Robinson
<b>Owner:</b>	Robert & Joann Tabb
<b>Listing Price:</b>	\$179,000.00
<b>Listed by:</b>	Sherri Murray Thomas

**Remarks:** Well-maintained home in a great location. Be sure to check out the large backyard!  
 All window treatments remain. Lots of closet space in this home!

Living Room	15'6"x13'8"	Carpet, large windows to floor, paint
Family Room	15'x17	Carpet, gas fireplace, ceiling fan, closet, cathedral ceiling
1/2 Bath		Vinyl floor, paint, updated
Kitchen	14'x13'7"	Vinyl floor, dishwasher, paint all appliances remain
Utility	6'4"x6'4"	Vinyl floor, cabinet, paint, <b>washer remains</b>
Dining	12'6"x13'2"	Carpet, paint, patio doors to back patio
Master Bedroom	12'7"x15'3"	Carpet, ceiling fan, (2) large closets in bedroom, large hall closet leading to bedroom
Master Bath		Vinyl floor, closet, paint, large shower
East Bedroom	15'x11'7"	Carpet, large closet, paint
West Bedroom	15'7"x11'7"	Carpet, large closet, paint
Bathroom		tile, closet, paint, tub/shower combo

**Please note the following items do not work- ice maker in refrigerator & built-in microwave**

R2.25

All information is believed correct, but not guaranteed.

