



121 W WALNUT ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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\*Owner of property is listing broker\*

**WEBER REALTY**

**Showing Instructions:**

Vacant, please call for an appointment.

<b>Property Type</b>	Residential	
	<b>Bedroom</b>	<b>Bath</b>
<b>1st Floor</b>	3	2 1/2
<b>Basement</b>	2	1
<b>Foundation</b>	Full finished basement	
<b>Exterior</b>	Brick/vinyl siding	
<b>Porch</b>	Covered front	
<b>Roof</b>	Shingle	
<b>Garage</b>	3 Car Attached	
<b>Size of Lot</b>	.55 acre	
<b>Heat</b>	Geothermal Heat Pump	
<b>Air Cond.</b>	Geothermal	
<b>Water Heater</b>	Electric	
<b>Approximate Age</b>	2011	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	Septic	
<b>Key</b>	Garage Code	
<b>Taxes Pd. 2022</b>	\$8,645.02	
<b>Tax I.D.</b>	05-1-27-201-015-016	



<b>Property Address:</b>	11685 Bob White Lane, Robinson, IL. 62454
<b>Owner:</b>	Jennifer Crampton (listing broker)
<b>Listing Price:</b>	\$625,000
<b>Listed by:</b>	Jennifer Crampton (618) 554-6268

**REMARKS:**

This home located in Quail Nest Subdivision, within steps to Quail Creek Country Club, has much to offer! The interior is very spacious with 5 bedrooms, 3.5 bathrooms and a full finished basement with family area, bar, workout room and multiple storage rooms. Outside you will find a 22x40 in ground pool, pool house with an additional 1/2 bathroom and storage area. The exterior also features a back patio area with stamped concrete with fire pit, hot tub, irrigation system and mature landscaping.

Entry/Great Room:	27'1"x16'4"	Hardwood flooring, entry closet, entry light, ceiling fan, vaulted ceiling, double sided gas fireplace, recessed lighting
Kitchen:	18'2"x13'2"	Hardwood flooring, granite counter tops, island, bar, island light, pendant lights, all appliances remain
Eat in/Dining:	13'3"x13'2"	Hardwood flooring, ceiling light, sliding door to back patio
Sunroom:	16'3"x11'5"	Hardwood flooring, ceiling fan, double sided gas fireplace
Dining 2:	11'11"x12'3"	Hardwood flooring, ceiling light, large pantry with barn doors
Laundry Room:		Ceramic tile, cabinets above washer/dryer hookup
Half Bath:		Ceramic tile, pedestal sink, cabinet above toilet
Master Bedroom:	17'2"x15'11"	Hardwood flooring, ceiling fan, recessed lighting
Master Bathroom:		Ceramic tile, 2 walk-in closets, water closet with cabinet above toilet, 2 vanities with granite countertops, jet tub, shower, storage cabinet
Hall:		Hardwood flooring, ceiling light, pantry, storage closet
Bedroom 2:	10'11"x14'10"	Hardwood flooring, ceiling fan, walk-in closet
Bathroom:		Ceramic tile, Jack and Jill style, 2 vanites with granite countertops, tub/shower surround, cabinet above toilet
Bedroom 3:	10'11"x14'x10"	Hardwood flooring, ceiling fan, walk-in closet
<b>Basement:</b>		
Entry:		Vinyl plank flooring, entry light, storage closet
Family Area:	49'0"x17'5"	Vinyl plank flooring, open area, pool table light, recessed lighting
Bar Area:	22'10"x11"	Vinyl plank flooring, bar with concrete counter top, cabinets with sink and concrete counter top, shiplap back splash
Storage Room:	11'6"x8'10"	Concrete floor, recessed lighting
Storage Room:	14'1"x7'7"	Concrete floor, sump pump, shelving
Utility Room:		Geothermal Unit, water heater, water softener
Workout Room:	12'10"x19'10"	Rubber floor, mirrored wall
Hall:		Vinyl plank flooring, storage closet
Bedroom 4:	16'5"x12'6"	Vinyl plank flooring, double closet, ceiling fan, egress window
Bathroom:		Vinyl plank flooring, Jack and Jill style with hall opening, 2 vanities with granite countertops, tub/shower surround
Bedroom 5:	14'6"x13'11"	Vinyl plank flooring, double closet, ceiling fan, egress window
Garage:		3 car attached
Pool House:		Covered area with stamped concrete, ceiling fan, cabinets with sink, water line for refrigerator, 1/2 bath with vanity, pump room with pool equipment, storage area, septic tanks

R.3.0 Flat to Selling Broker

All information is believed correct, but not guaranteed.

