



WEBER REALTY

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ROBINSON, IL 62454

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Showing Instructions:

Vacant, please call for an appointment.

Property Type

Residential

1st Floor

Bedroom

3

Bath

2

2nd Floor

Basement

Unfinished

Foundation

Block

Exterior

Vinyl Siding/Stone

Porch

Courtyard/ back covered

Roof

Shingle

Garage

2 Car Oversized Attached

Size of Lot

1.03 Acres

Heat

F/A Gas

Air Cond.

C/A

Water Heater

50 Gal Gas

Approximate Age

1988

Termite Policy

None

School Dist.

Robinson

Water

City

Sewer

Septic

Key

Lockbox

Taxes Pd. 2023

2696.5 (3 Exemptions)

Tax I.D.

05-1-27-000-027-002

Property Address: 11907 E. 1150th Ave. Robinson, IL. 62454

Owner: Wanda L. Lowther

Listing Price: \$299,900

Listed by: Jennifer Crampton (618)554-6268



REMARKS:

This charming 3 bedroom, 2 bathroom home with great curb appeal sits on just over 1 acre right outside city limits. The front exterior features an eye-catching stone courtyard with established landscaping while the back has a shaded covered porch and storage shed. Inside you will find the front living room with courtyard view through a removable stained glass window in addition to a separate family area. The Master Bedroom is oversized with an area including 3 sets of sliding doors that would be perfect for an office, nursery, sitting area, workout area, sunroom or just for extra space. The mudroom/laundry is just off the garage that includes a shower and sink for convenience. In the basement you will find an abundance of storage with one large room (34'3x27'7) having freshly painted brick walls and a dropped ceiling, while the second large room includes utility area with new sump pump and storage. The attached 2 car garage is oversized with a work area. Call today to view this must see!

Living:	22'11x11'6	Carpet, ceiling light, window with removable stained glass, courtyard view
Dining:	11'7x10'7	Carpet, ceiling light
Kitchen:	22'11x11'2	Laminate, Corian Countertop, oak cabinets, pantry cabinet, ceiling lights, can lights, kitchen appliances remain - refrigerator, gas stove/oven, microwave, dishwasher, large eat-in area
Family:	14'6x12'1	Carpet, ceiling fan, sliding door to covered back porch, windows with removable stained glass
Master Bedroom:	26'3x13'8	Carpet, ceiling light, ceiling fan, 3 sets of sliding glass doors, extended area that would be perfect for an office, nursery, sitting or workout room
Master Bathroom:		Carpet, Linoleum, double sink, over sink lighting, walk-in closet, folding door with glass, shower surround
Hall:		Laminate, ceiling light, linen closet
South Bedroom:	13'6x13'2	Carpet, ceiling fan, double closet

Bath:		Linoleum, vanity, vanity light, fan, tub/shower surround
North Bedroom:	13'2x11'2	Laminate, ceiling fan, walk-in closet
Mudroom/Laundry:	10'7x7'1	Carpet, sink, shower, washer and dryer remain, cabinets, door to garage
Basement:		
East Room:	34'3x27'7	Freshly painted brick walls, drop ceiling, florescent lighting, work table remains, abundance of storage
West Room:	31x22'3	Shelving, furnace with whole house humidifier, water heater, new sump pump
Garage:		2 Car oversized with work area, overhead lights, exterior door
R- 2.7		

All information is believed correct, but not guaranteed.

