



WEBER INSURANCE & REALTY BROKERS, INC.

121 W. WALNUT ST., P.O. BOX 8578
ROBINSON, IL 62454
BUS: (618)544-3156
FAX: (618)546-5296
www.weberir.com

Selling "AS IS"

Showing Instructions:

Please call Amy Stone 618-553-5020 to schedule an appointment

| Property Type | Residential | |
|------------------------|---------------------|-------------|
| | | |
| | Bedrooms | Bath |
| 1st Floor | 3 | 1 1/2 |
| 2nd Floor | | |
| Basement | None | |
| Foundation | Crawl space | |
| Exterior | Vinyl siding | |
| Porch | Front/back screened | |
| Roof | Shingle | |
| Garage | 2 car attached | |
| Size of Lot | .5 acre | |
| Heat | Electric FA | |
| Air Cond. | Central air | |
| Water Heater | Electric | |
| Approximate Age | 1969 | |
| Termite Policy | None | |
| School Dist. | Robinson | |
| Water | City | |
| Sewer | City | |
| Taxes Pd. 2024 | \$2,558.68 | |
| Tax I.D. | 05-4-28-040-013-000 | |
| Key | Lockbox | |



| | |
|--------------------------|--------------------------------------|
| Property Address: | 604 W Rustic St., Robinson, IL 62454 |
| Owner: | Taylor Goodwin |
| Listing Price: | 168,000 "Selling AS IS" |
| Listed by: | Amy Stone 618-553-5020 |

REMARKS:

This home is located on a quiet street with a country feel backyard! Great location!!

| | | |
|--------------------|--------------|--|
| Living Room: | 15'9"x12'8" | Vinyl plank flooring, paint, closet |
| Dining Area: | 10'11"x19'2" | Vinyl plank flooring, paint, ceiling fan |
| Kitchen: | 13'5"x10'11" | Vinyl plank flooring, paint, decorative backsplash, all appliances remain |
| Laundry Room: | 5'8"x5'5" | Vinyl plank flooring, paint, electric box, w/d hook up |
| Half Bath: | | Vinyl plank flooring, sink stool |
| NW Bedroom: | 11'5"x11'1" | Carpet, ceiling fan, closet |
| SW Bedroom: | 11'5"x11'1" | Carpet, ceiling fan, closet |
| Middle Bedroom: | 12'4"x9'1" | Carpet, ceiling fan, closet |
| Bath: | | Vinyl plank flooring, sink, stool, closet, shower/tub |
| Screened sunporch: | 15'8"x10'10" | Needs roof repaired, wooden deck surrounds sunporch |

R 2.7

All information believed correct, but not guaranteed.

