



121 W. WALNUT ST., P.O. BOX 8578
ROBINSON, IL 62454
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www.weberir.com

WEBER INSURANCE & REALTY BROKERS, INC.

Showing Instructions:

Please call Brandon (618) 562-5689 for an appointment.

Property Type

Residential

1st Floor

3

2

2nd Floor

-

-

Basement

Partial (unfinished)

Foundation

Poured/Block

Exterior

Vinyl

Porch

Front Porch/Side Deck

Roof

Asphalt Shingles '14

Garage

Detached 2 Car

Size of Lot

.19 Acres

Heat

FA Gas

Air Cond.

Central

Water Heater

Electric

Approximate Age

1910- addition 2014

Termite Policy

NA

School Dist.

Robinson

Water

City

Sewer

City

Taxes Pd. 2025

\$2,882.36

Tax I.D.

05-4-33-047-035-000

Key

Lockbox-Front Door

Inc. lock for garage



Property Address: 708 S Franklin St, Robinson, IL 62454

Owner: Charles and Jessica Thompson

Listing Price: \$169,000.00

Listed by: Brandon Hoalt

(All information believed correct, but not guaranteed.)

REMARKS:

This is a must see. This home was completely remodeled in 2014 and is tastefully decorated. The front porch is a modern and inviting entry way into the home. Once inside, the living/dining areas and kitchen are open for a modern feel. The covered side porch offers a peaceful setting to sit and relax. The detached garage was built in 2016 and is insulated. It has a mini-split that is used to heat and cool the area. The side and back yards are completely fenced in for extra privacy and security. This home features a whole house water filter.

***This property can be purchased in conjunction with the lot behind it located at 707 S Cross St.

Living Room:	15' X 17'10"	Carpet, baby gate attached to wall is reserved
Kitchen:	18'6" X 10'10"	LVP flooring, laminate countertops, built-in hutch, all appliances remain
Master Bedroom	14'9" X 11'5"	Carpet, 2 closets, ceiling fan, floating shelves are reserved
Master Bathroom		LVP flooring, tub/shower
West Bedroom	15'5" X 11"	Carpet, Closet
Middle Bedroom	11' X 10'3"	Carpet, Closet
Common Bathroom		LVP flooring, tub shower, storage nook against north wall
Laundry		LVP Flooring, W/D hookups, Washer and Dryer are reserved
Basement		Small partial basement, used as mechanical room and storm shelter
Detached Garage		24X24 w/ lean-to, insulated, wall mount mini-split, 2 wood racks and hanging air filtration unit are reserved

R 2.7

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