



WEBER INSURANCE & REALTY BROKERS, INC.

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Showing Instructions:

Occupied-24 hr notice. Please call Sherri Thomas (618)562-4329 for an appointment.

Property Type

Residential

	Bedrooms	Bath
1st Floor	1	1 1/2
2nd Floor	4	2
Basement	Full	
Foundation	Poured Concrete	
Exterior	Vinyl/Stone/Brick	
Porch	Covered Stoop	
Roof	2025/lifetime	
Garage	2 Car attached	
Key	Yes	
Heat	gas 2022	
Air Cond.	central 2022	
Water Heater	Electric 50 gal	
Approximate Age	1978	
Termite Policy	Pest solutions	
School Dist.	Robinson	
Water	City	
Sewer	Septic	
Size of lot	acres 1.07	
Tax I.D.	05-1-19-000-014-001	
Taxes Pd. 2025	\$7889.04 1 Exmp	
Size of lot	acres 9.99	
Tax I.D.	05-1-19-000-014-000	
Taxes Pd. 2025	\$665.80	



Property Address: 8906 E 1200th Ave., Robinson

Owner: Christie Butcher

Listing Price: \$750,000.00

Listed by: Sherri Thomas (618) 562-4329

REMARKS:

This home is a paradise waiting for you! Why would you ever want to leave home? With custom built walnut & cherry cabinets throughout. Custom flooring in living room, dining & family room. All wood is from the property. 6 panel doors throughout the main floor and the wood and trim are all custom. All new windows in 2017. Home has a water softener. Electric Ray Cable in ceiling for an extra source of heat in all bedrooms, bathrooms, formal living and dining room.

DON'T LET DOG OUT! (his name is Rocket)

Kitchen & Dining:	25'3"x10"	Tile floor, custom made cabinets (walnut) desk area, closets w/walnut custom 6 pannel doors. Walnut china cabinet built in. Appliances remain.
Sunroom:	13'6"x21'8"	Tile floor, 2 ceiling fans
Living/Dining Room:	31'3"x13'5"	Floor is custom made. Red Pin Oak from woods. Full wall Cherry cabinet custom blt
Family Room:	22'5"x15	White Oak custom floor, brick hearth, wood burning insert 2022. Beams in ceiling, large windows.
Bath		1/2 bath, tile floor, and washer and dryer hook up
Upstairs Bathroom:		LV Floor, double sink, tub/shower combo
Bedroom:	13'x12'	Carpet, closet, ceiling fan
Bedroom:	13'x12'	Carpet, closet
Bedroom:	11'6"x11'5"	Carpet, closet, ceiling fan
Master Bedroom	13'9"x14'3"	Carpet, 2 large closets, ceiling fan
Lg Walk-in closet	8'5"x10'7"	Carpet
Master Bath:		LV Floor, double sink, large shower
Basement:		all drywalled- unfinished with fireplace. Washer/Dryer hook-up, Storm room, concrete
Pool House/Guest House		Built 2013. Living rm, Kitchen,upstairs sleeping w/full bath w/custom cherry cabinets.
Metal Building:	40x60	Built approx. 2015. Insulated and never had to run heat - building has never been cooler than 55 degrees. 3 large overhead doors. So many options for this building.
Pool Area:		Pool has automatic cover, Brick fireplace, sitting area & pizza oven!

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All information believed correct, but not guaranteed.

