



WEBER REALTY

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ROBINSON, IL 62454

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Showing Instructions:

Occupied, please call for an appointment.

Property Type

Residential

1st Floor

Bedroom

4

Bath

2 1/2

2nd Floor

Basement

Crawl

Foundation

Block

Exterior

Vinyl Siding

Porch

Front Covered/Back Patio

Roof

50 Year Shingle

Garage

2 Car Attached

Size of Lot

.34 Acres

Heat

Gas F/A

Air Cond.

Gas C/A

Water Heater

50 Gallon Gas

Approximate Age

2023

Termite Policy

None

School Dist.

Robinson

Water

City

Sewer

City

Key

Front Door Code

Taxes Pd. 2024

\$5,051.86

Tax I.D.

05-1-28-300-050-000

Property Address:

1302 W. Mefford St. Robinson, IL. 62454

Owner:

Britney Blessing

Listing Price:

\$399,000

Listed by:

Jennifer Crampton (618)554-6268



REMARKS:

This spacious, move-in ready and well maintained, 4 bedroom, 2.5 bath home built by Drake Homes in 2023 is a must see! It is located on a quiet cul-de-sac near schools, a park, hospital and pharmacy. The interior has a fresh coat of paint throughout in 2024 and the exterior was completely painted in 2025. The home has a full house security system with computer screen and hard drive installed by Barlow Locks & Security, Inc. which remains with no monthly fee. The home includes a sump pump, hot water circulation pump and water softener. A pocket office just off the mud room was transformed perfectly into a 1/2 bath in 2024 along with granite countertop installation in the kitchen. A new 16x16 shed and landscaping was installed in 2025. So many updates to see! Give us a call today to check it out!

Entry:

LVP flooring, recessed light, coat closet

Great Room:

17'x18'

LVP flooring, recessed lights, ceiling fan with light, brick gas fireplace

Dining:

8'5"x12'

LVP flooring, chandelier light

Kitchen:

9'x13'

LVP flooring, recessed lights, pendant lights, white cabinets, 2024 granite update, breakfast bar, stainless steel appliances remain

Hall:

LVP, large food pantry, exterior door to back patio

Master Bedroom:

12'11"x14'11"

Carpet, recessed lights, ceiling fan with light

Master Bath:

Vinyl flooring, vanity lights, large vanity with double sinks, linen cabinet, water closet, tile walk-in shower, large walk-in closet with shelves

South Bedroom:

11'x12'

Carpet, ceiling fan with light, single closet

Hall:

LVP, recessed lights, linen closet

Hall Bath:

Vinyl flooring, vanity light, recessed light, exhaust fan w/light, single vanity, tub/shower surround

East Bedroom:

11'x12'

Carpet, ceiling fan with light, double closet

North Bedroom:

8.5x11

Carpet, ceiling fan with light, double closet, security system computer screen with hard drive installed by Barlow Locks & Security, Inc. remains with no monthly fee

Mud Room:

LVP flooring, built in bench seat with hooks & shelf

1/2 Bath:

LVP flooring, recessed light, vanity

Laundry Room:		Vinyl flooring, recessed lights, cabinets with laundry sink, wall cabinets, washer/dryer reserved
Garage:		Closet with furnace, water heater, water softener, hatch access to attic, 200 amp breaker box
Shed:	16'x16'	Metal, built new in 2025

All information is believed correct, but not guaranteed.

