



REDUCED 9/28/2026

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

WEBER INSURANCE & REALTY BROKERS INC

Showing Instructions:

Occupied, please call for an appointment.

Property Type

Victorian

1st Floor

Bedroom Bath

2nd Floor

4 1/2

3rd Floor

Loft 1/2

Basement

1 2

Foundation

Block & poured concrete

Exterior

Composite

Porch

Front & upper balcony

Roof

Metal Shingle

Garage

3 Car Oversized Attached

Size of Lot

.39 acre

Heat

F/A

Air Cond.

C/A

Water Heater

Instant (gas), 48 gal electric

Approximate Age

1910

Termite Policy

None

School Dist.

Robinson

Water

City

Sewer

City

Key

Lockbox

Taxes 2024

\$5,543.44

Tax I.D.

08-4-06-040-083-000

Property Address:

202 West 1st Street, Flat Rock, IL. 62427

Owner:

Bruce & Ashley Hardiman

Listing Price:

\$375,000

Listed by:

Jennifer Crampton (618)554-6268



REMARKS:

Step into this stunning, completely updated, three-story Victorian where historic charm meets today's finest finishes. From the beautiful wraparound porch to the gorgeous hardwood floors throughout, every detail has been thoughtfully updated. The chef's dream kitchen features professional-grade appliances, while the oversized attached three car garage with additional work area provides convenience. A truly one-of-a-kind home offering timeless character, modern comfort, and craftsmanship that is a must see!

Foyer:

19x15

Hardwood, chandelier, recessed lights, gas fireplace, pocket door

Living Room:

15x15

Hardwood, **decorative light (reserved)**, recessed lights, pocket door

Half Bath:

Hardwood, vanity light, vanity, sink, toilet, **wood mirror above vanity (reserved)**

Dining Room:

15x19

Hardwood, chandelier, recessed lights, built-in Butlers pantry

Kitchen:

20x13

Hardwood, pendant lights, recessed lights, farm sink, Thermador professional grade appliances included with warming drawer, heat lamp, rotisserie, pot filler, convection oven, convection microwave, coffee/cappuccino maker, additional Bosch refrigerator/freezer, granite counter tops

Mud Room:

10x8

Hardwood, recessed lights, coat rack & shelves remain

Rec Room:

47x27

Painted floor, fluorescent lights, stairs to garage

Garage:

3 car oversized attached

Full Bath:

Concrete floor, vanity light, shower, pedestal sink, toilet

Hair Salon:

27x10

Salon items reserved (chair, bowl & mirror)

Laundry Room:

15x16

Painted concrete floor, **washer/dryer (reserved)**, Instant gas hot water heater with 48 gal electric backup hot water heater, laundry sink & cabinets, water softener, security system (currently not activated)

Basement:

Basement:

Man Cave/Bar Area: 15x17

Family Room: 19x15

Full Bath:

Bedroom: 18x14

Painted concrete, recessed lights

Painted concrete, recessed lights

Painted concrete, recessed lights, tiled shower, vanity, linen closet, toilet

Painted concrete, recessed lights

2nd Floor:

Full Bath:

NE Bedroom: 15x13

SW Bedroom: 15x13

SE Bedroom/Office: 15x10

NW Bedroom: 15x14

Hardwood, recessed lights, vanity lights, tiled shower, dbl vanity with granite, toilet

Hardwood, recessed lights, ceiling fan, closet

Hardwood, recessed lights, ceiling fan, closet

Hardwood, recessed lights, ceiling fan, closet

Hardwood, recessed lights, closet (access to 3rd floor loft)

3rd Floor:

South Open Area: 20x13

North Open Area: 18x14

Half Bath:

Hardwood, decorative lighting, beams

Hardwood, decorative lighting, beams

Hardwood, vanity light, vanity, toilet

R 2.7

All information is believed correct, but not guaranteed.

