



121 W. WALNUT ST., P.O. BOX 8578
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WEBER INSURANCE & REALTY BROKERS, INC.

Showing Instructions:

Occupied- 24 hour notice. Please call for an appointment.

Property Type	Residential	
	Bedrooms	Bath
1st Floor	3	2 1/2
2nd Floor		
Basement	NA	
Foundation	Crawlspace	
Exterior	Vinyl & stone 2025	
Porch	Front /back patio	
Roof	Shingle 2025	
Garage	2 car attached	
Size of Lot	.34 acre	
Heat	Gas FA	
Air Cond.	Central Air	
Water Heater	Gas FA	
Approximate Age	1967	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2025	\$5,283.64	
Tax I.D.	05-4-33-011-044-000	
Key	Lock Box	



Property Address:	309 Park Forest, Robinson
Owner:	Noah J Bennett & Mariah L Bennett
Listing Price:	\$265,000.00
Listed by:	Amy Stone 618-553-5020

REMARKS:

This home is move in ready!! Many updates have been done including new roof, siding, & flooring.. Located in a quiet neighborhood close to schools, shopping & restaurants. Seller believes there is hardwood under bedroom carpets. Check it out!

Living Room:	19'x13.5'	Laminate flooring, closet, bay window, fireplace (capped)
Dining Area:	10'x15'5"	Laminate flooring, stone wall w/shelving, large sliding glass door to patio, light fixture
Kitchen:	9'x112'.5"	Laminate flooring, painted cabinets, 5 burner gas stove, all appliances remain
Breakfast nook:	9'x9'	Laminate flooring, wallpaper
Bonus Room:	17'x20'	Laminate flooring, brick accent wall, dbl closets (one with W/D) gas fireplace, washer & dryer reserved
Bathroom:		Laminate flooring, sink, stool, shower/tub, large mirror
Master Bedroom	16'x19'	Carpet, brick accent wall w/gas hook up, sunken area to patio, sliding glass door
Master Bath:		Carpet, dbl vanity w/sinks, stool, sunken tub, single vanity w/sink, 3 closets
Middle Bedroom:	10'x12'	Carpet, ceiling fan, closet
East Bedroom:	10'x16'	Carpet, ceiling fan, closet
Half Bath		Laminate flooring, wallpaper, sink, stool
Metal Storage Shed	6'x12'	Wood subfloor

R 2.7

All information believed correct, but not guaranteed.

