



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	Residential
1st Floor	Bedroom 3 Bath 2
2nd Floor	
Basement	None
Foundation	Block
Exterior	Vinyl
Porch	Front Covered
Roof	Shingle 2026
Garage	2 Car Attached
Size of Lot	120x80
Heat	Gas F/A
Air Cond.	C/A
Water Heater	40 Gal Gas
Approximate Age	1994
Termite Policy	None
School Dist.	Robinson
Water	City
Sewer	City
Key	Lockbox
Taxes Pd. 2025	\$3,649.88
Tax I.D.	04-4-04-023-014-000



Property Address:	1600 S. Willow Dr. Robinson, IL. 62454
Owner:	Landon Florkowski
Listing Price:	\$210,000.00
Listed by:	Jennifer Crampton (618)554-6268

REMARKS:

Discover the perfect blend of comfort, style, and convenience in this inviting 3 bedroom, 2 bathroom home! An extensive interior remodel in 2023 included updated flooring, bathrooms, lighting and fresh paint throughout, just to name a few of the improvements. A new roof and gutters in 2026 provide even more value and peace of mind. Enjoy the charming sunroom, offering an additional space to entertain guests or simply relax at the end of the day. Conveniently located near the city park, this home combines thoughtful updates with a desirable location. Give us a call today to schedule a showing!

Entry:	Vinyl plank flooring, decorative light, coat closet
Living Room:	25'4x13 Vinyl plank flooring, recessed lighting, mini-split unit (supplemental heat/air), exterior door to sun room
Sun Room:	11'3x16 Epoxy floor coating, ceiling fan, door to exterior
Kitchen/Dining:	20x12 Vinyl plank flooring, recessed lighting, decorative light, Formica countertop with epoxy coating, all stainless appliances remain
Laundry Room:	17x3 Vinyl plank flooring, large pantry/closet, washer/dryer remain, upper cabinet, water softener remains
Hall:	Vinyl plank flooring, ceiling light, linen closet
Master Bedroom:	13x15 Vinyl plank flooring, ceiling fan w/light, recessed lighting, (2) double closets
Master Bath:	Vinyl plank flooring, exhaust fan w/light, single vanity, vanity light, walk-in shower, linen cabinet
South Bedroom:	10x10 Vinyl plank flooring, ceiling fan w/light, double closet
North Bedroom:	13x12 Vinyl plank flooring, ceiling fan w/light, double closet
Hall Bath:	Vinyl plank flooring, exhaust fan w/light, vanity, vanity light, tub/shower surround
Garage:	2 car attached, epoxy floor coating, wood shelves remain, refrigerator & deep freeze reserved , attic access

R 2.25



All information is believed correct, but not guaranteed.