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Reduced 7/1814

WEBER REALTY

Showing Instructions:

Vacant - Call For Appointment

Property Type

Ranch

Subject to Westlake Lease Agreement

	Bedrooms	Bath
1st Floor	3	2
Basement	1	half
	4	2 1/2
Foundation	Block, Basement	
Exterior	Vinyl/Bedford Stone	
Porch	Front Stoop/Back patio	
Roof	Shingle (2002 +/-)	
Garage	2-Car Attached	
Size of Lot	2.5 lots (200'x210' m/l)	
Heat	Forced Air	
Air Cond.	Central Air	
Water Heater	40 gal gas	
Approximate Age	1970 m/l	
Termite Policy	Action Pest Control	
School Dist.	Robinson	
Water	Robinson	
Sewer	Septic	



Taxes Pd. 2013	\$2,267.94 & \$119.60	Property Address:	7766 E. Westlake Dr., Robinson, IL 62454
Tax I.D.	05-0-36-401-066-000	Owner:	Brian & Julie Wilson
	05-0-36-401-065-001	Listing Price:	\$179,000.00
Key	Lockbox	Listed by:	Jerry Devonshire

REMARKS:

This home offers 4 bedrooms, 2.5 baths and great lake views. Walk-out basement. Recently updated kitchen with new appliances. Fenced in backyard. Back-up generator purchased from Norris Electric and installed with 200 amp service. 10' x 16' (m/l) utility shed. **Hallway mirror reserved**

Entry:	12'6" x 5'6" - new flagstone flooring (2011), paint, large coat closet, door to basement
Kitchen/Dining:	20'3" x 12'10" - wood laminate flooring, paint, ceiling fan/recessed lighting, new cabinets with slow closing drawers/doors, kitchen appliances remain (ceramic top range, refrigerator, dishwasher, garbage disposal), stainless steel "farm house" sink, pantry with pull out shelves, door to garage
Living Room:	26'7" x 14'6" - carpet, paint/wallpaper, ceiling fan, gas fireplace, small closet, bay window overlooking lake
SW Bedroom:	9' x 12' - hardwood, paint, ceiling fan, closet
SE Bedroom:	12' x 12'9" - hardwood, paint, ceiling fan, double closet
Hall Bath:	tile, paint, tub/shower combo, large vanity
Master Bedroom:	14'6" x 14'7" - hardwood, paint, ceiling fan, large closet,
Master Bath:	vinyl tile, paint, closet, large vanity, walk-in shower with seat

R2.25

All information believed correct, but not guaranteed.

continued on reverse...



Wilson Additional Information

Basement:

Laundry Room: 14'3" x 16'11" - concrete floors, concrete/paneling, furnace, water heater, washer/dryer hookup, work bench

Entertainment Area: 14' x 16'3" - tile flooring, paneling, fireplace, bar, sliding patio door to concrete patio

Game Room: 15'3" x 19'11" - tile flooring, paneling/concrete, half bath with toilet

Shop/Hobby Area: 9' x 10'11" - concrete floors, paneling/concrete, shelves

Bedroom: 11'8" x 17'2" - tile flooring, paneling/concrete, closet

Garage: 20' x 20' - 2-car attached, new overhead door, window and entrance door

Recent Updates:

- * Master bathroom remodel in 2010
- * Hall bathroom remodel in 2009
- * New downstairs toilet in 2012
- * New lights at back of the house 2012
- * New fence in yard in 2013
- * New standby generator 2011
- * New septic system in 2004
- * New roof in 2002
- * New water line to house in 2011
- * Kitchen remodel done in 2012
- * Siding, soffit and guttering still under warranty
- * Insulation