



116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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[www.weberir.com](http://www.weberir.com)

Reduced 6/16/15

**WEBER REALTY**

**Showing Instructions:** Call for appointment

**Property Type** Ranch

|                        | <i>Bedrooms</i>     | <i>Bath</i> |
|------------------------|---------------------|-------------|
| <b>1st Floor</b>       | 3                   | 1.5         |
| <b>2nd Floor</b>       |                     |             |
| <b>Basement</b>        | Finsihed            |             |
| <b>Foundation</b>      | Concrete            |             |
| <b>Exterior</b>        | Aluminum            |             |
| <b>Porch</b>           | Stoop               |             |
| <b>Roof</b>            | Shingle             |             |
| <b>Garage</b>          | 2 car detached      |             |
| <b>Size of Lot</b>     | 120'x82', m/l       |             |
| <b>Heat</b>            | gas FA              |             |
| <b>Air Cond.</b>       | Central             |             |
| <b>Water Heater</b>    | 40 gal.             |             |
| <b>Approximate Age</b> | 1968                |             |
| <b>Termite Policy</b>  | Action              |             |
| <b>School Dist.</b>    | Robinson            |             |
| <b>Water</b>           | City                |             |
| <b>Sewer</b>           | City                |             |
| <b>Taxes Pd. 20</b>    | 2,055.40 (1exemp)   |             |
| <b>Tax I.D.</b>        | 05-4-27-030-014-000 |             |



|                          |                               |
|--------------------------|-------------------------------|
| <b>Property Address:</b> | 1709 N. Lincoln St., Robinson |
| <b>Owner:</b>            | Son & Nhu Do                  |
| <b>Listing Price:</b>    | \$115,000.00                  |
| <b>Listed by:</b>        | Amy Stone                     |

**REMARKS:** Located in a well maintained neighborhood, close to Robinson High School. There have been several updates, all new full bath, high efficiency heat and air, new tile floor in basement.

Living Room: 20'x11' drywall, wooden ceiling beams, carpet, new front door

Dining Room: 11.5'x11' drywall & knotty pine paneling, new laminate wood floor, lighted ceiling fan, coat closet, built in shelving

Kitchen: 14.5'x8' vinyl, painted walls & knotty pine, appliances stay, new countertops

SE Bedroom: 11'x9.5' knotty pine, wood ceiling, carpet, closet

Full bath: ceramic tile, new stool, vanity, tub/shower, linen closet

NE Bedroom: 16'x11.5' carpet, wallpaper, wood beam ceiling, closet

NW Bedroom: 11.5'x11.5' carpet, woodbeam ceiling, closet

Basement

West Room: 21'x11.5' new ceramic tile, painted paneling, suspended ceiling

East Room: 31'x11' ceramic tile, painted paneling, suspended ceiling

Workshop: 16'x11' ceramic tile, painted paneling, suspended ceiling, new countertop & open shelving, lavatory, new draining system w/ sump pump

Half bath: stool & lavatory

Downstairs Ent.: 11'x6' ceramic tile, painted paneling, new patio doors

Garage: 24.2'x20' 2 overhead doors w/ openers and new epoxy floor

R2.7  
 All information believed correct, but not guaranteed.

