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WEBER REALTY

Showing Instructions: Call for appointment

Property Type Residential

	Bedrooms	Bath
1st Floor		1
2nd Floor	3	2.5
Basement	Full finished	
Foundation	poured	
Exterior	Brick	
Porch	Covered	
Roof	Shingle, 2013	
Garage	Attached 2 car	
Size of Lot	150x235, m/l	
Heat	Gas	
Air Cond.	Central	
Water Heater	40 gal.	
Approximate Age	1960, m/l	
Termite Policy	Terminix	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2014	\$6,431.66	



Tax I.D.	05-4-33-023-044-000	Property Address:	301 W. Oak St., Robinson
Key	Lockbox	Owner:	James H McDaniel
		Listing Price:	\$275,000.00
		Listed by:	Tyler Devonshire

REMARKS: Must see!! Beautiful 3 bedroom, 3.5 bath home. Full finished basement with a storm shelter, wet bar and entertainment area. In ground heated/cooled pool with a slide. Large patio area leading to a spacious backyard. Yard has a well fed sprinkler system. Separate garage/storage shed and an RV shed. All furniture negotiable!

Pool Room:	11'11"x9'7" ceramic tile, painted paneling, ceiling fan door to pool
Laundry:	6'7"x5'1" ceramic tile, sing, storage cabinets
1/2 bath:	5'10"x4'9" ceramic tile, storage cabinet
Dining Area:	9'1"x12'5" ceramic tile, paint, celing fan, bay window, table and chairs to stay
Kitchen:	9'9"x10'1" ceramic tile, solid surface counters, appliances to stay, pantry
Office:	12'2"x12'11" ceramic tile, paint, desk to stay
Living Room:	23'4"x15'6" carpet, paint, dual ceiling fans, bay window
Sun Room:	12'2"x15'7" carpet, paint, fireplace, door to patio
Foyer:	8'10"x7'9" tile/carpet, coat closet
E Bedroom:	12'11"x10'11" carpet, paint, closet, ceiling fan
W Bedroom:	13'x11'4" carpet, paint, closet, ceiling fan

R1.8

All information believed correct, but not guaranteed.



Full Bath: 8x7'1" ceramic tile floor and walls, shower/tub combo, large vanity with sitting area
Hall: carpet, 2 linen closets
Master Bdrm: 16'8"x12'11" carpet, paint, ceiling fan, 3 closets
Master Bath: 4'8"x7'1" ceramic tile floor and wall, shower
Extra garage: 23'3"x17'7"
Basement:
Storage Room: 9'7"x33'8" concrete floor, lots of shelving
Storm Shelter: 9'11"x11'9" carpet, concrete ceiling and walls
Storm Bath: 5'6"x8' carpet, concrete walls and ceiling, closet, shower
Playroom: 8'2"x13'4" carpet, concrete walls
Bar Area: 8'11"x11'3" carpet, eating bar, sink, reffridgerator
Eating Area: 15'9"x12'5" carpet
Living Room: 21'7"x25'3" carpet, TV w/ surround sound to stay, fireplace