



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

## WEBER REALTY

### Showing Instructions:

Please call Amy for appointments

**Property Type** Residential

	Bedrooms	Baths
<b>1st Floor</b>		Half
<b>2nd Floor</b>	4	3
<b>Basement</b>	1/2 finished	
<b>Foundation</b>	Poured	
<b>Exterior</b>	Brick	
<b>Porch</b>	Side covered	
<b>Roof</b>	Gerard metal asphalt (2016)	
<b>Garage</b>	2 car detached	
<b>Size of Lot</b>	130'x130'	
<b>Heat</b>	Boiler system	
<b>Air Cond.</b>	Central air	
<b>Water Heater</b>	50 gallon gas	
<b>Approximate Age</b>	1913	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2017</b>	\$4,857.14	
<b>Key</b>	Lockbox on middle back	
<b>Tax I.D.</b>	05-4-33-042-005-000	



<b>Property Address:</b>	407 W Main, Robinson, IL 62454
<b>Owner:</b>	Jeff & Tami Whithaus
<b>Listing Price:</b>	\$335,900.00
<b>Listed by:</b>	Amy Stone

**Remarks:** This beauty sits on a corner lot and offers much curb appeal. Many original details and fixtures have been kept in place and well maintained over the last 105 years. If you love old homes full of character this is a must see.

Entryway:	7'x4'6"	Original tile, original lighting, stained glass sidelights, coat closet, mirror/shelf
Living Room:	28'9"x16'	Beamed ceiling, original hardwood floors, oak built in cabinets w/stained glass, 2 sets of french doors to side open air porch, brick fireplace
Sitting Room:	13'11"x13'	Original hardwood floors, period correct lighting, solid oak pocket doors
Dining Room:	18'4"x14'	Original hardwood floors, oak chairrail w/plate ledge, coffered ceiling, period correct Lighting, oak built in china cabinet/buffet w/ stained glass
Den:	13'x7'	Original hardwood floors, fireplace, built in book shelves & desk
Kitchen:	20'x12'	Ceramic tile flooring, oak cabinets, period correct lighting, solid surface counters, all Appliances remain
Half Bath		Ceramic tile flooring, solid surface counter top, stool, sink

Upstairs:

Bathroom		Ceramic tile flooring, pedestal sink, stool, tub
Bedroom:	10'3"x12'6"	Original hardwood floors, closet
Sitting Room:	11'x14'	Original hardwood floors, period correct lighting
Bedroom:	13'3"x12'	Original hardwood floors, closet
Bedroom:	11'x10'	Original hardwood floors, closet
Bathroom:		Original mosaic tile floor, pedestal sink, tub/shower, stool
Master Bedroom:	17'3"x16'2"	Original floors, fireplace, walk in closet,
Master Bath:		Ceramic tile flooring, pedestal sink, stool, shower
Bonus Room:	12'2"x21'6"	Cathedral beadboard ceiling (this area is ready to be finished by buyer)

Basement:

Family Room:	15'7"x28'5"	Tile floor, fireplace, builtin book shelves
Laundry Room:	13'10"x27'	Original 3 compartment sink, outdoor entrance, new sump pump, water softner
Bathroom:		Tub, stool, vanity
Boiler Room:	13'11"x11'2"	
Storage Room:	12'2"x 19'	