



121 W WALNUT ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
 BUS: (618)544-3156  
 FAX: (618)546-5296

Reduced 9/27/24

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## WEBER REALTY

### Showing Instructions:

Vacant, please call for an appointment.

<b>Property Type</b>	Residential	
	<b>Bedroom</b>	<b>Bath</b>
<b>1st Floor</b>	3	2
<b>2nd Floor</b>		
<b>Basement</b>	None	
<b>Foundation</b>	Crawl/concrete blk	
<b>Exterior</b>	Vinyl/Brick	
<b>Porch</b>	Covered front, deck	
<b>Roof</b>	Shingle	
<b>Garage</b>	2 Car Attached	
<b>Size of Lot</b>	.23 acres	
<b>Heat</b>	FA 2022	
<b>Air Cond.</b>	C/A 2022	
<b>Water Heater</b>	Electric 67 gal	
<b>Approximate Age</b>	1960	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Key</b>	Lockbox	
<b>Taxes Pd. 2019</b>	\$918.34 (3 Exemptions)	
<b>Tax I.D.</b>	05-4-28-040-029-000	



<b>Property Address:</b>	810 Beech, Robinson, IL. 62454
<b>Owner:</b>	Robert Guess
<b>Listing Price:</b>	\$178,000.00 "AS IS"
<b>Listed by:</b>	Jennifer Crampton (618)554-6268

### REMARKS:

This home is conveniently located on a large corner lot close to the hospital and schools. The spacious interior has 3 bedrooms, 2 bathrooms, dining room, living room and family room with updated heating and central air in 2022. The exterior offers a large covered front porch with wood deck, developed landscape and shed in the back! Call today to take a look!

Living Room:	19'5"x12'10"	Carpet, ceiling fan
Dining Room:	11'8"x6'8"	Carpet, decorative lighting, built in cabinet
Kitchen:	11'9"x11'5"	Vinyl flooring, ceiling fan, laminate countertops, bar seating, refrigerator, stove, microwave remain, remodeled in 2011
Family Room:	23'7"x11'7"	Carpet, ceiling fan, ceiling lights, sliding door to deck
Laundry Room:	6'x5'5"	Vinyl flooring, washer/dryer remain
Master Bedroom:	13'3"x11'3"	Carpet, large double door closet, ceiling fan
Master Bathroom:		Vinyl flooring, vanity, jetted tub/shower, linen closet
Hall:		Carpet, ceiling light, linen closet, utility closet
Bathroom:		Vinyl flooring, vanity, handicap assessable shower, linen closet
Bedroom:	12'2"x11'5"	Carpet, ceiling fan, large double door closet
Bedroom:	12'x11'	Carpet, ceiling fan, large double door closet
Garage:	25'10"x23'4"	2 car attached, crawl space access, attic access, storage closet

R2.7

All information is believed correct, but not guaranteed.

