



121 W WALNUT ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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## WEBER REALTY

### Showing Instructions:

Occupied, please call for an appointment.

<b>Property Type</b>	Ranch	
	<b>Bedroom</b>	<b>Bath</b>
<b>1st Floor</b>	3	2
<b>Basement</b>	None	
<b>Foundation</b>	Block	
<b>Exterior</b>	Vinyl Siding	
<b>Porch</b>	Front/Screened back	
<b>Roof</b>	Metal 2020	
<b>Garage</b>	2 Car Attached	
<b>Size of Lot</b>	80x142	
<b>Heat</b>	Gas F/A	
<b>Air Cond.</b>	C/A	
<b>Water Heater</b>	Gas 40 gallon	
<b>Approximate Age</b>	1967	
<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. 2023</b>	\$3,195.38	
<b>Tax I.D.</b>	05-4-33-011-078-000	



<b>Property Address:</b>	413 Loyland Drive, Robinson, IL. 62454
<b>Owner:</b>	Logan and Alexandra Johnson
<b>Listing Price:</b>	\$220,000
<b>Listed by:</b>	Jennifer Crampton (618)554-6268

### REMARKS:

This must see, 3 bedroom, 2 bathroom home with attached 2 car garage has much to offer! It is located in a quiet subdivision with fresh exterior paint, a peaceful screened in back porch and fenced in backyard. The interior features all new trim, outlets, bathroom updates and fresh paint throughout in 2023. The home also features updated wiring, light fixtures, a new metal roof in 2020 and water softener. Premier moisture barrier was previously installed in the crawlspace with two sump pumps and dehumidifier. The master bedroom along with an ensuite has doors leading to the back sunporch for a peaceful view that you won't want to miss! **Lawn mower negotiable!**

Living Room:	12'1"x23'	Luxury vinyl plank flooring, coat closet, large picture window, ceiling fan
Dining Room:	11'x12'	Luxury vinyl plank flooring, ceiling fan
Kitchen/Eat In:	13'x31'4"	Luxury vinyl plank flooring, new tile backsplash, decorative light, can lights, exterior door to sunporch, stove, microwave & dishwasher remain, <b>refrigerator reserved</b> (black refrigerator from garage will remain and be moved to kitchen)
Master Bedroom:	14'2"x11'2"	Luxury vinyl plank flooring, double closet, door to exterior sunporch, ceiling fan, supplemental heat if needed
Master Bathroom:	14'2"x11'2"	Luxury vinyl plank flooring, tub/shower combo, vanity, dressing table, toilet closet double closet, single closet, vanity sconces
South Bedroom:	12'x10'	Luxury vinyl plank flooring, closet, decorative ceiling light
North Bedroom:	11'11"x11'2"	Luxury vinyl plank flooring, ceiling fan, newly installed Wainscoting
Hall:		Luxury vinyl plank flooring, ceiling light, 2 linen closets
Hall Bathroom:		Luxury vinyl plank flooring, new tile surround shower/tub, vanity with butcher block top, vanity lights, newly installed bead board, wall shelving
Laundry Room:	11'2"x6'1"	Luxury vinyl plank flooring, washer/dryer hookups, back door, garage door
Sunporch:	19'8"x19'8"	Outdoor carpet, screened in with door to exterior, ceiling fan

All information is believed correct, but not guaranteed.

