



WEBER REALTY

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

Showing Instructions:

Property Type Residential Occupied, please call for showing.

	Bedroom	Bath
1st Floor	3	2 1/2
2nd Floor	None	
Basement	Full	
Foundation	Full Basement	
Exterior	Brick	
Porch	Front/back, patio	
Roof	Shingle	
Garage	Oversized 3 Car	
Size of Lot	1.1 acres	
Heat	Gas F/A	
Air Cond.	C/A	
Water Heater	Gas 50 gal	
Approximate Age	2015	
Termite Policy	Terminix	
School Dist.	Robinson	
Water	City	
Sewer	Septic w/contract	
Tax I.D.	05-1-27-000-023-004	
Taxes Pd. 2023	\$7,425.02	
Key	Lockbox	



Property Address:	11540 N. 1200th, Robinson, IL. 62454
Owner:	Alex & Kala Will
Listing Price:	\$574,900
Listed by:	Tyler Devonshire

REMARKS:

Welcome to this stunning home, a perfect blend of elegance and modern comfort! Built in 2015, this 3-bedroom, 2.5-bathroom gem offers ample space and high-quality finishes throughout. Hardwood flooring flows seamlessly through the open concept layout, featuring a cozy fireplace for those chilly nights. Step outside to find a new fence enclosing the expansive 1.1-acre property, complete with a practical shed and a charming patio, perfect for outdoor entertaining. The full, unfinished basement offers endless potential for customization to suit your unique lifestyle. Don't miss the opportunity to make this exquisite property your forever home. Schedule a tour today and experience all it has to offer!

Entry:	9'5"x6'3"	Hardwood, custom built columns, entry closet
Living Room:	25'2"x17'8"	Hardwood, custom in built cabinet with granite top, gas fire place with custom built marble surround, custom wood blinds, crown molding above windows, ceiling fan, floor outlets
Dining Room:	11'x12'3"	Hardwood, custom built columns, bay window with custom crown molding, custom wood blinds
Kitchen:	17'8"x24'1"	Hardwood, gourmet with all Viking Professional stainless appliances (remain), flooring reinforced beneath 48" Viking Professional refrigerator, double convection oven with separate commercial cooktop, custom built cabinets with double island, censored under cabinet lighting, second prep sink for entertaining, granite countertops, bar seating on second island, large walk in pantry, large eat-in kitchen area, crown molding above windows, custom built wood blinds, door to exterior patio
Laundry Room:		Ceramic tile, custom built cabinets, granite countertop, washer & dryer remain
Guest 1/2 Bathroom:		Ceramic tile, custom built cabinets, vanity with granite countertop and vessel sink
Master Bedroom:	22'11"x15'	Hardwood, ceiling fan, custom built wood blinds, linen closet
Master Bath:		Ceramic tile, custom built cabinets with double sink and makeup vanity, censored under cabinet lighting, granite countertops, stand alone bathtub within shower doors, multiple shower heads, toilet closet, skylight, custom 11'6"x8'2" master closet
Hall:		Hardwood, linen closet
Hall Bath:		Ceramic tile, custom built cabinets, double vanity with granite countertop, censored under cabinet lighting, bathtub/shower, linen closet
Bedroom:	13'1"x10'11"	Hardwood, ceiling fan, custom built wood blinds, double closet
Bedroom:	14'11"x11'4"	Hardwood, ceiling fan, custom built wood blinds, double closet
Basement:		Full unfinished, plumbed for future bathroom, multiple storage rooms, utility room, water softener
Deck/Patio:		Covered front porch, covered back porch that leads to open stamped concrete patio with firepit
Garage:	40x26	Oversized 3 car

R1.8

All information is believed correct, but not guaranteed.

