



WEBER REALTY

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Showing Instructions:

Please call Sherri for a showing.

Property Type Residential

1st Floor	2	1
2nd Floor	1	1
Basement	Finished	
Foundation	Concrete	
Exterior	Cedar Siding	
Porch	Covered Stoop	
Roof	10in. Shingle (newer)	
Garage	Attached & Detached	
Size of Lot	107'x115'	
Heat	Gas	
Air Cond.	CA	
Water Heater	Gas	
Approximate Age	1984	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2023	4231.88 (1 Exempt)	
Key	Lockbox	
Tax I.D.	05-4-28-042-052-001	



Property Address: 1304 N Walters St, Robinson, IL
Owner: Harold E & Tina K Shipman
Listing Price: \$295,000.00
Listed by: Sherri Thomas (618) 562-4329

Remarks: Looking to purchase a home with a convenient location? Look no further! Check out this beautiful home located close to the schools, park and hospital on a corner lot! It has many updates throughout and has an abundance of beautiful woodwork throughout the home. Stepping outside you will find a 1.5 car detached garage, large fenced in backyard with landscaping in the front yard and the back yard!

Living Room	21'6"x13'8"	Karndean Luxury Vinyl Tile, open to dining room, beautiful wood work, WB fireplace Paneled focus wall, Pella front door
Dining Room	11'x11'	Karndean Luxury Vinyl Tile, Pella sliding glass door
Kitchen	17'x11'8"	Original hardwood, gas stove reserved , Corian countertops
Utility	9'x5'7"	Tile, washer & dryer reserved
SE Bedroom	11'x12'	Bamboo floor, painted walls
NE Bedroom	11'x10'	Bamboo floor, painted walls
Bathroom		Tile floor, tub/shower combo, double sinks, Corian countertops, Amish cabinets
Upstairs		Small Loft
Master Bedroom	18'x13'	Carpet, large walk-in closet
Master Bathroom		Porcelain tile, jetted tub/shower tiled, Corian countertops, Amish cabinets
Basement		Carpet, full bathroom

Updates include: remodeled bathrooms, newer roof and Anderson windows, newer garage doors, gutters (2020)

Additional reserved items- landscaping flagstone rocks in back, stainless steel fire pit, swing set, curtains & rods, landscaping lights & some flowers and bushes in back flower garden (irises, azalea, and pine tree)

House will come with a different washer/dryer & gas stove.

Attic access in master bedroom. Lots of storage!

R2.25

All information is believed correct, but not guaranteed.

