



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:

Vacant, please call for an appointment.

| | | | | | |
|------------------------|--|----------------|---|-------------|---|
| Property Type | Residential | | | | |
| 1st Floor | <table border="1"><tr><td>Bedroom</td><td>3</td><td>Bath</td><td>2</td></tr></table> | Bedroom | 3 | Bath | 2 |
| Bedroom | 3 | Bath | 2 | | |
| Basement | None | | | | |
| Foundation | Crawl Space | | | | |
| Exterior | Vinyl Siding | | | | |
| Porch | Back patio | | | | |
| Roof | Shingle - 2010 | | | | |
| Garage | 1.5 Attached | | | | |
| Size of Lot | .27 Acres | | | | |
| Heat | F/A Gas | | | | |
| Air Cond. | C/A | | | | |
| Water Heater | Gas 30 Gal | | | | |
| Approximate Age | 1977 | | | | |
| Termite Policy | None | | | | |
| School Dist. | Robinson | | | | |
| Water | City | | | | |
| Sewer | City | | | | |
| Key | Please call | | | | |
| Taxes Pd. 2023 | \$2,107.12 | | | | |
| Tax I.D. | 05-4-04-020-054-000 | | | | |



| | |
|--------------------------|--|
| Property Address: | 1312 S. Willow Dr. Robinson, IL. 62454 |
| Owner: | Tori Thurman |
| Listing Price: | \$139,000 |
| Listed by: | Jennifer Crampton (618)554-6268 |

REMARKS:

This home features great curb appeal and is conveniently located on a corner lot in a quiet neighborhood near the Robinson City Park! The interior features three bedrooms and two bathrooms, a large living room with bay window displaying natural light flowing nicely into a dining area and kitchen with additional bar seating! The exterior has fresh paint and a nice concrete patio perfect for entertaining. Call today to schedule a showing!

| | | |
|------------------|-----------|--|
| Entry: | | Vinyl, ceiling light, closet |
| Living Room: | 11'4x20'7 | Carpet, ceiling fan, decorative light, gas fireplace, large bay window |
| Dining Room: | 11'5x11'5 | Vinyl, ceiling fan |
| Kitchen: | 11'5x9'6 | Ceramic tile floor, subway tile backsplash, bar seating, Formica countertop, door to garage, refrigerator, microwave, stove (included) |
| Master Bedroom: | 11'7x14'9 | Carpet (new 2024), ceiling fan, double closet |
| Master Bathroom: | | Vinyl flooring, bathtub/shower surround, vanity, vanity light |
| Hall: | | Vinyl flooring, ceiling light, utility closet, pantry closet |
| Bedroom 2: | 11'4x9'1 | Vinyl flooring, ceiling light, double closet |
| Bedroom 3: | 11'3x11'5 | Carpet (new 2024), ceiling fan, closet |
| Hall Bathroom: | | Vinyl flooring, bathtub/shower surround, vanity, vanity light |
| Garage: | 23'3x21'3 | Paneling, gas heater, work bench, shelving |

R2.25

All information is believed correct, but not guaranteed.

