



116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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 FAX: (618)546-5296  
[www.weberir.com](http://www.weberir.com)

## WEBER REALTY

### Showing Instructions:

Please call Sherri for a showing.

**Property Type** Ranch

	Bedroom	Bath
<b>1st Floor</b>	2	2 1/2
<b>2nd Floor</b>		
<b>Basement</b>		
<b>Foundation</b>	Block	
<b>Exterior</b>	Vinyl Siding	
<b>Porch</b>	Covered Front	
<b>Roof</b>	Shingle	
<b>Garage</b>	1 Car Attached	
<b>Size of Lot</b>	90'x120' M/L	
<b>Heat</b>	2018	
<b>Air Cond.</b>	2018	
<b>Water Heater</b>	Gas	
<b>Approximate Age</b>	1959	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Taxes Pd. 2023</b>	\$2,289.92 (1 exempt)	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	05-4-28-040-051-000	



**Property Address:** 807 W Beech St, Robinson  
**Owner:** Abigail Myers  
**Listing Price:** \$189,000.00  
**Listed by:** Sherri Murray Thomas (618) 562-4329

**Remarks:** This home is a must see! Move-in ready, very clean, new bathroom remodel, full basement with bathroom, water softener and retractable, automatic awning over back patio, updated light fixtures and door handles!

Living Room	11'8"x28'10"	Hardwood floors, ceiling fans, washer/dryer in closet (remain)
Kitchen	22'9"x9'3"	Vinyl floor, eat-in kitchen, double oven, all appliances remain, new stove & refrigerator
Bathroom		Vinyl floor, large walk-in shower, total remodel
Master Bedroom	12x12	Carpet, large closet, ceiling fan with master 1/2 bath
Bedroom	10'3"x11'	Carpet, large closet, ceiling fan

**New hot tub remains.**

R2.295

All information is believed correct, but not guaranteed.

