



CLASS

Realty, Auctions,
and Appraisals
A Fiscus Company

701 N. Jackson St. Robinson, IL.
1stclassrealtyinc.com (618) 546-1550

PRICE	\$122,000
Showing Instructions	24 Hour Notice
Property Address	1712 N. Lincoln St. Robinson, IL 62454
Owner	Julie Wepler, Jeffrey Minnick, Perry H. Graves III
Listed By	James Fiscus

Property Type	Ranch
Sq Footage	1,772
# Of Floors	1
Exterior	Stone, Wood
Roof	Shingle '05
Bedrooms	2
Baths	2
Foundation	Masonry
Basement	None
Lot Size	240' X 118' (3 Lots)
Garage	2 Car Att.
Heat	FA
A/C	CA
Approx. Age	±1957
Water	City
Sewer	City
School Dist.	Robinson
Tax I.D.	05-4-27-030-025-000 05-4-27-030-025-001 05-4-27-030-024-000
Taxes (Yr)	\$1,422.80



Additional comments:

Location, location, location! This home is in a very desirable neighborhood located at the end of a dead end street right next to Robinson High School. This home is almost entirely stone except a couple sides by the attached garage. The exterior also offers a large rear and side yard at this home sits on a 3 lots. The interior features a large living room, a bonus room that has a sliding door to the rear yard, a master suite, and the hall bath that has been remodeled within the last 10 years to include a jetted tub.

Living Room	24'6" X 15' Carpet	Utility Room	10'6" X 12' Carpet
Kitchen	11' X 11' Vinyl	Bedroom	19'6" X 12' Carpet
Dining Room	10' X 8' Vinyl	Hall Bathroom	8' X 8' Vinyl
Master Bedroom	11' X 11' Carpet	Den	13' X 11' Carpet
Master Bathroom	8'6" X 4' Vinyl		

