



PRICE	\$137,800
Showing Instructions	By Appt. 24 Hour Notice Lockbox on Front
Property Address	403 W. Walnut St. Robinson, IL 62454
Owner	Andrew W. & Courtney K. Ferris
Listed By	Eric Fiscus

Property Type	2 Story
Sq Footage	~2,768
# Of Floors	2
Exterior	Wood
Roof	Shingle 2013
Bedrooms	4
Baths	2.5
Foundation	Masonry
Basement	Partial
Lot Size	11,440
Garage	None
Heat	Dual FA
A/C	Dual CA
Approx. Age	±1870 & 1920
Water	City
Sewer	City
School Dist.	Robinson
Tax I.D.	05-4-33-042-019-000 & 022-000
Taxes (Yr)	2,923.98



#### Additional comments

See additional renovation addendum for all of the updates!



# CLASS

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## **403 West Walnut Street Renovation**

The original 1½ story structure was built in the late 1870's by the Olwin family. In the 1920's, a complete second story was added, along with the front porch. A new staircase was built. The kitchen was added along with a dining room, east porch, and lattice porch. A solar room was also added on the second floor above the kitchen.

In April 2010, the house was purchased by the Ferris family and a complete restoration project was started. All the internal walls and ceilings were removed down to the studs/joists. Initially, a licensed contractor was hired to repair and upgrade structural issues. Then the following was completed by licensed contractors when required.

- all new water piping (copper)
- all new wiring (separate panel for the second floor)
- installed zoned HVAC high efficiency systems
- all new energy efficient windows
- insulated walls and second floor ceiling
- installed water softener system
- all new kitchen appliances in service since 2012, when restoration was complete
- relocated downstairs powder room
- added master bedroom bath
- added 4<sup>th</sup> bedroom
- added second floor laundry room
- added pull-down stairs for attic access
- repaired/refinished original downstairs hardwood floors.
- installed new sewer grease trap and inspected sewer line to city connection, installed sump pump in basement
- professionally closed chimney and installed vent-less natural gas logs
- removed old garage
- removed several trees
- recovered/installed original front doors, French doors, dining room window, and stair well window
- new roof 2013