

☆ **BIGGS & COMPANY**
 ☆ **REAL ESTATE, INC.**

Zinnia Biggs

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Seller: Michael Brashear & Alisa Brashear

Agent: Zinnia Biggs

| Property ID | Address | City/State | RMS | BDRMS | BATH | Price |
|---------------------|-------------|--------------|-----|-------|-------|-----------|
| 05-4-34-030-007-000 | 402 S Cross | Robinson, IL | | 7 | 6 1/2 | \$414,000 |

| | | |
|-----------------------------------|--|-----------------------------------|
| Construction: Frame | Living Rm: 15' x 16' carpet | Type of Heat: Water boiler 10 yrs |
| Zoned C-1 | Family Rm: 16' round carpet | 3rd floor Gas F/A 5 yrs |
| Sq. Footage: 3,500+ | Dining: 15' x 26' carpet | AC: Central |
| Lot Size: 125' x 185' | Kitchen: 14 x 16' heated tile | Electrical: Breakers |
| Age/Cond.: 1914/Excellent | Sunroom: 15' x 16' hardwood | Water Heater 50 gal |
| Possession: Negotiable | Bedroom: 15' x 16' hardwood & bath | 2 tankless |
| Avg Util/Mo: | Bedroom: 16' x 26' hardwood & bath | Water/Sewer City/City |
| Ann. Taxes: \$3,794.90 | Bedroom: 13' x 16' hardwood & bath | Siding: Vinyl/steel |
| Garage: 2 garges | Bedroom: 16' round hardwood & bath | Roof: Shingle/Rubber |
| Carpport: | 3rd floor: Living rm, kitchenette, bath and bedroom, office area | School District Robinson |
| Fenced Yard: Wrought iron & vinyl | Basement: 2 bedrooms, bath and rec room. | Current use: Airbnb |
| Windows: Some replacement | | |
| Flooring: Hardwood, carpet, tile | | |
| Draperies: | | |
| Fireplaces: Ventless | Washer/dryer hookups in basement and 3rd floor. | |
| Basement: Partial-finished | | To Show: 24 hr notice |

We do not warranty this information but consider it accurate.