

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

Zinnia Biggs

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Seller: Kristin East and Dakota Brunsman

Agent: Zinnia Biggs

Property ID	Address	City/State	RMS	BDRMS	BATH	Price
05-4-28-030-050-000	1401 N Truman	Robinson, IL	7	4	3	\$272,500

Construction: Ranch	Master Bdrm: 15'3 x 13'9 Hrdwd	Type of Heat: Gas F/A
Zoned	Master Bath: 4' x 9'3 tile shower	AC: Central
Sq. Footage: 2,155	Bdrm: 10'8 x 11' Hrdwd	Electrical: Breakers
Lot Size: 88' x 120"	Bdrm: 11' x 11' Hrdwd	Water Heater 40 gal gas
Age: 1973	Bdrms: 11' x 11' Hrdwd	Water/Sewer City/City
Possession: At closing	Bath: 9' x 10' Tile shower	Siding: Vinyl
Avg Util/Mo:	Bath: 8'5 x 7' Tile shower/tub	Roof: New in 2025
Ann. Taxes: \$3,197.54 1 ex.	Kitchen: 23' x 12' Tile	School District: Robinson
Garage: 1 car att & 2 car det	Eat in kitchen	Notes: Buyer will need to assume the lease on solar panels
Carport: 1 car	Liv Rm: 20' x 12' Hrdwd	
Fenced Yard: Partial	Fam. Room: 24' x 15' Hrdwd	
Windows: Tilt out	Patio	
Flooring: Hardwood and Tile	Rear cover deck	
Draperies:	Appliances: All remain	
Fireplaces: None	Size of Util. Rm.: 8'9 x 15' Tile	
Basement: None		To Show: Call for appt

We do not warranty this information but consider it accurate.

1401 N Truman, Robinson IL

Improvements

New Furnace (2024)

New roof (2025)

Purchased refrigerator and oven (2022)

New landscaping (entire yard)

New paver pathway (2025)

Painted porch/new steps

Painted shutters

New door/trim

Updated door hardware

New baseboards/moldings

New sump pump (2024) now routed to the street

New sliding patio door

Purchased washer and dryer

New paint in all rooms

New master closet and sliding door

New 2nd bathroom flooring

Update and painted all closets

Soft close cabinets

New Hardwood floors

Added gas line for stove/oven