

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

Zinnia Biggs

117 W. Walnut • South Side Square • Robinson, IL 62454

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biggscorealestate@frontier.com



Seller: Biggs Rentals, LLC

Agent: Zinnia Biggs-broker owned

Property ID	Address	City/State	Rms	BDRMS	BATH	Price
05-4-33-047-019-000	803 S Cross	Robinson, IL	6	3	2 ½	
05-4-33-047-020-000						
Construction: Frame		Bdrm: 19' x 12'1 walk-in closet		Type of Heat: Gas F/A		
Zoned		Bdrm: 17'8 x 10'8 walk-in closet		AC: Central		
Sq. Footage: Aprox 1808		Bdrm: 23' x 13'5 Double closet		Electrical: Breakers		
Lot Size: 65x130 & 65x65		Bdrm:		Water Heater Gas		
Age/Cond.: 1938		Bath: Tub/shower		Water/Sewer City/City		
Possession: At closing		Bath: Tub/Shower		Siding: Brick		
Avg Util/Mo:		Bath: Half		Roof: Approx. 12 yrs		
Ann. Taxes: \$1660.00 0 ex.		Liv Rm:		School District: Robinson		
Garage: 1 Car detached		Office: 11' x 6'9 upstairs		Notes: 3 bdrms, 2 1/2 baths brick home with wood laminate throughout, several updates, full unfinished basement, extra lot and 1 car detached garage. Basement has been waterproofed and wall stabilized. Lifetime Warranty will transfer with home		
Carport: None		Dining Room: 10' x 15'9				
Fenced Yard: None		Kitchen: 12'3 x 11'5				
Windows: Replacements		Entry:				
Flooring: Laminate & vinyl		Appliances: Stove, dishwasher, refrigerator, microwave				
Draperies:						
Fireplaces: None		Size of Util. Rm.: 5'5 x 6'3		To Show: Anytime		
Basement: Full unfinished						

We do not warranty this information but consider it accurate.
The buyer is encouraged to have professional inspections made.