

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

Zinnia Biggs

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

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Bank approval letter required prior to viewing

Seller: Becky C Lathrop

Agent: Zinnia Biggs 618-562-6703

Property ID	Address	City/State	RMS	BDRMS	BATH	Price
05-4-33-023-037-000	408 W Locust	Robinson	7	4	2	\$515,000

Construction: 2 story	Bdrm: 11' x 9' NW	Type of Heat: Boiler heat
Zoned	Bdrm: 11' x 15" SW	AC: Central/window units
Sq. Footage: 2216 approx	Bdrm: 11' x 15' Middle	Electrical: Breakers
Lot Size: .85 acre	Master Bdrm: 10'2 x 18'	Water Heater Gas
Age: 125 yrs +	Master Bath: Tub	Water/Sewer City/city
Possession: At closing	Bath: Shower/Tub	Siding: Brick
Avg Util/Mo:	Half Bath on main floor	Roof: Tile
Ann. Taxes: \$4,722.15 2 ex	Bath: 4' x 7'3	School District: Robinson
Garage: 2 car detached	Kitchen: 10' x 15'	Notes: Owned by the same family for 3 generations, this home is now being offered to a new family for an opportunity to enjoy it's uniqueness.
Carport:	Dining Rm: 14' x 12'	
Fenced : Inground pool	Liv Rm: 14'6 x 25'	
Windows: Replacements	Fam. Room:	
Flooring: Hardwood/vinyl/carpet	Sunporch: 10' x 18'	
Draperies: Remain	Porch:	
Fireplaces: Gas	Appliances: Kitchen remains	
Basement: Full	Size of Util. Rm.: In closet	
		To Show: Call for appt

We do not warranty this information but consider it accurate.