



MOTIVATED SELLER - QUALIFIED BUYERS ONLY

Approx. sq. ft.	6,162
Property Type	1.5/2 story
No. Rms.	9
	Bedrooms Bath
1st Floor	1 1.5
2nd Floor	3 3
Basement	1
Foundation	partial basement/crawl
Walls	Walnut panels/wallpaper
Floors	carpet/tile/vinyl/lam.
Porch	open front/side porch
Roof	tile
Windows	original grand window/replacement
Garage	att. 2 car/att. carport/det. 4 car
Exterior	stone
Heat/AC	2013 geothermal-5 zones
Water Heater	50 gal gas & 50 gal elec.
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/septic
Size of Lot	11.6 acres +/-
Taxes	'21 \$12,276.74 (1 exemption)
Approximate Age	1932
Utility average	\$249.00
Tax I.D. #05-1-27-000-028-000	



Price:	\$725,000
Address of Property	11266 N. Trimble Rd.
	Robinson, IL 62454
Owner:	Les and Kandle Dart
Address:	
Phone:	
Listed by:	Janette Rosborough
Sign Wanted:	no
Key:	NONE

REMARKS: (All information believed correct, but not guaranteed.)
 One of a kind estate with beautiful, original woodwork and architecture throughout. 4 large bedrooms, each with private ensuite provide options for this home to be used as personal residence, bed and breakfast and/or event venue. Property grounds include various flower gardens, vegetable garden, fruit orchard w/large variety of trees and a large pond. **DOCK UNSTABLE - DO NOT WALK ON. Marble urn, lamps & elephants around porch reserved;** all other furnishings negotiable.

MAIN FLOOR

- FOYER:** 7.5'x12', tile, coat closet, pocket door to Great Room
- GREAT ROOM:** 32'x20.5', carpet, 48" chandelier w/ electric motor to raise/lower plus 11'x20.5' entry/landing
- LIBRARY:** 14'x21.5', carpet, fireplace w/gas insert (not used recently), built-in bookcase, door to porch
- HALLWAY:** **POWDER ROOM:** single vanity, tile; elevator to 2nd floor functional - **DO NOT USE DURING SHOWINGS**
- DINING:** 15'x19', carpet, original pocket doors
- KITCHEN:** 12'x12.5', tile, appliances remain, step down to back entrance - **WATCH YOUR STEP:** garage & basement access
- BREAKFAST NOOK:** 8.5x21', tile
- COTTAGE ROOM:** 13.5'x15.5' + 25'x10' sitting area w/ woodburning fireplace (not used recently), entry door from porch, small kitchenette in walk-in closet, add'l walk-in closet; **BATH:** large single vanity, shower can fit 2 cars tandem; side entrance to house with access to basement and main floor
- CARPORT:**

SECOND FLOOR

- JULIET ROOM:** 18'x15.5', carpet, walk-in closet, Juliet balcony overlooking Great Room, ensuite
- THE WHITE ROOM:** 10.5'x15' + 9'x17' sitting area, small & large closet; **BATH:** vinyl, pedestal sink, tub/shower, linen closet
- LAUNDRY ROOM:** 9.5'x12', carpet, washer/dryer negotiable, cabinets w/sink, built-in shelving
- MASTER SUITE:** 12.5'x22.5', carpet, 3 small closets, access from upstairs hall or from balcony (overlooking Great Room, exterior door to upper balcony (above sunporch); **BATH:** shower, soaking tub, large vanity, walk-in closet; **DRESSING ROOM/PRIVATE OFFICE:** 11.5'x18.5', built-in shelving, closets secondary washer/dryer, utility sink, water softener, upright freezer & deep freeze negotiable

BASEMENT:

LD: 5/28/22

R -2.25

