

Detached Single MLS #:07544668 List Price: \$309,000 Status: PCHG List Date: 06/03/2010 Orig List Price: \$382,613 Sold Price: Area: 42 List Dt Rec: 06/03/2010

Address: 2423 Fen View Circle, Island Lake 60042 Contingency Flag: Directions: Rt 176 to River Rd., to Dowell Rd. to Sales Center

Listing Market Time: 58 Off Market: Contract: Points: Closed: Financing: Census Tract:

Year Built: 2009 Built B4 78: No Currently Leased: Subdivision: Prairie Woods

Ownership: Fee Simple Model: Hampshire Dimensions: 134X88

Corp Limits: Island Lake County: Mc Henry

Township: Nunda

Bedrooms: 4 Bathrooms: 2.1 Rooms: 10 Master Bath: Yes Basement: Yes Basement Bath: No Parking: Garage Cars: 2 Fireplaces: 1

School Data Coordinates <u>Miscellaneous</u> **Assessments** <u>Tax</u> Elementary: (15) North: 29 Amount: \$29 Amount: \$0 Waterfront: No Junior High: (15) South: 0 Frequency: Monthly PIN: 1517277018 Wall Insul: 15 High School: (156) West: 29 Special: No Mult PINs: Ceil Insul: 38 Other: East: 0 Tax Year: 2009 Appx SF: 2696 Tax Exmps: Acreage: 0.25

<u>Level</u> Room Name Size **Flooring** Win Trmt Room Name Size **Flooring** Win Trmt Level Living Room 13X13 **Main Level** Master Bedroom 17X14 2nd Level Dining Room 10X10 **Main Level** 2nd Bedroom 11X17 2nd Level Kitchen 11X11 2nd Level Main Level Hardwood 3rd Bedroom **10X13** 4th Bedroom 10X12 Family Room 19X13 **Main Level** 2nd Level Breakfast Rm 11X10 Main Level Hardwood Den **14X11 Main Level**

Age: NEW Ready for Occupancy Features: Oth Info: Home Warranty, Listing Air Cond: Central Air Foundation: Concrete Agent Must Accompany, School Bus Service Amenities: Park/Playground Exst Bas/Fnd:

Lot Desc: Appliances: Oven/Range, Microwave, Fireplace: Location-Family Room, Wood

Lot Size: .25-.49 Acre Dishwasher, Refrigerator, **Burning, Gas Starter** Asmt Incl: None Disposal Garage: Attached, 2 Car Garage Const Opts: Parking: None/Not Applicable

Basement: Full, Unfinished Occ Date: 06/03/2010 Other Rooms: Bath Amn: MBR - Full, Separate Shower, Possession: Closing, Immediate Kitchen: Island, Pantry-Walk-in

Double Sink Roof: Asphalt/Glass (Shingles) Heating: Gas Dining: Water: Public Driveway: Asphalt Type: 2 Stories

Sewer: Sewer-Public Electricity: 200+ Amp Service Sale Terms: Oth Impr: Curbs/Gutters, Sidewalks, Street

Equipment: **Lights, Streets Paved** Green Rating Source: Exterior: Aluminum/Vinyl/Steel Siding Exposure: Green Feats:

Green Disc:

HERS Index Score:

Remarks: Quick delivery home in the Fabulous Prairie Woods Subdivision! 2 story foyer, formal LR & DR, kitchen with granite tops, hardwood floors, stainless appliances and huge pantry; family room includes woodburning fireplace. Master suite w/ luxury master bath and massive walk in closets. No SSA!! Offering a third car addition for only \$9,000. Hurry - Won't Last!

Agent Remarks: Office Hours Mon & Fri 10am-6pm; Sat & Sun 10am-5pm.

Internet Listing: All Remarks on Internet?: Yes Addr on Internet?: Yes VOW Comments/Reviews: No VOW AVM: No

Listing Type: Exclusive Agency Holds Earnest Money: Yes Lock Box:

Coop Comp: 3% Special Comp Info: None

Showing Inst: Call 815-759-9898

Owner: Prairie Woods Associates Ph #: Agent Owned/Interest?: Yes

Broker: Kenneth James Realty LLC (4041) Ph #: (847) 564-7720 Team:

Email: ckj@kjames.com Ph #: (847) 564-7720x27 List Agent: Carl James (31922) Co-lister: Ph #: More Agent Contact Info:

Copyright 2010 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

Prepared By: Carl James - Kenneth James Realty LLC 07/30/2010 09:10 AM