



**Detached Single**  
 Status: **PCHG**  
 Area: **42**  
 Address: **2423 Fen View CIR, Island Lake 60042**  
 Directions: **Rt 176 to River Rd., to Dowell Rd. to Sales Center**  
 Sold by:  
 Off Market:  
 Closed:  
 Year Built: **2009**  
 Ownership: **Fee Simple**  
 Model: **Hampshire**  
 Corp Limits: **Island Lake**  
 Township: **Nunda**  
 Rooms: **10**  
 Master Bath: **Yes**  
 Parking: **Garage**

MLS #: **07339041**  
 List Date: **10/01/2009**  
 List Date Recvd: **10/01/2009**  
 Contract:  
 Financing:  
 Built Before 78: **No**  
 Subdivision: **Prairie Woods**  
 Dimensions: **134X88**  
 County: **Mc Henry**

List Price: **\$323,000**  
 Orig List Price: **\$382,613**  
 Sold Price:  
 Contingency Flag:  
 Listing Market Time: **55**  
 Points:  
 Census Tract:  
 Currently Leased:  
 Bedrooms: **4**  
 Bathrooms: **2.1**  
 Basement Bath: **No**  
 Fireplaces: **1**

**School Data**

Elementary: **(15)**  
 Junior High: **(15)**  
 High School: **(156)**  
 Other:

**Coordinates**

North: **29**  
 South: **0**  
 West: **29**  
 East: **0**

**Assessments**

Amount: **29**  
 Frequency: **Monthly**  
 Special: **No**

**Tax**

Amount: **\$0**  
 PIN: **1517277018**  
 Mult PINs:  
 Tax Year: **2008**  
 Tax Exmps:

**Miscellaneous**

Waterfront: **No**  
 Wall Insul: **15**  
 Ceil Insul: **38**  
 Appx SF: **2696**  
 Acreage: **0.25**

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

Age: **NEW Ready for Occupancy**  
 Air Cond: **Central Air**  
 Amenities: **Park/Playground**  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal**  
 Attic:  
 Basement: **Full, Unfinished**  
 Bath Amn: **MBR - Full, Separate Shower, Double Sink**  
 Dining:  
 Driveway: **Asphalt**  
 Electricity: **200+ Amp Service**  
 Equipment:  
 Exterior: **Aluminum/Vinyl/Steel Siding**

Features:  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Fireplace: **Location-Family Room, Wood Burning, Gas Starter**  
 Garage: **Attached, 2 Car Garage**  
 Parking: **None/Not Applicable**  
 Occ Date: **10/01/2009**  
 Kitchen: **Island, Pantry-Walk-in**  
 Heating: **Gas**  
 Water: **Public**  
 Sewer: **Sewer-Public**  
 Oth Impr: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved**  
 Exposure:

Oth Info: **Home Warranty, Listing Agent Must Accompany, School Bus Service**  
 Lot Desc:  
 Lot Size: **.25-.49 Acre**  
 Asmt Incl: **None**  
 Const Opts:  
 Other Rooms:  
 Possession: **Closing, Immediate**  
 Roof: **Asphalt/Glass (Shingles)**  
 Style:  
 Type: **2 Stories**  
 Sale Terms:

Remarks: **Fabulous Hampshire model on Lot 43 in Prairie Woods Subdivision for quick delivery! 2 story foyer, formal LR & DR, kitchen with granite countertops, hardwood floors, stainless appliances and huge pantry; family room includes woodburning fireplace. Master suite boasts luxury master bath and massive walk in closets. No SSA!! We'll do a third car addition for only \$9,000. Hurry - This one won't last!**

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

Internet Listing: **All**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Agency**  
 Coop Comp: **3%**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **Yes**

Addr on Internet?: **Yes**

Lock Box:  
 Special Comp Info: **None**

Showing Inst: **Call 815-759-9898**

Owner: **Prairie Woods Associates, LLC**

Ph #:

Agent Owned/Interest?: **Yes**

Broker: **Kenneth James Realty LLC (4041)**

Ph #: **(847) 564-7720**

Team:

List Agent: **Carl James (31922)**

Ph #: **(847) 564-7720x27**

Email: **ckj@kjames.com**

Co-lister:

Ph #:

More Agent Contact Info:

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Prepared By: Carl James - Kenneth James Realty LLC 11/24/2009 03:54 PM