



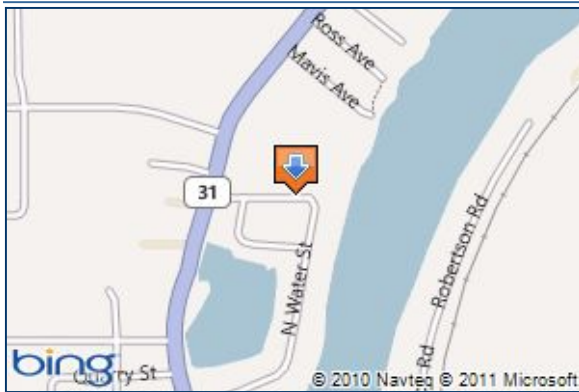
Attached Single
 Status: **ACTV**
 Area: **177**

MLS #: **07973045**
 List Date: **01/11/2012**
 List Dt Rec: **01/11/2012**

List Price: **\$187,000**
 Orig List Price: **\$198,000**
 Sold Price:
 SP Incl: **Yes**
 Parking:

Address: **17 Melrose Ct , South Elgin, Illinois 60177**
 Directions: **Route 31 (La Fox Road) to Melrose / Sundown East to Property. Near River**
 Lst. Mkt. Time: **21**

Closed:	Contract:	Points:
Off Mkt:	Financing:	Contingency:
Year Built: 2009	Blt Before 78: No	Curr. Leased:
Dimensions: 47X54	Subdivision:	Model:
Ownership: Fee Simple	Township: Elgin	County: Kane
Corp Limits: South Elgin		# Fireplaces:
Coordinates: N:9 S: E: W:34	Bathrooms: 2/1	Parking: Garage
Rooms: 7	(Full/Half):	
Bedrooms: 3	Master Bath: Full	# Spaces: Gar:2
Basement: English	Bsmnt. Bath: No	Parking Incl: Yes
		In Price:
Waterfront: No	Appx SF: 2000	SF Source: Builder
Total Units: 3	Unit Floor Lvl.: 1	# Days for
# Stories: 2		Bd Apprvl: 0
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:



Remarks: **Gorgeous Model Townhouse. All furnishings/accessories/window treatments stay! This beautiful model features a great view of the fox river from the living room. 9 ft. ceilings and nice interior finishes and color choices. The upstairs features 3 large bedrooms and Master with bath. Huge great room/dining room with tons of natural light. Finished english basement. Nothing needed, ready to move in! Bring in all offers!**

School Data

Elementary: **Willard (46)**
 Junior High: **Kenyon Woods (46)**
 High School: **South Elgin (46)**
 Other:

Assessments

Amount: **\$130**
 Frequency: **Monthly**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**

Tax

Amount: **NEW**
 PIN: **0626376026**
 (Map)
 Tax Year: **2010**
 Tax Exmps:
 Coop Tax Deduction:
 Tax Deduction Year:

Pet Information

Pets Allowed: **Cats**
OK,
Dogs
OK
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	21X13	Main Level	Carpet	All	Master Bedroom	14X12	2nd Level	Carpet	All
Dining Room	12X11	Main Level	Carpet	All	2nd Bedroom	11X11	2nd Level	Carpet	All
Kitchen	11X13	Main Level	Vinyl		3rd Bedroom	11X11	2nd Level	Carpet	All
Family Room	14X13	Basement	Carpet		4th Bedroom		Not Applicable		
Laundry Room	6X4	2nd Level							

Interior Property Features: **2nd Floor Laundry**

Exterior Property Features:

Age: 1-5 Years	Garage Ownership:	Sewer: Sewer-Public
Type: Townhouse-2 Story	Garage On Site: Yes	Water: Public
Exposure:	Garage Type: Attached	Const Opts:
Exterior: Vinyl Siding, Cedar	Garage Details:	General Info: None
Air Cond: Central Air	Parking Ownership:	Amenities:
Heating: Gas, Forced Air	Parking On Site:	Asmt Incl: Exterior Maintenance, Lawn Care
Kitchen:	Parking Details:	HERS Index Score:
Appliances: Oven/Range, Dishwasher, Disposal	Parking Fee (High/Low): /	Green Disc:
Dining: Separate	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: Finished	Green Feats:
Fireplace Details:	Foundation:	Sale Terms:
Fireplace Location:	Ext Bas/Fnd:	Possession: Closing
Electricity:	Roof:	Est Occp Date:
Equipment:	Disability Access: No	Management:
Additional Rooms: No additional rooms	Disability Details:	Addl. Sales Info.: REO/Lender Owned
	Lot Desc: Common Grounds	

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Prepared By: Marvin Vestuto | Vestuto Real Estate Corp | 01/31/2012 10:45 AM