



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

MLS #: **07973064**
 List Date: **01/11/2012**
 List Dt Rec: **01/11/2012**

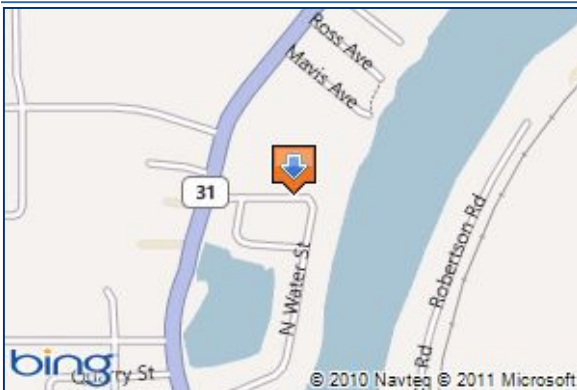
List Price: **\$190,000**
 Orig List Price: **\$198,000**
 Sold Price:
 SP Incl:
 Parking:

Address: **19 Melrose Ct Unit 19, South Elgin, Illinois 60177**
 Directions: **Route 31 (La Fox Road) to Melrose Ct/Sundown East toward River to property**
 Lst. Mkt. Time: **21**

Closed:
 Off Mkt:
 Year Built: **2009**
 Dimensions: **COMMON**
 Ownership: **Fee Simple w/ HO Assn.**
 Corp Limits: **South Elgin**
 Coordinates: **N:9 S: E: W:34**
 Rooms: **8**
 Bedrooms: **3**
 Basement: **English**
 Waterfront: **No**
 Total Units: **3**
 # Stories: **2**
 % Own. Occ.:

Contract:
 Financing:
 Blt Before 78: **No**
 Subdivision: **River Place**
 Township: **Elgin**
 Bathrooms: **2/1**
 (Full/Half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Appx SF: **2000**
 Unit Floor Lvl.: **1**
 % Cmn. Own.:

Points:
 Contingency:
 Curr. Leased: **No**
 Model: **Fieldstone**
 County: **Kane**
 # Fireplaces:
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl.
 In Price:
 SF Source: **Builder**
 # Days for
 Bd Apprvl: **0**
 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. Huge great room, upgraded trim and door package. Great finished english basement. Wide plank hardwood floors on first floor. This unit is a stunner. You will fall in love immediately with the open feel, eat in kitchen, and 9 foot ceilings. Move in ready!**

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	14X17	Main Level	Hardwood	All	Master Bedroom	14X12	2nd Level	Carpet	
Dining Room	12X11	Main Level	Hardwood	All	2nd Bedroom	11X11	2nd Level	Carpet	All
Kitchen	11X10	Main Level	Hardwood	All	3rd Bedroom	11X11	2nd Level	Carpet	All
Family Room	14X13	Basement	Carpet	All	4th Bedroom		Not Applicable		
Laundry Room	6X4	2nd Level	Vinyl		Breakfast Room	11X10	Main Level	Hardwood	All

Interior Property Features: **Laundry Hook-Up in Unit**

Exterior Property Features: **Deck, Storms/Screens, Private Entrance, End Unit**

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: Brick	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, Snow Removal
Kitchen: Eating Area-Table Space, Pantry-Walk-in	Parking Details:	HERS Index Score:
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal	Parking Fee (High/Low): /	Green Disc:
Dining: Separate	Driveway: Asphalt	Green Rating Source:
Bath Amn: Double Sink	Basement Details: Finished	Green Feats:
Fireplace Details:	Foundation: Concrete	Sale Terms:
Fireplace Location:	Ext Bas/Fnd:	Possession: Closing
Electricity: Circuit Breakers, 200+ Amp Service	Roof: Asphalt/Glass (Shingles)	Est Occp Date:
Equipment:	Disability Access: No	Management:
Additional Rooms: Breakfast Room	Disability Details:	Adtl. Sales Info.: None
	Lot Desc:	

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Prepared By: **Marvin Vestuto | Vestuto Real Estate Corp | 01/31/2012 10:46 AM**