



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

MLS #: **07973217**
 List Date: **01/11/2012**
 List Dt Rec: **01/11/2012**

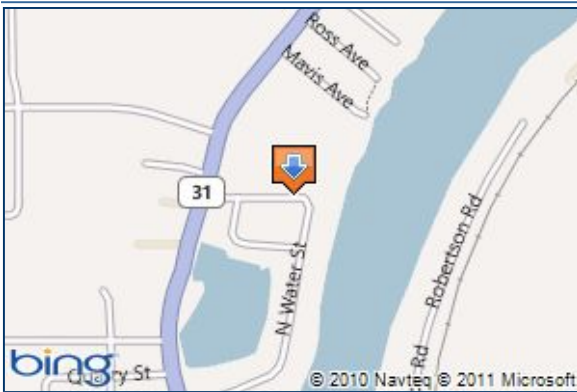
List Price: **\$170,000**
 Orig List Price: **\$198,000**
 Sold Price:
 SP Incl:
 Parking:

Address: **1 Melrose Ct Unit 1, 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 2 story end unit town home in River Place development. 3 bedrooms with 2.5 baths. Huge great room with upgraded lighting package. You'll feel right at home with all the natural light and great flow of the floorplan. Fantastic kitchen, and all appliances stay. You'll love the convenience of the second floor laundry. Bring in your 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: **0626376055**
 (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**
 Type: **Townhouse-2 Story**
 Exposure:
 Exterior: **Brick**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Eating Area-Table Space, Pantry-Walk-in**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal**
 Dining: **Separate**
 Bath Amn: **Double Sink**
 Fireplace Details:
 Fireplace Location:
 Electricity: **Circuit Breakers, 200+ Amp Service**
 Equipment:
 Additional Rooms: **Breakfast Room**

Garage Ownership:
 Garage On Site: **Yes**
 Garage Type: **Attached**
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Parking Fee (High/Low): /
 Driveway: **Asphalt**
 Basement Details: **Finished**
 Foundation: **Concrete**
 Exst Bas/Fnd:
 Roof: **Asphalt/Glass (Shingles)**
 Disability Access: **No**
 Disability Details:
 Lot Desc:

Sewer: **Sewer-Public**
 Water: **Public**
 Const Opts:
 General Info: **None**
 Amenities:
 Asmt Incl: **Exterior Maintenance, Lawn Care, Snow Removal**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Est Occp Date:
 Management:
 Addl. Sales Info: **None**

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