



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

MLS #: **07973106**
 List Date: **01/11/2012**
 List Dt Rec: **01/11/2012**

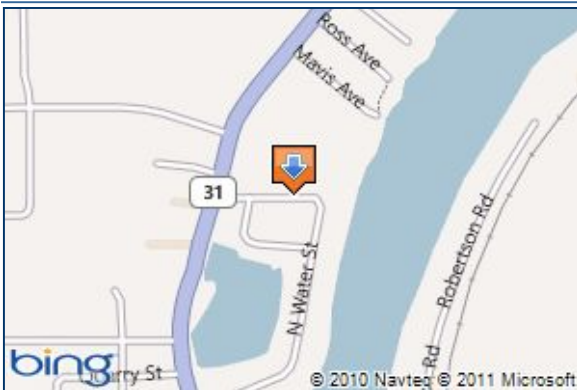
List Price: **\$156,000**
 Orig List Price: **\$170,000**
 Sold Price:
 SP Incl: **Yes**
 Parking:

Address: **41 Melrose Ct , South Elgin, Illinois 60177**
 Directions: **Route 31 (La Fox) 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: **6**
 Bedrooms: **3**
 Basement: **Full**
 Waterfront: **No**
 Total Units: **2**
 # 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: **1563**
 Unit Floor Lvl.: **1**
 % Cmn. Own.:

Points:
 Contingency:
 Curr. Leased:
 Model: **Waterford**
 County: **Kane**
 # Fireplaces:
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl: **Yes**
 In Price:
 SF Source: **Builder**
 # Days for
 Bd Apprvl: **0**
 Fees/Approvals:



Remarks: **Spacious Waterford unit in River Place South Elgin. Dramatic entry opens to Great Room. Dining room overlooks back deck. Wonderful features and finishes include 6 panel doors, hardwood floors in kitchen and all appliances stay. Newer end-unit has carpet throughout, and spacious master suite. 2 car garage. This well constructed unit is a fantastic value!**

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: **0626376061**
 (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	15X17	Main Level	Carpet		Master Bedroom	15X13	2nd Level	Carpet	
Dining Room	10X9	Main Level	Carpet		2nd Bedroom	15X11	2nd Level	Carpet	
Kitchen	13X10	Main Level	Hardwood		3rd Bedroom	11X11	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **1-5 Years**
 Type: **Townhouse-2 Story**
 Exposure:
 Exterior: **Vinyl Siding, Cedar**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Pantry-Closet**
 Appliances:
 Dining:
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity:
 Equipment:
 Additional Rooms: **No additional rooms**

Garage Ownership:
 Garage On Site: **Yes**
 Garage Type: **Attached**
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Parking Fee (High/Low): **/**
 Driveway:
 Basement Details: **Unfinished**
 Foundation:
 Ext Bas/Fnd:
 Roof:
 Disability Access: **No**
 Disability Details:
 Lot Desc: **Common Grounds**

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

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MLS #: 07973106

Prepared By: Marvin Vestuto | Vestuto Real Estate Corp | 01/31/2012 10:47 AM