



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

MLS #: **07973159**
 List Date: **01/11/2012**
 List Dt Rec: **01/11/2012**

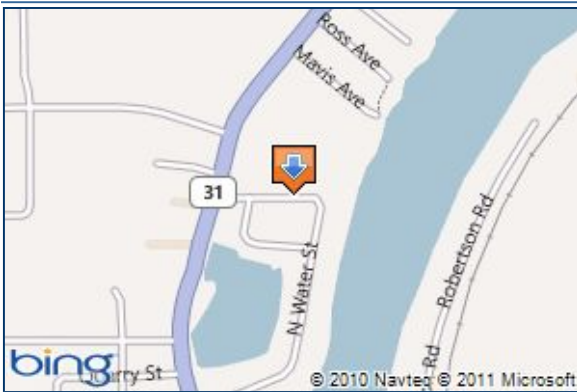
List Price: **\$160,000**
 Orig List Price: **\$170,000**
 Sold Price:
 SP Incl: **Yes**
 Parking:

Address: **43 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: **2**
 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 foyer and upgraded lighting package. Full unfinished basement and open fireplace niche 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	16X15	2nd Level	Carpet	
Dining Room	10X9	Main Level	Carpet		2nd Bedroom	15X13	2nd Level	Carpet	
Kitchen	13X10	Main Level	Hardwood		3rd Bedroom				
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Loft	14X9	2nd Level		

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: **Loft**

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:
 Exst 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 #: 07973159

Prepared By: Marvin Vestuto | Vestuto Real Estate Corp | 01/31/2012 10:48 AM