



Detached Single MLS #: **07318983** List Price: **\$439,000**
 Status: **ACTV** List Date: **09/08/2009** Orig List Price: **\$439,000**
 Area: **174** List Dt Rec: **09/08/2009** Sold Price:
 Address: **6N225 NORTHERN LIGHT LN, St. Charles** Contingency Flag:
60175
 Directions: **Route 64 to Route 47. Route 47 North to Empire Road. Empire Road East to Sunset Views Drive to home**
 Sold by: Listing Market Time: **130**
 Off Market: Contract: Points:
 Closed: Financing: Census Tract:
 Year Built: **2009** Built B4 78: **No** Currently Leased:
 Ownership: **Fee Simple** Subdivision: **Sunset Views**
 Model: Dimensions: **78X197X342X144X374**
 Corp Limits: **Lily Lake** County: **Kane**
 Township: **Campton**
 Rooms: **8** Bedrooms: **3** Bathrooms: **2**
 Master Bath: **Yes** Basement: **Yes** Basement Bath: **No**
 Parking: **Garage** Cars: **3** Fireplaces: **1**

School Data	Coordinates	Assessments	Tax	Miscellaneous
Elementary: (301)	North: 6	Amount: 600	Amount: \$3,128.14	Waterfront: No
Junior High: (301)	South: 0	Frequency: Annual	PIN: 0808378001	Wall Insul: 15
High School: (301)	West: 43	Special: Yes	Mult PINs:	Ceil Insul: 35
Other:	East: 0		Tax Year: 2007	Appx SF: 2400
			Tax Exmps:	Acreage: 1.63

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room		Not Applicable			Master Bedroom	15X16	Main Level		
Dining Room	12X13	Main Level			2nd Bedroom	13X12	Main Level		
Kitchen	12X17	Main Level			3rd Bedroom	12X12	Main Level		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Great Rm	19X18	Main Level			Laundry	6X10	Main Level		
Breakfast Rm	12X17	Main Level							

Age: NEW Proposed Construction	Features:	Oth Info: None
Air Cond: Central Air	Foundation:	Lot Desc:
Amenities:	Exst Bas/Fnd:	Lot Size: 1.0-1.99 Acres
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator	Fireplace: Location-Other	Asmt Incl: Other
Attic:	Garage: Attached	Const Opts:
Basement: Full, Unfinished	Parking: Off Street	Other Rooms:
Bath Amn:	Occ Date: 11/30/2009	Possession: Closing
Dining: Separate	Kitchen: Eating Area-Table Space	Roof:
Driveway:	Heating: Gas, Forced Air	Style:
Electricity:	Water: Well-Private	Type: 1 Story
Equipment:	Sewer: Septic-Private	Sale Terms:
Exterior: Cedar	Oth Impr:	Green Rating Source:
HERS Index Score:	Exposure:	Green Feats:
Green Disc:		

Remarks: **Why settle when you can build NEW. Custom Ranch Home to be built by Lighthouse Builders, Inc. Chefs Kitchen, Granite countertops and Stainless Appliances, Executive Trim Package, Full Masonry Fireplace, Hardwood Floors, Luxurious Master Bath with whirlpool. Outstanding Quality. This home is an incredible value. Many other floor plans to choose from. New Custom Homes from \$399,000 on 1 1/3 acre lots.**

Agent Remarks: **Register your clients with LO and at Builders Model at your first visit to the subdivision. Take a look at other floor plans available. You will not be able to beat the quality and pricing available from Lighthouse Builders, Inc.**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: No	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box:
Coop Comp: 2.5%		Special Comp Info: None
Showing Inst: Home to be built, please drive by location or register		
Owner: Owner of record	Ph #:	Agent Owned/Interest?: No
Broker: Vestuto Real Estate Corp (149)	Ph #: (630) 377-2336	Team:
List Agent: Mark Vestuto (449)	Ph #: (630) 377-2336	Email: vestuto@foxvalley.net
Co-lister:	Ph #:	More Agent Contact Info:

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Prepared By: Mark Vestuto - Vestuto Real Estate Corp 01/15/2010 02:28 PM