Attached Single
Status: ACTV
Area: 177

MLS #: 07973250
List Date: 01/11/2012
List Dt Rec: 01/11/2012

List Price: $180,000
Orig List Price: $198,000
Sold Price:
SP Incl. Yes
Parking:

Address: 7 Melrose Ct Unit 7, South Elgin, Illinois 60177
Directions: Route 31 (La Fox Road) to Melrose / Sundown East to Property. Near River

Lst. Mkt. Time: 21

Closed:	Contract:	Points:
Off Mkt:	Financing:	Contingency:
Year Built: 2009	Blt Before 78: No	Curr. Leased:
Dimensions: COMMON		
Ownership: Fee Simple	Subdivision:	Model:
Corp Limits: South Elgin	Township: Elgin	County: Kane
Coordinates: N:9 S: E: W:34		# Fireplaces:
Rooms: 7	Bathrooms (Full/Half): 2/1	Parking: Garage
Bedrooms: 3	Master Bath: Full	# Spaces: Gar:2
Basement: English	Bsmnt. Bath: No	Parking Incl. In Price: Yes
Waterfront: No	Appx SF: 2000	SF Source: Builder
Total Units: 3	Unit Floor Lvl.: 1	# Days for Bd Apprvl: 0
# Stories: 2		
% Own. Occ.:	% Cmn. Own.:	Fees/Approvals:

Remarks: **Great end unit town house in River Place development. Enjoy the scenic views of the Fox River. Unit features hardwood floors throughout the first level. Lots of natural light in the living room and kitchen. Wonderful open floor plan. 3 carpeted bedrooms upstairs. 2.5 Baths. A great buy for the money! Bring in all offers.**

School Data
Elementary: Willard (46)
Junior High: Kenyon Woods (46)
High School: South Elgin (46)
Other:

Assessments	Tax	Pet Information
Amount: $130	Amount: NEW	Pets Allowed: Cats OK, Dogs OK
Frequency: Monthly	PIN: 0626376055 *(Map)*	
Special Assessments: No	Tax Year: 2010	
Special Service Area: No	Tax Exmps:	Max Pet Weight:
Master Association: No	Coop Tax Deduction:	
	Tax Deduction Year:	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X17	Main Level	Hardwood	All	Master Bedroom	14X12	2nd Level	Carpet	All
Dining Room	12X11	Main Level	Hardwood	All	2nd Bedroom	11X11	2nd Level	Carpet	All
Kitchen	11X10	Main Level	Hardwood		3rd Bedroom	11X11	2nd Level	Carpet	All
Family Room	14X13	Basement	Carpet		4th Bedroom		Not Applicable		
Laundry Room	6X4	2nd Level							

Interior Property Features: 2nd Floor Laundry
Exterior Property Features:

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: Vinyl Siding, Cedar	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
Kitchen:	Parking Details:	HERS Index Score:
Appliances: Oven/Range, Dishwasher, Disposal	Parking Fee (High/Low): /	Green Disc:
Dining: Separate	Driveway:	Green Rating Source:
Bath Amn:	Basement Details: Finished	Green Feats:
Fireplace Details:	Foundation:	Sale Terms:
Fireplace Location:	Exst Bas/Fnd:	Possession: Closing
Electricity:	Roof:	Est Occp Date:
Equipment:	Disability Access: No	Management:
Additional Rooms: No additional rooms	Disability Details:	Addl. Sales Info.: REO/Lender Owned
	Lot Desc: Common Grounds	

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