



Attached Single MLS #: **07388336** List Price: **\$219,896**
 Status: **ACTV** List Date: **11/30/2009** Orig List Price: **\$225,896**
 Area: **104** List Dt Rec: **11/30/2009** Sold Price:
 Address: **471 RAILROAD Avenue, Bartlett 60103** Contingency Flag:
 Directions: **DEVON TO PROSPECT N TO RAILROAD W TO PROPERTY**
 Sold by: Listing Market Time: **74**
 Off Mkt Date: Contract Date: Points:
 Closed Date: Finance Code: Census Tract:
 Year Built: **2004** Built B4 78: **No** Leased: **No**
 Ownership: **Fee Simple w/ HO Assn.** Subdivision: **Asbury Place**
 Model: **Chatfield** Dimensions: **COMMON**
 Corp Limits: **Bartlett** County: **Cook**
 Township: **Hanover**
 Rooms: **6** Bedrooms: **2** Bathrooms: **2.1**
 Mstr Bath: **Yes** Basement: **Yes** Bmt Bath: **No**
 Parking: **Garage** Cars: **2** Fireplaces:
 Total # Units: **6** Unit Floor Level: **1** Waterfront: **No**

Elementary: **BARTLETT ELEMENTARY SCHOOL (46)**
 Junior High: **EASTVIEW MIDDLE SCHOOL (46)**
 High School: **SOUTH ELGIN HIGH SCHOOL (46)**
 Other:

Miscellaneous

Appx SF: **1376** # Days for Bd Apprvl: **0**
 Lowest Parking Fee: Highest Parking Fee:
 % Owner Occupied: % Common Ownership:
 Est Occp Date: Wall & Ceiling Insulation: /
 Coordinates: North: **5** South: **0** West: **30** East: **0**

Taxes

Amount: **\$4,926.75**
 PIN: **06353220190000**
 Multiple PINs:
 Tax Year: **2008**

Assessments

Monthly Assess.: **103**
 Special: **No**
 Master Assn Fee: **No**

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	16X13	Main Level	Hardwood	Yes	Master Bedroom	15X14	2nd Level	Carpet	Yes
Dining Room	13X12	Main Level	Hardwood	Yes	2nd Bedroom	12X12	2nd Level	Carpet	Yes
Kitchen	16X9	Main Level	Ceramic Tile	Yes	3rd Bedroom		Not Applicable		
Family Room	11X11	Lower	Carpet	Yes	4th Bedroom		Not Applicable		

Age: **1-5 Years**
 Air Cond: **Central Air**
 Amenities:
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**
 Basement: **Full, Finished, English**
 Bath Amn: **MBR - Full**
 Dining: **Separate**
 Driveway: **Asphalt**
 Electricity: **100 Amp Service**
 Equipment: **Humidifier, TV-Cable, Fire Sprinklers, CO Detectors, Sump Pump**
 Exterior: **Aluminum/Vinyl/Steel Siding, Brick**

Foundation: **Concrete**
 Exst Bas/Fnd:
 Fireplace:
 Garage: **Attached**
 Parking: **On-Site**
 Heating: **Gas**
 Water: **Public**
 Sewer: **Sewer-Public**
 Oth Impr: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved**
 Oth Info: **Commuter Train**
 Exposure: **N (North)**
 Green Rating Source:
 Green Feats:

Kitchen: **Eating Area-Table Space**
 Lot Desc: **Common Grounds**
 Asmt Incl: **Common Insurance, Exterior Maintenance, Lawn Care, Snow Removal**
 Const Opts:
 Other Rooms:
 Management: **Manager Off-site**
 Possession: **Closing**
 Roof: **Asphalt/Glass (Shingles)**
 Type: **Townhouse**
 Sale Terms: **Conventional, Cash Only**
 Unit Features: **Private Entrance, Laundry/Hook-Up In Unit, Balcony, Hardwood Floors, Storms/Screens, Deck, Porch**

HERS Index Score:
 Green Disc:

Remarks: **TAKE ADVANTAGE OF THE \$8,000 1ST TIME BUYERS CREDIT.. BEAUTIFUL 2 BEDROOM, 2.5 BATH TOWNHOME AVAILABLE IMMEDIATELY. SCENIC VIEW OF POND FROM FRONT OF HOUSE. ALL APPLIANCES STAY, LARGE KITCHEN WITH SILESTONE COUNTERTOPS AND 42" MAPLE CABINETS. CHERRY HARDWOOD IN FM&DR. MASTER BEDROOM W/WALK IN CLOSET & PRIVATE BATH. LAUNDRY ON SAME FLOOR AS BEDROOMS. FINISHED LL W/OFFICE OR BEDROOM SPACE. 2 CAR GARAGE. MUST SEE!!**

Agent Remarks:

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box: Sentrilock - Silver
Coop Comp: 2.5% -150	Special Comp Info: Variable	
Showing Inst: CALL L/A 630-310-8315		
Owner: OOR	Ph #: 630-310-8315	Agent Owned/Interest?: No
Management Co: CHICAGOLAND MANAGEMENT	Management Contact: (312) 729-1300	Owner Can Rent: Yes
Broker: Garry Real Estate (24475)	Ph #: (630) 893-2600	Team: Team Goddard
List Agent: David Goddard (223030)	Ph #: (630) 992-3283	Email: dave@dave-goddard.com
Co-lister: Candice Goddard (221476)	Ph #: (630) 310-8315	More Agent Contact Info: Cell# (630) 992-3283

Copyright 2010 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

Prepared By: David Goddard for Team Goddard - Garry Real Estate 02/11/2010 03:44 PM





















