Detached Single | MLS #: **07422937** | List Price: **$284,894**

Status: **ACTV** | List Date: **01/22/2010** | Orig List Price: **$289,894**

Area: **559** | List Dt Rec: **01/23/2010** | Sold Price:

Address: **301 N ELWOOD Court, Westmont 60559-2806** | Contingency Flag:

Directions: **63RD WEST OF CASS AVE. TO BROOKSIDE N TO ELWOOD CT.**

Sold by: | Listing Market Time: **21**

Off Market: | Contract: | Points:

Closed: | Financing: | Census Tract: **8456.01**

Year Built: **1985** | Built B4 78: **No** | Currently Leased: **Yes**

Ownership: **Fee Simple** | Subdivision: **Sycamore Run**

Model: | Dimensions: **50X125**

Corp Limits: **Westmont** | County: **DuPage**

Township: **Downers Grove**

Rooms: **9** | Bedrooms: **4** | Bathrooms: **2**

Master Bath: **Yes** | Basement: **Yes** | Basement Bath: **Yes**

Parking: **Garage** | Cars: **2** | Fireplaces: **0**

School Data	Coordinates	Assessments	Tax	Miscellaneous
Elementary: **FAIRMOUNT ELEMENTARY SCHOOL (58)**	North: **0**	Amount: **0**	Amount: **$3,925**	Waterfront: **No**
Junior High: **O NEILL MIDDLE SCHOOL (58)**	South: **6**	Frequency: **Not Applicable**	PIN: **0916304020**	Wall Insul:
High School: **SOUTH HIGH SCHOOL (99)**	West: **18**		Mult PINs: **No**	Ceil Insul:
Other:	East: **0**	Special: **No**	Tax Year: **2008**	Appx SF: **2100**
			Tax Exmps: **None**	Acreage: **0**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X14	Main Level	Carpet		Master Bedroom	15X12	Main Level	Carpet	
Dining Room	12X10	Main Level	Carpet		2nd Bedroom	13X10	Main Level	Carpet	
Kitchen	11X11	Main Level	Vinyl		3rd Bedroom	10X10	Main Level	Carpet	
Family Room	17X14	Lower	Carpet		4th Bedroom	17X14	Walkout Basement	Carpet	
Laundry	12X07	Lower	Other						

Age: **11-25 Years, Recent Rehab**
Air Cond: **Central Air**
Amenities:
Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer**
Attic: **Full, Unfinished**
Basement: **Full, Walkout, Finished, Exterior Access**
Bath Amn: **Shared Master Bath**
Dining: **L-shaped**
Driveway: **Asphalt**
Electricity: **Circuit Breakers**
Equipment: **Humidifier, Water-Softener Owned, TV-Cable, CO Detectors, Sump Pump**
Exterior: **Aluminum/Vinyl/Steel Siding, Brick, Clad Trim**
HERS Index Score:
Green Disc:

Features: **Deck, Vaulted/Cathedral Ceiling**
Foundation: **Concrete**
Exst Bas/Fnd:
Fireplace:
Garage: **Attached, 2.5 Car Garage**
Parking: **Off Street**
Occ Date:
Kitchen: **Eating Area-Table Space**
Heating: **Gas, Forced Air**
Water: **Lake Michigan**
Sewer: **Sewer-Public**
Oth Impr: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved**
Exposure: **N (North), S (South)**

Oth Info: **School Bus Service, Commuter Bus, Commuter Train, None**
Lot Desc: **Cul-de-sac, Fenced Yard**
Lot Size: **Less Than .25 Acre**
Asmt Incl: **None**
Const Opts:
Other Rooms: **Family Room**
Possession: **Closing, Negotiable, Prior to Closing, Tenant's Rights**
Roof: **Asphalt/Glass (Shingles)**
Style: **Bi-Level**
Type: **Raised Ranch**
Sale Terms: **Conventional, FHA, VA, Owner May Help/Assist, Cash Only**
Green Rating Source:
Green Feats:

Remarks: **Wow what a big beautiful home w/lots of new upgrades. Recently renovated lower level w/upgraded bath, marble floorings & 2nd master bed leading to backyard through sliding glass door,renovated kitchen, cathedral ceilings in LV/DR and berber carpet on 2nd level. Huge garage. Seller willing to seller finance or may contribute to CC credit. Taxes do not reflect home owners exemption! Own in time to get $8K credit.**

Agent Remarks: **Tenants lease is up on 2/28/10, currently occupied, must have 24 hour notice, sentilock box on railing, advise if one day code is needed. Seller may contribute towards closing cost credits.**

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: **Must call LA, Tenant 24 Hour Notice (630)310-8315**

Owner: **Owner Of Record** | Ph #: **630-310-8315** | Agent Owned/Interest?: **No**

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**

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