



Attached Single

Status: **NEW**
Area: **488**

MLS #: **09782597**
List Date: **10/20/2017**
List Dt Rec: **10/20/2017**

List Price: **\$155,900**
Orig List Price: **\$155,900**
Sold Price:
SP Incl.
Parking:

Address: **282 S Will Rd , Diamond, Illinois 60416**
Directions: **Rt 113 East to Will Rd South**

Sold by:
Closed:
Off Mkt:
Year Built: **1999**
Dimensions: **115X144**
Ownership: **Fee Simple**
Corp Limits: **Diamond**
Coordinates:
Rooms: **5**
Bedrooms: **3**
Basement: **None**

Contract:
Financing:
Bit Before 78: **No**
Subdivision:
Township: **Braceville**
Bathrooms **1/0**
(Full/Half):
Master Bath: **None**
Bsmnt. Bath: **No**

Lst. Mkt. Time: **5**
Concessions:
Contingency:
Curr. Leased: **Yes Exp:MTM**

Model:
County: **Grundy**
Fireplaces:
Parking: **Garage**

Spaces: **Gar:1**
Parking Incl.
In Price:
SF Source: **Assessor**
Days for
Bd Apprvl: **0**
Fees/Approvals:

Waterfront: **No**
Total Units: **2**
Stories: **1**
% Own. Occ.:

Appx SF: **1326**
Bldg. Assess. SF:
Unit Floor Lvl.: **1**
% Cmn. Own.:

Remarks: **Very well maintained ranch duplex 3 bed / 1 bath, 1 car garage. Currently one PIN for both units. Owner in process of splitting into 2 pins. Unit next door is also for sale. Great investment opportunity or buy it for low maintenance living!**

School Data

Elementary: **(1)**
Junior High: **(1)**
High School: **(1)**
Other:

Assessments

Amount: **\$0**
Frequency: **Not Applicable**
Special Assessments: **No**
Special Service Area: **No**
Master Association: **No**

Tax

Amount: **\$4,752.18**
PIN: **0901229006 /**
Mult PINs:
Tax Year: **2016**
Tax Exmps:
Coop Tax Deduction:
Tax Deduction Year:

Pet Information

Pets Allowed: **Cats OK, Dogs OK**
Max Pet Weight: **999**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X17	Main Level			Master Bedroom	11X13	Main Level		
Dining Room		Not Applicable			2nd Bedroom	11X13	Main Level		
Kitchen	16X16	Main Level			3rd Bedroom	11X13	Main Level		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **16-20 Years**
Type: **1/2 Duplex**
Exposure:
Exterior: **Vinyl Siding, Brick**
Air Cond: **Central Air**
Heating: **Gas**
Kitchen:
Appliances:
Dining:
Bath Amn:
Fireplace Details:
Fireplace Location:
Electricity:
Equipment:
Additional Rooms: **No additional rooms**

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: **Crawl**
Foundation:
Exst Bas/Fnd:
Roof:
Disability Access: **No**
Disability Details:
Lot Desc:

Sewer: **Sewer-Public**
Water: **Public**
Const Opts:
General Info: **None**
Amenities:
Asmt Incl: **None**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Sale Terms:
Possession: **Closing**
Est Occp Date:
Management:

Agent Remarks: **Taxes reflect both units. Owner is in the process of splitting the pins. 280 S. Will Rd also for sale. 48 Hrs Noticed required.**

Internet Listing: **Yes**

VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2.5% (-\$250) (on Gross SP)**
Showing Inst: **Call or Text listing agent**
Mgmt. Co:
Owner: **OOR**
Broker: **Marquette Properties, Inc (79948)**
List Agent: **Michael Fleming (700103)**
Co-lister: **Peter Fleming (702641)**

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **No**
Additional Sales Information: **None**
Cont. to Show?:
Contact Name:
Ph #:
Ph #: **(815) 941-0207**
Ph #: **(815) 347-5151**
Ph #: **(773) 882-6286**

Addr on Internet?: **Yes**
Lock Box:
Special Comp Info: **None**
Agent Notices:
Expiration Date: **05/31/2018**
Phone:
Agent Owned/Interest: **No**
Team:
Email: **tuaminc@yahoo.com**
More Agent Contact Info:
Owner Can Rent:

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MLS #: 09782597

Prepared By: Michael Fleming | Marquette Properties, Inc | 10/24/2017 12:54 PM