



Attached Single

Status: **NEW**
Area: **447**

MLS #: **09854097**
List Date: **02/09/2018**
List Dt Rec: **02/10/2018**

List Price: **\$135,000**
Orig List Price: **\$135,000**
Sold Price:
SP Incl.
Parking:

Address: **404 W Saint Marys St , Minooka, IL 60447**
Directions: **Mondamin St to West St, right on St. Marys. Duplex on the right.**

Sold by:
Closed:
Off Mkt:
Year Built: **1965**
Dimensions: **74X161X72X161**
Ownership: **Fee Simple**
Corp Limits: **Minooka**
Coordinates:
Rooms: **4**
Bedrooms: **2**
Basement: **None**

Contract:
Financing:
Blt Before 78: **Yes**

Subdivision:
Township: **Aux Sable**

Lst. Mkt. Time: **4**
Concessions:
Contingency:
Curr. Leased:

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

Spaces: **Gar:2**
Parking Incl.
In Price:
SF Source: **Estimated**
Days for
Bd Apprvl: **0**

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

Appx SF: **1233**
Bldg. Assess. SF: **1233**
Unit Floor Lvl.: **1**
% Cmn. Own.:

Fees/Approvals:

Remarks: **Well maintained duplex near downtown Minooka. Formally a single family home that was converted to a two unit duplex. Unit 1 is approximately 850 s/f with 2 bed & 1 bath, central air, gas furnace. Unit 2 is a studio approximately 380 s/f with full bath & kitchen, electric baseboard heat. Great investment opportunity. Being sold as-is.**

School Data

Elementary: **(201)**
Junior High: **(201)**
High School: **(101)**

Assessments

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

Tax

Amount: **\$3,149.92**
PIN: **0301153004 /**
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	11X16	Main Level			Master Bedroom	11X11	Main Level		
Dining Room		Not Applicable			2nd Bedroom	11X10	Main Level		
Kitchen	11X12	Main Level			3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **51-60 Years, Rebuilt in 2000**
Type: **Condo-Duplex**
Exposure:
Exterior: **Vinyl Siding**
Air Cond: **Central Air, Partial**
Heating: **Gas, Electric**
Kitchen:
Appliances:
Dining:
Bath Amn:
Fireplace Details:
Fireplace Location:
Electricity:
Equipment:
Additional Rooms: **No additional rooms**

Garage Ownership:
Garage On Site: **Yes**
Garage Type: **Detached**
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: **Easy to show. Being sold as-is.**

Internet Listing: **Yes**

VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2.5% (-\$300) (on Gross SP)**
Showing Inst: **Call/text listing agent**
Mgmt. Co:
Owner: **OOR**
Broker: **Marquette Properties, Inc (79948)**
List Agent: **Peter Fleming (702641)**
Co-lister: **Michael Fleming (700103)**

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 #: **(773) 882-6286**
Ph #: **(815) 347-5151**

Addr on Internet?: **Yes**

Lock Box: **Metal Push Button**
Special Comp Info: **None**
Agent Notices:
Expiration Date: **10/05/2018**
Phone:
Agent Owned/Interest: **No**
Team:
Email: **pfleming52@yahoo.com**
More Agent Contact Info:
Owner Can Rent:

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