



Detached Single
 Status: **NEW**
 Area: **447**
 Address: **405 San Carlos Rd , Minooka, IL 60447**
 Directions: **Ridge Rd to McEvilly to Santos Ave. Left on San Carlos. House on left**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1988**
 Dimensions: **84X285X117X85X285**
 Ownership: **Fee Simple**
 Corp Limits: **Minooka**
 Coordinates:
 Rooms: **7**
 Bedrooms: **3**
 Basement: **Partial**

MLS #: **09850256**
 List Date: **02/06/2018**
 List Dt Rec: **02/06/2018**
 Contract:
 Financing:
 Blt Before 78: **No**
 Subdivision:
 Township: **Channahon**
 Model:
 County: **Will**
 # Fireplaces: **1**
 Bathrooms **3 / 0**
 (full/half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**

List Price: **\$339,500**
 Orig List Price: **\$339,500**
 Sold Price:
 Lst. Mkt. Time: **1**
 Concessions:
 Contingency:
 Curr. Leased:
 # Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl.
 In Price:

Remarks: **This property has it all: beautiful home, woods, water view, and wildlife! And, there's nothing to do but move in! Immaculate 2 story home sitting on just under an acre wooded lot with access to the DuPage River. 2,700 sf with 3 bed & 3 full baths plus bonus room above garage. Granite counter-tops, stainless steel appliances, cherry hardwood floors, new windows 2015 & gutters 2011, newer roof 2007, new carpet upstairs and newer heating & cooling 2011! All bedrooms have walk-in closets! Commercial grade homasote flooring for sound reduction & insulation. 2nd staircase to bonus room and a full walk-up attic. Beautiful screened in-porch over looking large yard. Property NOT in flood zone. One owner home! New price below appraised value!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (17) Junior High: (17) High School: (101)	Amount: \$0 Frequency: Not Applicable Special Assessments: No Special Service Area: No Master Association: No	Amount: \$8,166.36 PIN: 0410072040060000 Mult PINs: No Tax Year: 2016 Tax Exmps:	Waterfront: Yes Appx SF: 2700 SF Source: Estimated Bldg. Assess. SF: Acreage: 0.94

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	24X13	Main Level	Hardwood		Master Bedroom	17X14	2nd Level	Wood Laminate Carpet	
Dining Room	13X11	Main Level	Hardwood		2nd Bedroom	14X11	2nd Level	Carpet	
Kitchen	23X11	Main Level	Ceramic Tile		3rd Bedroom	14X11	Main Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	5X6	Main Level	Ceramic Tile						
Bonus	25X14	2nd Level	Carpet						

Interior Property Features: **Hardwood Floors, 1st Floor Laundry, 1st Floor Full Bath**

Exterior Property Features:

Age: 26-30 Years	Additional Rooms: Bonus	Roof:
Type: 2 Stories	Garage Ownership: Owned	Sewer: Sewer-Public
Style:	Garage On Site: Yes	Water: Public
Exterior: Vinyl Siding, Brick	Garage Type: Attached	Const Opts:
Air Cond: Central Air	Garage Details:	General Info: None
Heating: Gas	Parking Ownership:	Amenities:
Kitchen:	Parking On Site:	Asmt Incl: None
Appliances:	Parking Details:	HERS Index Score:
Dining:	Driveway:	Green Disc:
Attic: Full, Unfinished	Foundation:	Green Rating Source:
Basement Details: Unfinished	Exst Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: No	Sale Terms:
Fireplace Details: Wood Burning	Disability Details:	Possession: Closing
Fireplace Location: Living Room	Exposure:	Occ Date:
Electricity:	Lot Size: .50-.99 Acre	
Equipment: Water-Softener Owned, Fan-Whole House, Sump Pump	Lot Desc:	

Agent Remarks: **Please allow notice for showings property still occupied. Remove shoes and give feedback.**

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Agent Notices:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Lock Box:
Coop Comp: 2.5% (-\$250) (on Gross SP)	Addl. Sales Info.: None	Special Comp Info: None
Showing Inst: Call or Text (815) 592-7580	Cont. to Show?:	Expiration Date: 10/08/2018
Mgmt. Co:	Contact Name:	Phone:
Owner: OOR	Ph #:	Agent Owned/Interest: No
Broker: Marquette Properties, Inc (79948)	Ph #: (815) 941-0207	Team:
List Agent: Kelly Flowers (705839)	Ph #: (815) 592-7580	Email: kelly.marquetteprop@gmail.com
Co-lister:	Ph #:	More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 09850256

Prepared By: Kelly Flowers | Marquette Properties, Inc | 02/06/2018 12:06 PM