



Detached Single MLS #: **11271943** List Price: **\$285,000**
 Status: **NEW** List Date: **11/17/2021** Orig List Price: **\$285,000**
 Area: **410** List Dt Rec: **11/17/2021** Sold Price:
 Address: **24334 S Valley Dr , Channahon, IL 60410**
 Directions: **US-6 to W Bluff Rd to S Valley Dr**
 Sold by:
 Closed:
 Off Market:
 Year Built: **UNK** Contract:
 Dimensions: **0.29** Financing:
 Ownership: **Fee Simple** Blt Before 78: **Yes** Mkt. Time (Lst./Tot.): **1/1**
 Corp Limits: **Channahon** Subdivision: Concessions:
 Coordinates: Township: **Channahon** County: **Will**
 Rooms: **7** Bathrooms **3 / 0** # Fireplaces: **1**
 Bedrooms: **3** Master Bath: **Full** Parking: **Garage, Exterior Space(s)**
 Basement: **Partial** Bsmnt. Bath: **No** # Spaces: **Gar:2.5 Ext:6**
 Mobility Score: **38 - Minimal Mobility.** Parking Incl. In Price: **Yes**

Remarks: **Welcome to this recently upgraded split-level ranch home with 3 bedrooms and 3 full bathrooms. Fresh paint and trim all throughout the house. Brand new vinyl plank flooring and new carpet in each bedroom. Good sized rooms with closet space and includes a master bathroom. All 3 bathrooms and the kitchen were recently updated. Laundry space is available in the unfinished basement. Large deck at the back of the house which has a good-sized backyard. Also features an attached 2.5 car garage. This house is turn-key ready for you to move in!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (17)	Amount:	Amount: \$5,965.76	Waterfront: No
Junior High: (17)	Frequency: Not Applicable	PIN: 0410094010130000	Appx SF: 1872
High School: Minooka Community (111)	Special Assessments: No	Mult PINs: No	SF Source: Estimated
	Special Service Area: No	Tax Year: 2020	Bldg. Assess. SF:
	Master Association:	Tax Exmps:	Acreage: 0.29
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	22X13	Main Level	Carpet		Master Bedroom	14X11	2nd Level	Carpet	
Dining Room	12X9	Main Level	Carpet		2nd Bedroom	13X10	2nd Level	Carpet	
Kitchen	12X11	Main Level	Vinyl		3rd Bedroom	10X9	2nd Level	Carpet	
Family Room	24X24	Lower	Carpet		4th Bedroom		Not Applicable		
Laundry Room	10X10	Basement							

Interior Property Features:

Exterior Property Features: **Deck**

Age: 41-50 Years	Laundry Features: Electric Dryer Hookup, In Unit	Roof:
Type: Split Level	Additional Rooms: No additional rooms	Sewer: Septic-Private
Style:	Garage Ownership: Owned	Water: Well-Private
Exterior: Vinyl Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Street Paved
Kitchen:	Parking Ownership: Owned	Asmt Incl: None
Appliances: Dishwasher, Refrigerator	Parking On Site: Yes	HERS Index Score:
Dining: Combined w/ LivRm	Parking Details: Driveway	Green Discl:
Attic: Unfinished	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished	Foundation: Concrete	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA, Cash Only
Fireplace Details: Wood Burning Stove	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: 200+ Amp Service	Exposure: S (South)	Rural: No
Equipment:	Lot Size: .25-.49 Acre	Vacant: Yes
Other Structures:	Lot Size Source: County Records	Relist:
Door Features:	Lot Desc:	Zero Lot Line: No
Window Features:		

Broker Private Remarks: **Email 7.0 Contract along with Pre-Approval/Proof of Funds to ricardo.marquetteprop@gmail.com. Listing office does not hold Earnest Money. All Buyers must be prequalified.**

Internet Listing: Yes	Remarks on Internet?: No	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Broker Notices:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Lock Box: Combination Box (Located at Front)
Coop Comp: 2%-200 (on Gross SP)	Addl. Sales Info.: None	Special Comp Info: None
Showing Inst: Use showing time	Cont. to Show?:	Expiration Date: 10/15/2022
Mgmt. Co:	Contact Name:	Phone:
Owner: Owner of Record	Ph #:	Broker Owned/Interest: No
Broker: Marquette Properties, Inc (79948) / (815) 941-0207		
List Broker: Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com		