



**Detached Single**      MLS #: **11956672**      List Price: **\$850,000**  
 Status: **ACTV**      List Date: **01/22/2024**      Orig List Price: **\$850,000**  
 Area: **450**      List Dt Rec: **01/22/2024**      Sold Price:  
 Address: **2365 W Southmor Rd , Morris, IL 60450**  
 Directions: **Rt 47 West on Southmor Rd. 2.8 miles. Property on the left on a sharp curve, Rt lane.**  
 Sold by:  
 Closed:  
 Off Market:  
 Year Built: **1994**  
 Dimensions: **431X1320X477X1327X1340**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms: **5**  
 Bedrooms: **3**  
 Basement: **Walkout**

Contract:  
 Financing:  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **Waupeonsee**  
 Bathrooms **3 / 0**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **Yes**

Mkt. Time (Lst./Tot.): **23/23**  
 Concessions:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Grundy**  
 # Fireplaces:  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl.  
 In Price:

Mobility Score: - ?

Remarks: **Beautifully updated ranch home nestled back off the road on 30+/- acres with great views of the pond and woods. 3 bed 2 bath with partially finished walkout basement with additional full bath. New roof, new a/c and furnace, pellet stove in basement, endless indoor pool, main floor laundry, hardwood floors, backup generator...so much to see! 2 car attached garage, 50x80 pole barn and an additional 2 car detached garage would make a great workshop! Lots of wildlife, Waupecan creek frontage, timber and pasture. Horses welcome, zoned agricultural.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Morris Grade (54)</b> Junior High: <b>Morris Grade (54)</b> High School: <b>Morris Community (101)</b>	Amount: Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: Master Ass. Freq.: <b>Not Required</b>	Amount: <b>\$5,630.80</b> PIN: <b>0519200004</b> Mult PINs: Tax Year: <b>2022</b> Tax Exmps:	Waterfront: <b>Yes</b> Appx SF: <b>1510</b> SF Source: <b>Estimated</b> Bldg. Assess. SF: Acreage: <b>30</b>

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X22	Main Level	Hardwood		Master Bedroom	13X13	Main Level	Hardwood	
Dining Room		Not Applicable			2nd Bedroom	13X10	Main Level	Hardwood	
Kitchen	13X22	Main Level	Hardwood		3rd Bedroom	11X10	Main Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	5X7	Main Level							

Interior Property Features: **Hardwood Floors, 1st Floor Laundry, Pool Indoors, Walk-In Closet(s), Open Floorplan**  
 Exterior Property Features: **Deck**

Age: <b>26-30 Years</b>	Laundry Features:	Roof: <b>Asphalt/Glass (Shingles)</b>
Type: <b>1 Story, Hillside</b>	Additional Rooms: <b>No additional rooms</b>	Sewer: <b>Septic-Private</b>
Style: <b>Ranch</b>	Garage Ownership: <b>Owned</b>	Water: <b>Well-Private</b>
Exterior: <b>Vinyl Siding</b>	Garage On Site: <b>Yes</b>	Const Opts:
Air Cond: <b>Central Air</b>	Garage Type: <b>Attached</b>	General Info: <b>School Bus Service</b>
Heating: <b>Electric, Propane, Forced Air, 2+ Sep Heating Systems</b>	Garage Details: <b>Garage Door Opener(s), Transmitter(s), Multiple Garages</b>	Amenities:
Kitchen:	Parking Ownership:	Asmt Incl: <b>None</b>
Appliances:	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discl:
Attic:	Driveway: <b>Concrete, Gravel</b>	Green Rating Source:
Basement Details: <b>Partially Finished</b>	Foundation: <b>Concrete</b>	Green Feats:
Bath Amn: <b>No Tub</b>	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: <b>No</b>	Possession: <b>Closing</b>
Fireplace Location:	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural: <b>Yes</b>
Equipment: <b>Power Generator</b>	Lot Size: <b>10+ Acres</b>	Vacant:
Other Structures: <b>Outbuilding, Second Garage</b>	Lot Size Source: <b>County Records</b>	Relist:
Door Features:	Lot Desc: <b>Horses Allowed, Irregular, Pond, Stream, Wooded, Mature Trees, Creek, Fruit Trees</b>	Zero Lot Line:
Window Features:		
Gas Supplier: <b>Propane</b>		
Electric Supplier: <b>Commonwealth Edison</b>		

Broker Private Remarks: **Proof of funds needed for showings. Broker related to seller. Elderly person with care giver on premises and may be present during showings. 2 dogs in garage.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Broker Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>No</b>	Lock Box: <b>Metal Push Button</b> (Located at <b>Front</b> )

Buyer Ag. Comp.: **2.5% (% of Net Sale Price)**      Addl. Sales Info.: **None**      Special Comp Info: **Variable**

Showing Inst: <b>Call/Text LA</b>	Cont. to Show?:	Expiration Date: <b>12/25/2024</b>
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>ORR</b>	Ph #:	Broker Owned/Interest: <b>No</b>
Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b>		
List Broker: <b>Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com</b>		
CoList Broker: <b>Kelly Flowers (705839) / (815) 592-7580</b>		More Agent Contact Info:

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