



Attached Single
 Status: **NEW**
 Area: **447**

MLS #: **12036958**
 List Date: **04/29/2024**
 List Dt Rec: **04/29/2024**

List Price: **\$245,000**
 Orig List Price: **\$245,000**
 Sold Price:
 SP Incl. Parking:

Address: **607 Davidson Dr Unit B, Minooka, IL 60447**
 Directions: **I80 to Ridge, Wabena, Deerpath to Davidson**

Sold by:
 Closed:
 Off Mkt:
 Year Built: **UNK**
 Dimensions: **42.19X147.54**
 Ownership: **Fee Simple**
 Corp Limits: **Minooka**
 Coordinates: **S:29 W:32**
 Rooms: **5**

Contract:
 Financing:
 Blt Before 78: **No**

Mkt. Time (Lst./Tot.): **1/1**
 Concessions:
 Contingency:
 Curr. Leased: **No**

Bedrooms: **2**
 Basement: **Full**

Subdivision: **The Meadows**
 Township: **Aux Sable**

Model:
 County: **Grundy**

Bathrooms **1/1**
 (Full/Half):
 Master Bath: **Shared**
 Bsmnt. Bath: **No**

Fireplaces:
 Parking: **Garage**

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

Appx SF: **0**
 Bldg. Assess. SF:
 Unit Floor Lvl.: **B**
 % Crmn. Own.:

Spaces: **Gar:1**
 Parking Incl.
 In Price:
 SF Source: **Not Reported**
 # Days for
 Bd Apprvl: **0**
 Fees/Approvals:

Mobility Score: - **?**

Remarks: **Well maintained ranch duplex. 2 bed 1.5 bath with main floor laundry. Jack & Jill master bath with walk in closet. Open living room/dining room combo, first floor laundry, partial finished basement, attached 1 car garage w/ 2 car driveway, patio with fenced in back yard. New roof, gutters & gutter guards and hot water heater. Back up sump pump. New front stoop and walkway. All appliances stay!**

School Data

Elementary: **(201)**
 Junior High: **(201)**
 High School: **(111)**

Assessments

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

Tax

Amount: **\$4,653.94**
 PIN: **0301234032 /**
Multi PINs:
 Tax Year: **2022**
 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 | 17X14 | Main Level | Wood Laminate | | Master Bedroom | 14X12 | Main Level | Carpet | None |
| Dining Room | 13X11 | Main Level | Wood Laminate | | 2nd Bedroom | 12X10 | Main Level | Carpet | None |
| Kitchen | 10X10 | Main Level | Wood Laminate | None | 3rd Bedroom | | Not Applicable | | |
| Family Room | | Not Applicable | | | 4th Bedroom | | Not Applicable | | |
| Laundry Room | 5X7 | Main Level | | | | | | | |

Interior Property Features:

Exterior Property Features:

| | | |
|--|--|----------------------------|
| Age: Unknown | Laundry Features: | Sewer: Sewer-Public |
| Type: 1/2 Duplex | Garage Ownership: | Water: Public |
| Exposure: | Garage On Site: Yes | Const Opts: |
| Exterior: Vinyl Siding | Garage Type: Attached | General Info: None |
| Air Cond: Central Air | Garage Details: Garage Door Opener(s), Transmitter(s) | Amenities: |
| Heating: Gas | Parking Ownership: | Asmt Incl: None |
| Kitchen: Galley | Parking On Site: | HERS Index Score: |
| Appliances: Oven/Range, Dishwasher, Refrigerator, Washer, Dryer | Parking Details: | Green Disc: |
| Dining: Combined w/ LivRm | Parking Fee (High/Low): / | Green Rating Source: |
| Bath Amn: | Driveway: Concrete | Green Feats: |
| Fireplace Details: | Basement Details: Partially Finished | Sale Terms: |
| Fireplace Location: | Foundation: Concrete | Possession: Closing |
| Electricity: | Exst Bas/Fnd: | Est Occp Date: |
| Equipment: | Roof: Asphalt/Glass (Shingles) | Management: |
| Additional Rooms: No additional rooms | Disability Access: No | Rural: |
| Other Structures: | Disability Details: | Vacant: |
| Door Features: | Lot Desc: Fenced Yard | Relist: |
| Window Features: | Lot Size Source: | Zero Lot Line: |

Broker Private Remarks: **24 hour notice required. Tenant still occupying residence. Pre-qualified buyers only, buyers agent must be present for all showings. There is a future plan to build a 15ft barrier cement wall to the back of property per homeowner who received notification. Paperwork included with disclosures. Some curtains belong to tenant and wont stay. Could be a great investment opportunity, tenant willing to stay.**

| | | |
|---|---|------------------------------------|
| Internet Listing: Yes | Remarks on Internet?: Yes | Addr on Internet?: Yes |
| VOW AVM: No | VOW Comments/Reviews: No | Lock Box: |
| Listing Type: Exclusive Right to Sell | Holds Earnest Money: Yes | Special Comp Info: Variable |
| Buyer Ag. Comp.: 2.5% (-\$300) (% of Gross Sale Price) ? | Additional Sales Information: None | Broker Notices: |
| Showing Inst: Call/text listing agent | Cont. to Show?: | Expiration Date: 12/31/2024 |
| Mgmt. Co: | Contact Name: | Phone: |
| Owner: OOR | Ph #: | Broker Owned/Interest: No |
| Broker: Marquette Properties, Inc (79948) / (815) 941-0207 | | |
| List Broker: Kelly Flowers (705839) / (815) 592-7580 / kelly.marquetteprop@gmail.com | | |
| CoList Broker: | | More Agent Contact Info: |
| | | Owner Can Rent: Yes |

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