



**Detached Single** MLS #: **12087004** List Price: **\$265,000**  
 Status: **NEW** List Date: **06/18/2024** Orig List Price: **\$265,000**  
 Area: **488** List Dt Rec: **06/18/2024** Sold Price:  
 Address: **470 N Irving St , Coal City, IL 60416**  
 Directions: **I-55 Sto Il-113 toward Coal City, turn right onto Irving st. Arrive at home.**  
 Sold by:  
 Closed: Contract: Mkt. Time (Lst./Tot.): **2 / 2**  
 Off Market: Financing: Concessions:  
 Year Built: **1986** Blt Before 78: **No** Curr. Leased:  
 Dimensions: **130X76X130X76**  
 Ownership: **Fee Simple** Subdivision: Model:  
 Corp Limits: **Coal City** Township: **Felix** County: **Grundy**  
 Coordinates: # Fireplaces:  
 Rooms: **6** Bathrooms **2 / 0** Parking: **Garage**  
 Bedrooms: **3** Master Bath: **Full** # Spaces: **Gar:2**  
 Basement: **None** Bsmnt. Bath: Parking Incl. In Price: **Yes**

Remarks: **Welcome to this beautifully updated ranch style home with loads of upgrades! This charming residence offers three nicely sized bedrooms, two full baths, kitchen with granite counter tops, and an eating area. Your family will enjoy the oversized living room area. The sliding glass door opens up to a beautiful custom maintenance free trex deck that was completed in 2023! The outdoor space has plenty of room to grill on the partially covered deck. There's plenty of room for a garden, and a spot for the kids play area. The zero entry beautiful custom shower was recently remodelled in 2022. All stainless steel appliances & washer and dryer will stay. Call today to schedule your private tour! This updated home will not last long! Updates include Garage door 2021, hotwater heater 2019, heater and a/c 2018, stove and microwave 2019, refrigerator 2017, roof and gutters 2016, windows & sliding door 2008. Kitchen lights added in 2023.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(1)</b>	Amount:	Amount: <b>\$4,205</b>	Waterfront: <b>No</b>
Junior High: <b>(1)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>0635326004</b>	Appx SF: <b>1460</b>
High School: <b>(1)</b>	Special Assessments: <b>No</b>	Mult PINs:	SF Source: <b>Appraiser</b>
	Special Service Area: <b>No</b>	Tax Year: <b>2022</b>	Bldg. Assess. SF:
	Master Association:	Tax Exmps: <b>Senior</b>	Acreage:
	Master Assc. Freq.: <b>Not Required</b>		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>16X20</b>	<b>Main Level</b>	<b>Wood Laminate</b>		Master Bedroom	<b>13X12</b>	<b>Main Level</b>	<b>Carpet</b>	<b>Blinds</b>
Dining Room		<b>Not Applicable</b>			2nd Bedroom	<b>11X12</b>	<b>Main Level</b>	<b>Wood Laminate</b>	
Kitchen	<b>16X20</b>	<b>Main Level</b>	<b>Wood Laminate</b>		3rd Bedroom	<b>13X11</b>	<b>Main Level</b>	<b>Carpet</b>	
Family Room	<b>16X20</b>	<b>Main Level</b>	<b>Wood Laminate</b>		4th Bedroom		<b>Not Applicable</b>		
Laundry Room	<b>13X5</b>	<b>Main Level</b>	<b>Vinyl</b>						

Interior Property Features: **Wood Laminate Floors**

Exterior Property Features: **Deck, Storms/Screens**

Age: <b>31-40 Years</b>	Laundry Features:	Roof:
Type: <b>1 Story</b>	Additional Rooms: <b>No additional rooms</b>	Sewer: <b>Sewer-Public</b>
Style:	Garage Ownership:	Water: <b>Public</b>
Exterior: <b>Vinyl Siding, Brick</b>	Garage On Site: <b>Yes</b>	Const Opts:
Air Cond: <b>Central Air</b>	Garage Type: <b>Attached</b>	General Info: <b>None</b>
Heating: <b>Gas</b>	Garage Details: <b>Garage Door Opener(s), Transmitter(s), Heated</b>	Amenities:
Kitchen: <b>Eating Area-Table Space</b>	Parking Ownership:	Asmt Incl: <b>None</b>
Appliances: <b>Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal</b>	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discl:
Attic:	Driveway: <b>Concrete</b>	Green Rating Source:
Basement Details: <b>Crawl</b>	Foundation:	Green Feats:
Bath Amn: <b>Separate Shower, Accessible Shower</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:
Equipment:	Lot Size: <b>Less Than .25 Acre</b>	Vacant:
Other Structures: <b>Shed(s)</b>	Lot Size Source:	Relist:
Door Features:	Lot Desc: <b>Sidewalks, Streetlights</b>	Zero Lot Line:
Window Features: <b>Blinds, Screens</b>		

Broker Private Remarks: **Home is being sold As Is. This home has been updated and beautifully maintained & serviced through the years. Preapproved buyers only. Agent is related to seller.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>No</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>Combination Box ( Located at Front)</b>

Buyer Ag. Comp.: **2.5%-\$300 (% of Net Sale Price)** Addl. Sales Info.: **None** Special Comp Info: **None**  
Showing Inst: **Use showing time for appointments. Please remove shoes, turn off lights and lock the doors. Thank You for showing.** Cont. to Show?: Expiration Date:

Mgmt. Co: **OOR** Contact Name: Phone:  
Owner: **Marquette Properties, Inc (79948) / (815) 941-0207** Ph #: Broker Owned/Interest: **No**  
Broker: **Cynthia Rice (705372) / (815) 768-9454 / cindy.marquetteprop@gmail.com; cindyjim1@comcast.net**  
List Broker: **Cynthia Rice (705372) / (815) 768-9454 / cindy.marquetteprop@gmail.com; cindyjim1@comcast.net**  
CoList Broker: More Agent Contact Info:

Copyright 2024 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.  
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12087004

Prepared By: Kelly Flowers | Marquette Properties, Inc | 06/19/2024 02:33 PM