



Detached Single MLS #: **12737066** List Price: **\$379,000**
Status: **NEW** List Date: **08/19/2026** Orig List Price: **\$379,000**
Area: **4507** List Dt Rec: **08/19/2026** Sold Price:
Address: **210 S Small Ave , Kankakee, IL 60901**
Directions: **W. Court St. to S. Small Ave. south to house on left**
Sold by:
Closed:
Off Market:
Year Built: **1968** Contract:
Dimensions: **125x150** Financing:
Blt Before 78: **Yes** Concessions:
Contingency:
Curr. Leased: **No**
Zoning Type: **Single Family**
Ownership: **Fee Simple** Subdivision: Model:
Corp Limits: **Kankakee** Township: **Kankakee** County: **Kankakee**
Coordinates: # Fireplaces: **2**
Rooms: **8** Bathrooms (full/half): **3 / 0** Parking: **Garage**
Bedrooms: **3** Master Bath: **Full** # Spaces: **Gar:2**
Basement: **Full** Bsmnt. Bath: **Yes** Parking Incl. In Price: **Yes**

Remarks: **Welcome to this impressive **3,100 sq. ft ranch**, completely rehabbed in 2026 and situated on a large corner lot near the hospital, shopping, dining and everyday conveniences. This spacious home beautifully blends modern updates with restored original character, including refinished pegged hardwood floors, wood-beamed ceilings and a striking wood-burning brick hearth fireplace in the living area. The beautifully updated kitchen features white cabinetry, quartz countertops, stylish lighting, stainless steel appliances and durable luxury plank flooring. Just off the main living space, the den offers a restored wet bar with a beautiful glass-front cabinet and a convenient gathering space for entertaining. This home offers **3 bedrooms** and 3 full bathrooms, including a spacious primary suite, all featuring generous layouts, some walk-in closets, new carpeting and thoughtfully selected flooring throughout that provide both comfort and function. The bathrooms have been fully remodeled with new shower enclosures, toilets and gorgeous ceramic tile in the hall bath, while the hall bath features a Jacuzzi tub. The fully finished basement adds even more living space with a family room, fireplace, third full bathroom and abundant storage. The extensive 2026 renovation goes far beyond cosmetic updates and includes a new furnace and central air, dual hot water heaters, new electrical panels and wiring, new outlets and switches, energy-efficient LED lighting, professionally cleaned ductwork, blown-in attic insulation, new plumbing drains with above-floor cleanouts, recessed dryer vent and accessible individual plumbing shutoffs. The primary bathroom also includes a dedicated electrical outlet for a future bidet or heated seat. Outside, the home features new gutters and a new architectural shingle roof rated for winds up to 130 MPH, along with manufacturer warranties including transferable coverage. The private courtyard is located at the front entry, creating a welcoming outdoor space, while the large corner lot, finished basement and extensive updates make this move-in-ready ranch an exceptional combination of space, character and modern convenience.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (111)	Amount: \$0	Amount: \$8,205	Waterfront: No
Junior High: (111)	Frequency: Not Applicable	PIN: 160931309014	Water Body Name:
High School: (111)	Special Assessments: No	Mult PINs: No	Habitable Residence YN:
	Special Service Area: No	Tax Year: 2024	Flood Zone:
	Master Association: No	Tax Exmps: Homeowner, Senior	Appx SF: 3100**
	Master Assc. Freq.: Not Required		Main + Upper SF: 3100
			SF Source: Assessor
			Bldg. Assess. SF:
			Acreage: 0.43

Square Footage Comments:

****Level Square Footage Details: Main Sq Ft: 3100, Above Grade Total Sq Ft: 3100, Aprox. Total Finished Sq Ft: 3100, Total Finished/Unfinished Sq Ft: 3100**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	27X15	Main Level	Hardwood		Master Bedroom	17X15	Main Level	Carpet	
Dining Room	15X14	Main Level	Hardwood		2nd Bedroom	13X11	Main Level	Carpet	
Kitchen	19X14	Main Level	Luxury Vinyl		3rd Bedroom	15X15	Main Level	Carpet	
Family Room	35X18	Basement	Carpet		4th Bedroom		Not Applicable		
Laundry Room	11X9	Main Level	Luxury Vinyl						
Den	13X20	Main Level	Luxury Vinyl						

Interior Property Features: **Bar-Wet, Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Built-in Features, Walk-In Closet(s), Beamed Ceilings, Separate Dining Room, Pantry, Workshop Area (Interior), Quartz Counters**

Exterior Property Features: **Patio, Other Patio/Porch**

Age: 51-60 Years, Rehab in 2026	Laundry Features: Gas Dryer Hookup, Electric Dryer Hookup	Roof: Asphalt/Glass (Shingles)
Type: 1 Story	Additional Rooms: Den	Sewer: Sewer-Public
Style: Ranch	Garage Ownership: Owned	Water: Public
Exterior: Brick, Frame	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: None
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Sidewalks
Kitchen: Eating Area-Table Space, Pantry-Closet, SolidSurfaceCounter, Updated Kitchen	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, All Stainless Steel Kitchen Appliances	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway: Concrete	Green Rating Source:
	Foundation:	Green Feats:
	Exst Bas/Fnd:	Sale Terms:
		Possession: Closing

Basement Details:**Finished**
Bath Amn:**Whirlpool, Separate Shower, Double Sink**
Fireplace Details:**Wood Burning, Attached Fireplace Doors/Screen, Gas Logs, Masonry**
Fireplace Location:**Living Room, Basement**
Electricity:**200+ Amp Service**
Equipment:
Other Structures:
Door Features:
Window Features:
Gas Supplier:**Nicor Gas**
Electric Supplier:**Commonwealth Edison**

Disability Access:**No**
Disability Details:
Exposure:**W (West)**
Lot Size:**.25-.49 Acre**
Lot Size Source:
Lot Desc:**Mature Trees**

Occ Date:
Rural:
Vacant:
Relist:
Zero Lot Line:

Broker Private Remarks: **List office does not hold earnest money. Realtor must be present at all showings and inspections.**

Does seller agree to display on VOW?:**Yes** Remarks on Internet?: **Yes** Addr on Internet?: **Yes**
VOW AVM: **Yes** VOW Comments/Reviews: **No** Broker Notices:
Does seller agree to display online / Comments on IDX? : **Yes / No**
Listing Type: **Exclusive Right to Sell** Holds Earnest Money: **No** Lock Box: **Combination Box (Located at Front)**

Addl. Sales Info.:**None**
Showing Inst: **Please remove shoes or wear booties, Cont. to Show?:** Expiration Date: **02/19/2027**
turn off all lights and lock up upon leaving. Thank you for showing.

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

Copyright 2026 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 #: 12737066

Prepared By: Cynthia Rice | Marquette Properties, Inc | 08/19/2026 01:36 PM