



Detached Single MLS #: **11792487** List Price: **\$269,000**
 Status: **NEW** List Date: **05/25/2023** Orig List Price: **\$269,000**
 Area: **488** List Dt Rec: **05/25/2023** Sold Price:
 Address: **765 W Rathburn St , Carbon Hill, IL 60416**
 Directions: **Division to Broadway South to McArldle rd turns into Rathburn to house**

Sold by:
 Closed: Contract: Mkt. Time (Lst./Tot.): **1/1**
 Off Market: Financing: Concessions:
 Year Built: **1973** Blt Before 78: **Yes** Contingency:
 Dimensions: **110X133** Curr. Leased: **No**
 Ownership: **Fee** Subdivision: Model:
Simple
 Corp Limits: **Carbon** Township: **Felix** County: **Grundy**
Hill
 Coordinates: # Fireplaces:
 Rooms: **6** Bathrooms (full/half): **1 / 0** Parking: **Garage**
 Bedrooms: **3** Master Bath: **None** # Spaces: **Gar:2.5**
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl. In Price: **Yes**
 Mobility Score: -

Remarks: **Move-in ready 3 bed 1 bath split level home in a quiet neighborhood. Big open living room with vaulted ceilings & plenty of windows for natural sunlight. Eat-in kitchen with access to a large deck where you can relax & enjoy the outdoors. 2 good-sized bedrooms upstairs, along with the full bathroom with new flooring. 3rd bedroom on the lower level, along with a large family room. Washer & Dryer in the utility room stay, along with the sump pump. Heated 2.5 car garage with access to the backyard. Water heater (2021). New garage door opener last April. Some highlights of the home include: Interior walls & paneling freshly painted, Newer windows throughout the home, Carpets that were recently cleaned, metal roof. Sale terms include but are not limited to conventional/FHA/VA financing. Schedule a showing today!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Coal City (1)	Amount: \$0	Amount: \$3,193.10	Waterfront: No
2nd/Alternate: Coal City Intermediate	Frequency: Not	PIN: 0634326013	Appx SF: 1600
Junior High: Coal City (1)	Applicable	Mult PINs: No	SF Source: Landlord/Tenant/Seller
High School: Coal City (1)	Special Assessments: No	Tax Year: 2021	Bldg. Assess. SF:
	Special Service Area: No	Tax Exmps: Homeowner	Acreeage: 0.3348
	Master Association: No		
	Master Assc. Freq.: Not		
	Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X19	Main Level	Carpet	None	Master Bedroom	12X17	Main Level	Carpet	None
Dining Room		Not Applicable			2nd Bedroom	12X16	Main Level	Carpet	None
Kitchen	9X20	Main Level	Wood Laminate	None	3rd Bedroom	15X23	Lower	Vinyl	None
Family Room	15X22	Lower	Carpet	None	4th Bedroom		Not Applicable		
Laundry Room	15X12	Lower	Other						
Foyer	8X5	Main Level							

Interior Property Features: **Vaulted/Cathedral Ceilings, Beamed Ceilings**

Exterior Property Features: **Deck**

Age: 41-50 Years	Laundry Features: Electric Dryer Hookup, Sink	Roof: Metal
Type: Split Level	Additional Rooms: Foyer	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Cedar	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: None
Heating: Hot Water/Steam, Baseboard	Garage Details: Garage Door Opener(s), Transmitter(s), Heated	Amenities:
Kitchen:	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Range Hood	Parking On Site:	HERS Index Score:
Dining: Kitchen/Dining Combo	Parking Details:	Green Discl:
Attic:	Driveway: Concrete	Green Rating Source:
Basement Details: Finished	Foundation: Block, Concrete	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA, Cash Only
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure: N (North)	Rural: No
Equipment: Sump Pump	Lot Size: .25-.49 Acre	Vacant: Yes
Other Structures: Shed(s)	Lot Size Source:	Relist:
Door Features:	Lot Desc:	Zero Lot Line:
Window Features:		

Broker Private Remarks: **Please email 7.0 Contract along with Pre-approval/Proof of Funds to ricardo.marquetteprop@gmail.com. Listing office does not hold Earnest Money.**

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)
Buyer Ag. Comp.: 2.5% - 300 (% of Gross Sale Price)	Addl. Sales Info.: None	Special Comp Info: None

Showing Inst: **Use Showing Time. Go and Show** Cont. to Show?:

Expiration Date: **09/30/2023**

Mgmt. Co:

OOR

Contact Name:

Ph #:

Phone:

Broker Owned/Interest: **No**

Owner:

Broker: **Marquette Properties, Inc (79948) / (815) 941-0207**

List Broker: **Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com**

CoList Broker: **Michael Fleming (700103) / (815) 347-5151**

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11792487

Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 05/25/2023 09:45 PM