

MLS #: 07525282

# 39463 N Channel View Drive

Antioch

Offered at \$229,900



- 3 Bedrooms
- Attached, 2.5 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)
- Deck, Porch, Storage Shed, Boat Dock/Mooring, Bar-Wet
- 2 Bathrooms
- 140 ft. Channel Frontage
- 2 Huge Porches Face Channel
- 0.49 Acres
- 2244 Sq Ft (approx)

WATERFRONT! Roomy tri-level with nearly 1/2 acre on channel to Petite Lake. 140 ft. Channel Frontage. Many newer windows. Three bedrooms, two fireplaces, huge family room with wet bar, two enclosed porches plus deck. Bring your ideas and turn this into your year-around vacation home! Central a/c unit is mounted on roof.



Mel Metts  
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**graft realty, inc.**

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All measurements and figures are approximate. Source of information is deemed reliable, but not verified.





**Detached Single**      MLS #: **07525282**      List Price: **\$229,900**  
 Status: **ACTV**      List Date: **05/08/2010**      Orig List Price: **\$259,900**  
 Area: **2**      List Dt Rec: **05/11/2010**      Sold Price:  
 Address: **39463 N CHANNEL VIEW Drive, Antioch 60002**      Contingency Flag:  
 Directions: **Rt. 59 & Grass Lake W to Katherine, S 2 Channel View, west to home on left**  
 Sold by:      Listing Market Time: **132**  
 Off Market:      Contract:      Points:  
 Closed:      Financing:      Census Tract:  
 Year Built: **1950**      Built B4 78: **Yes**      Currently Leased: **No**  
 Ownership: **Fee Simple**      Subdivision:  
 Model:      Dimensions: **121X145X140X161**  
 Corp Limits: **Unincorporated**      County: **Lake**  
 Township: **Antioch**  
 Rooms: **7**      Bedrooms: **3**      Bathrooms: **2**  
 Master Bath: **No**      Basement: **No**      Basement Bath: **No**  
 Parking: **Garage**      Cars: **2**      Fireplaces: **2**

**School Data**

Elementary: **GRASS LAKE ELEMENTARY SCHOOL (36)**  
 Junior High: **GRASS LAKE ELEMENTARY SCHOOL (36)**  
 High School: **ANTIOCH COMMUNITY HIGH SCHOOL (117)**  
 Other:

**Coordinates**

North: **39**  
 South: **0**  
 West: **25**  
 East: **0**

**Assessments**

Amount: **\$0**  
 Not  
 Frequency: **Applicable**  
 Special: **No**

**Tax**

Amount: **\$6,989.38**  
 PIN: **01253030060000**  
 Mult PINs: **No**  
 Tax Year: **2008**  
 Tax Exmps: **Homeowner, Senior**

**Miscellaneous**

Waterfront: **Yes**  
 Wall Insul:  
 Ceil Insul:  
 Appx SF: **2244**  
 SF Source: **Assessor**  
 Acreage: **0.49**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X28	Main Level	Carpet	No	Master Bedroom	12X23	2nd Level	Carpet	No
Dining Room		Not Applicable			2nd Bedroom	11X15	2nd Level	Carpet	No
Kitchen	10X21	Main Level	Carpet	No	3rd Bedroom	11X12	2nd Level	Carpet	No
Family Room	15X35	Lower	Carpet	No	4th Bedroom		Not Applicable		
Enclosed Porch	11X28	Lower	Carpet		Enclosed Porch	11X28	2nd Level	Carpet	

Age: **51-100 Years**      Features: **Deck, Porch, Storage Shed, Boat Dock/Mooring, Bar-Wet**      Oth Info: **None**  
 Air Cond: **Central Air**      Foundation: **Concrete**      Lot Desc: **Chain of Lakes Frontage, Channel Front, Water View**  
 Amenities: **Pond/Lake, Water Rights**      Exst Bas/Fnd:  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator**      Fireplace: **Location-Family Room, Location-Living Room, Wood Burning**      Lot Size: **.25-.49 Acre**  
 Attic:  
 Basement: **None**      Garage: **Attached, 2.5 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)**      Asmt Incl: **None**  
 Bath Amn:  
 Dining:  
 Driveway: **Asphalt**      Parking: **None/Not Applicable**      Const Opts:  
 Electricity: **Circuit Breakers, 200+ Amp Service**      Occ Date:  
 Kitchen: **Eating Area-Table Space**      Other Rooms: **Porch-Enclosed, Sunroom/Florida Room**  
 Equipment: **Water-Softener Owned, Ceiling Fan**      Heating: **Gas, Hot Water/Steam**      Possession: **Closing**  
 Exterior: **Aluminum/Vinyl/Steel Siding**      Water: **Well-Private**      Roof: **Asphalt/Glass (Shingles)**  
 HERS Index Score:  
 Green Disc:      Sewer: **Septic-Private**      Style: **Tri-Level**  
 Oth Impr: **Streets Paved**      Type: **Split Level**  
 Exposure: **E (East)**      Sale Terms: **Conventional, FHA, VA**  
 Green Rating Source:  
 Green Feats:

Remarks: **WATERFRONT! Roomy tri-level with nearly 1/2 acre on channel to Petite Lake. 140 ft. Channel Frontage. Many newer windows. Three bedrooms, two fireplaces, huge family room with wet bar, two enclosed porches plus deck. Bring your ideas and turn this into your year-around vacation home! Central a/c unit is mounted on roof.**

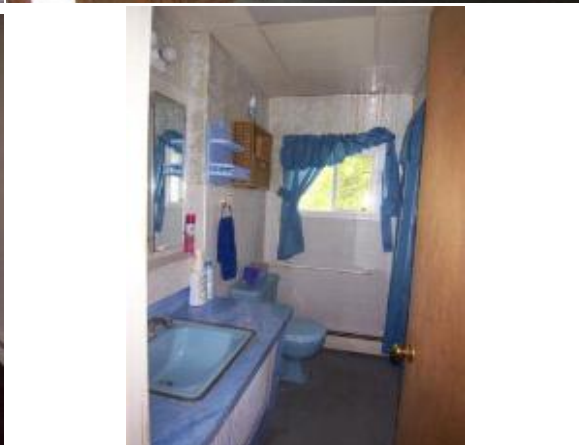
Agent Remarks: **Crawlspace access panel is behind the lower bathroom door.**

Internet Listing: **All**      Remarks on Internet?: **Yes**      Addr on Internet?: **Yes**  
 VOW AVM: **No**      VOW Comments/Reviews: **Yes**  
 Listing Type: **Exclusive Right to Sell**      Holds Earnest Money: **Yes**      Lock Box:  
 Coop Comp: **2.5% MINUS \$100 (on Net SP)**      Special Comp Info: **None**  
 Showing Inst: **Use ShowingAssist**  
 Owner: **OWNER OF RECORD**      Ph #:      Agent Owned/Interest?: **No**  
 Broker: **Graff Realty (2204)**      Ph #: **(847) 587-4900**      Team:  
 List Agent: **Mel Metts (18490)**      Ph #: **(847) 949-6045**      Email: **MELMETTS@GRAFFREALTY.COM**  
 Co-lister:      Ph #:      More Agent Contact Info: **www.graffrealty.com**

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Prepared By: Mel Metts - Graff Realty 09/16/2010 05:29 PM

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