

MLS #: 07525282

39463 N Channel View Drive

Antioch

Offered at \$234,900



- 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
Graff Realty
28 W. Grand Ave.
Fox Lake, IL 60020
Direct:(847) 949-6045
Personal Fax:(847) 223-0103
MELMETTS@GRAFFREALTY.COM
www.graffrealty.com

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: **\$234,900**
 Status: **PCHG** 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: **97**
 Off Market: Contract:
 Closed: Financing: Points:
 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: **5** 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**
 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		

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: **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:
 Equipment: **Water-Softener Owned, Ceiling Fan** Kitchen: **Eating Area-Table Space** Other Rooms: **Porch-Enclosed, Sunroom/Florida Room**
 Exterior: **Aluminum/Vinyl/Steel Siding** Heating: **Gas, Hot Water/Steam** Possession: **Closing**
 HERS Index Score:
 Green Disc: Water: **Well-Private** Roof: **Asphalt/Glass (Shingles)**
 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**
 Coop Comp: **2.5% MINUS \$100**
 Showing Inst: **Use Showing Assist** Lock Box:
 Owner: **OWNER OF RECORD** Agent Owned/Interest?: **No**
 Broker: **Graff Realty (2204)** Team:
 List Agent: **Mel Metts (18490)** Ph #: **(847) 587-4900** Email: **MELMETTS@GRAFFREALTY.COM**
 Co-lister: Ph #: **(847) 949-6045** More Agent Contact Info: **www.graffrealty.com**
 Ph #:

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Antioch IL 60002



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