



Detached Single MLS #: **07426744** List Price: **\$399,000**
 Status: **ACTV** List Date: **01/25/2010** Orig List Price: **\$399,000**
 Area: **81** List Dt Rec: **01/27/2010** Sold Price:
 Address: **11106 W Riviera Drive, Spring Grove 60081** Contingency Flag:
 Directions: **Wilmot & Rt. 173 W to Siedschlag N to Superior W past E. Riviera to corner of W. Riviera & Superior**
 Sold by: Listing Market Time: **13**
 Off Market: Contract: Points:
 Closed: Financing: Census Tract:
 Year Built: **1997** Built B4 78: **No** Currently Leased:
 Ownership: **Fee Simple** Subdivision: **Breezy Lawn Estates**
 Model: Dimensions: **280 X 363 X 78 X 34 X 189**
 Corp Limits: **Spring Grove** County: **Mc Henry**
 Township: **Burton**
 Rooms: **18** Bedrooms: **6** Bathrooms: **4.1**
 Master Bath: **Yes** Basement: **Yes** Basement Bath: **Yes**
 Parking: **Garage** Cars: **3** Fireplaces: **3**

School Data

Elementary: **RICHMOND GRADE SCHOOL (2)**
 Junior High: **NIPPERSINK MIDDLE SCHOOL (2)**
 High School: **RICHMOND-BURTON COMMUNITY HIGH SCHOOL (157)**
 Other:

Coordinates **Assessments** **Tax** **Miscellaneous**
 North: **43** Amount: **45** Amount: **11,534** Waterfront: **No**
 South: **0** Frequency: **Annual** PIN: **0506477006** Wall Insul:
 West: **30** Special: **Unknown** Mult PINs: **No** Ceil Insul:
 East: **0** Tax Year: **2008** Appx SF: **5000**
 Tax Exmps: **Homeowner** Acreage: **1**

| Room Name | Size | Level | Flooring | Win Trmt | Room Name | Size | Level | Flooring | Win Trmt |
|-------------|-------|------------------|----------|----------|----------------|-------|------------------|----------|----------|
| Living Room | 20X13 | Main Level | Carpet | No | Master Bedroom | 22X20 | 2nd Level | Carpet | No |
| Dining Room | 13X12 | Main Level | Hardwood | No | 2nd Bedroom | 18X13 | 2nd Level | Carpet | No |
| Kitchen | 20X12 | Main Level | Hardwood | No | 3rd Bedroom | 13X13 | 2nd Level | Carpet | No |
| Family Room | 19X13 | Main Level | Hardwood | No | 4th Bedroom | 13X12 | 2nd Level | Carpet | No |
| 5th Bdrm | 12X12 | 2nd Level | Carpet | No | 6th Bdrm | 14X11 | Walkout Basement | Carpet | No |
| Laundry | 12X6 | Main Level | Hardwood | No | Great Rm | 21X17 | Main Level | Carpet | No |
| Library | 21X15 | Main Level | Carpet | No | Foyer | 16X8 | Main Level | Hardwood | No |
| Den | 19X14 | Walkout Basement | Carpet | No | Game Rm | 19X17 | Walkout Basement | Carpet | No |
| Exercise Rm | 18X11 | Walkout Basement | Carpet | No | Bar | 13X11 | Walkout Basement | Carpet | No |

Age: **11-25 Years** Features: **Skylight/s, Porch, Handicapped Access, Patio, Deck, Handicapped Equipped, Dog Run/Invisible Fence** Oth Info: **In Foreclosure**
 Air Cond: **Central Air** Foundation: **Concrete** Lot Desc: **Corner, Wooded**
 Amenities: Exst Bas/Fnd: Lot Size: **1.0-1.99 Acres**
 Appliances: **Oven-Double, Microwave, Dishwasher, Refrigerator, Disposal** Fireplace: **Location-Family Room, Location-Basement, Location-Other, Wood Burning, Attached Fireplace Doors/Screen, Gas Starter, Includes Accessories** Asmt Incl: **None**
 Attic: Garage: **Attached, 3 Car Garage, Garage Door Opener(s) (Auto)** Const Opts:
 Basement: **Full, Walkout, Finished** Parking: **Off Street** Other Rooms: **Den/Office/Study, Exercise Room, Family Room, Gallery/Foyer, Great Room, In-Law Arrangement, Library, Recreation, Utility/Laundry-1st Floor**
 Bath Amn: **MBR - Full, Separate Shower, Double Sink** Occ Date: Possession: **Closing**
 Dining: **Separate** Kitchen: **Eating Area-Table Space** Roof: **Asphalt/Glass (Shingles)**
 Driveway: **Asphalt** Heating: **Gas, Forced Air** Style: **Colonial**
 Electricity: **Circuit Breakers, 200+ Amp Service, 100 Amp Service** Water: **Well-Private** Type: **1 Story**
 Equipment: **Humidifier, Water-Softener Owned, Central Vacuum, TV-Cable, Security System, Intercom, CO Detectors, Sump Pump, Sprinkler-Lawn, Air Cleaner** Sewer: **Septic-Private** Sale Terms: **Conventional**
 Exterior: **Aluminum/Vinyl/Steel Siding, Brick, Cedar** Oth Impr: **Street Lights, Streets Paved** Green Rating Source:
 Green Feats:

HERS Index Score:
 Green Disc:

Remarks: Come see this Great Deal! Lot is one acre+, 5000 sq ft home, 6 bedroom, 4 1/2 bath, two story w/3 fireplaces, and finished walkout lower level - possible In-Law arrangement. Intercom sys w/music, lawn sprinkler sys, electronic air cleaner, central vac, Kennetico water softner, and much more. Bank owned property - yet you wouldn't think so! Very nice property.

Agent Remarks: Easy to show. Bank foreclosure/no disclosures, sold "as is", prequalification letter with offer, no special addendums required, bank is able to respond quickly.

Internet Listing: **All** Remarks on Internet?: **Yes** Addr on Internet?: **Yes**
 VOW AVM: **No** VOW Comments/Reviews: **No**
 Listing Type: **Exclusive Right to Sell** Holds Earnest Money: **Yes** Lock Box: **Combination Box**
 Coop Comp: **2.5% - \$200** Special Comp Info: **None**
 Showing Inst: Call listing agent 847-812-1832
 Owner: **owner of record** Ph #: Agent Owned/Interest?: **No**
 Broker: **Graff Realty (2204)** Ph #: **(847) 587-4900** Team:

List Agent: **Mark Graff (18011)**
Co-lister:

Ph #: **(847) 812-1832**
Ph #:

Email: kram@graffrealty.com
More Agent Contact Info: **cell 847-812-1832**

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Prepared By: Mel Metts - Graff Realty 02/06/2010 02:35 PM

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