



Residential Rental
 Status: **RNTD** MLS #: **07565302** Rent Price: **\$1,000**
 Area: **73** List Date: **06/25/2010** Orig Rent Price: **\$1,000**
 List Dt Rec: **06/25/2010** Rented Price: **\$850**
 Address: **1538 W SAND BAR Court Unit 2B,**
 Round Lake 60073-4662 Contingency Flag:
 Directions: **134 & FAIRFIELD N2 MAIN W 2ND CLEARWATER 2 SAND BAR**
 Sold by: **Cres Pioquinto (20506) / Century 21** Listing Market Time: **12**
 Roberts & Andrews (2472)
 Off Mkt Date: **07/06/2010** Rented Date: **07/30/2010** Census Tract:
 Avail Furnished?: **No** Short Term Lease?: Security Deposit: **1000**
 Furnished Rate: Short Term Rate: Board Approval: **No**
 Year Built: **2001** Subdivision: **Fairfield Village**
 Built B4 78: **No** Dimensions: **COMMON GROUNDS**
 Corp Limits: **Round Lake** County: **Lake**
 Township: **Avon**
 Rooms: **4** Bedrooms: **2** Bathrooms: **1**
 Fireplaces: Parking: **Space/s** Mstr Bath: **No**
 Basement: **No** Cars: **1** Bmt Bath: **No**

School Data

Elementary: **INDIAN HILL ELEMENTARY SCHOOL (116)**
 Junior High: **JOHN T MAGEE MIDDLE SCHOOL (116)**
 High School: **ROUND LAKE SENIOR HIGH SCHOOL (116)**
 Other:

Coordinates

North: **34**
 South: **0**
 West: **24**
 East: **0**

Miscellaneous

Appx SF: **944** Waterfront: **No**
 # Of Days: Lowest Parking Fee:
 Total # Units in Building: **12** Highest Parking Fee:
 Floor #: **2** Pets Allowed: **Yes**
 Max Pet Weight: **20**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X22	Main Level	Carpet	Yes	Master Bedroom	10X13	Main Level	Carpet	Yes
Dining Room		Main Level	Carpet	Yes	2nd Bedroom	10X11	Main Level	Carpet	Yes
Kitchen	8X12	Main Level	Vinyl	No	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		

Age: **6-10 Years** Fees/Approvals: **Credit Report** Lot Desc: **Common Grounds**
 Air Cond: **2 (Window/Wall Unit)** Fireplace: Management: **Self-Management**
 Amenities: **Security Door Locks** Foundation: Monthly Rent Incl: **Water, Parking, Scavenger,**
 Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer** Garage: **None** **Exterior Maintenance, Lawn Care, Snow Removal**
 Basement: Parking: **Unassigned, Visitor Parking**
 Bath Amn: Heating: **Electric, Baseboard, Indv Controls, Zoned**
 Dining: **Combined w/ LivRm** Water: **Public** Other Rooms: Pet Info: **Additional Pet Rent, Cats OK, Dogs OK, Pet Count Limitation, Pet Weight Limitation**
 Driveway: Sewer: **Sewer-Public** Possession: **Immediate**
 Electricity: **100 Amp Service** Other Impr: Roof: Type: **Condo**
 Equipment: **TV Antenna, Intercom, Fire Sprinklers, Ceiling Fan** Oth Info: **School Bus Service, Commuter Bus, Commuter Train** Lease Terms: **1 Year Lease**
 Exterior: **Aluminum/Vinyl/Steel Siding, Brick** Kitchen: **Eating Area-Breakfast Bar** Unit Features: **Balcony, Storms/Screens**
 HERS Index Score: Exposure: **E (East)**
 Green Disc: Green Feats:

Remarks: Gorgeous 2 bedroom condo opens to a private balcony (with storage closet). Zoned heat for comfort and energy savings. Through-the-wall a/c unit in each bedroom. Kitchen w/Breakfast Bar. Washer & Dryer included. Master bedroom has walk-in closet. Intercom entry. Pet allowed: 20 lbs max dog or cat, additional \$25 per month. Just blocks from train; near Baxter Labs. Close to shopping and recreation.

Agent Remarks: Download instructions from connectMLS. Includes application, sample lease, etc.

Internet Listing: **All** Remarks on Internet?: **Yes** Addr on Internet?: **Yes**
 VOW AVM: **No** VOW Comments/Reviews: **Yes**
 Listing Type: **Exclusive Right to Lease** Lock Box: **Combination Box**
 Coop Comp: **1/2 MONTH'S RENT MINUS \$50** Special Comp Info: **None**
 Showing Inst: **Use Showing Assist**
 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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