

MLS #: 07487830

1344 Waverly Drive

Volo

Offered at \$264,900



- 3 Bedrooms
- Stainless Appliances
- Bosch Washer & Dryer
- Gas Log Fireplace
- Water View!
- 3 Bathrooms
- Huge Master Bath
- Two Car Garage
- Water Softener
- 2766 Sq Ft (approx)

Nothing else compares to this builder's model! Beautiful design with hardwood floors, gourmet kitchen with 42" cabinets, granite tops and custom butcher block island. KitchenAid SS appliances, Bosch W&D on 1st floor, vaulted living room, gas fireplace, huge master bath with Jacuzzi tub, 57" x 33" shower w/clear glass doors, Carrier furnace & Central AC, Rheem water heater. Spare paint for touch up. Seller has thought of everything!



Mel Metts
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graft realty, inc.

Graff Realty

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





Attached Single
 Status: **ACTV** Area: **19**
 MLS #: **07487830**
 List Date: **03/29/2010**
 List Dt Rec: **04/01/2010**
 List Price: **\$264,900**
 Orig List Price: **\$274,900**
 Sold Price:
 SP Incl Parking:
 Contingency Flag:
 Address: **1344 WAVERLY Drive, Volo 60020**
 Directions: **Rt120 & 12, N2 MOLIDOR E2 REMINGTON, N2 WAVERLY, LEFT AT RANCH VILLA HOMES TO 1344**
 Sold by:
 Off Mkt Date:
 Closed Date:
 Year Built: **2006**
 Ownership: **Fee Simple w/ HO Assn.**
 Model: **Wright**
 Corp Limits: **Volo**
 Township: **Grant**
 Rooms: **8**
 Mstr Bath: **Yes**
 Parking: **Garage**
 Total # Units: **3**
 Contract Date:
 Finance Code:
 Built B4 78: **No**
 Subdivision: **Remington Pointe**
 Dimensions: **2766 SF**
 Listing Market Time: **124**
 Points:
 Census Tract:
 Leased: **No**
 County: **Lake**
 Bedrooms: **3**
 Bathrooms: **3**
 Basement: **Yes**
 Bmt Bath: **Yes**
 Cars: **2**
 Fireplaces: **1**
 Unit Floor Level: **1**
 Waterfront: **Yes**

Elementary: **BIG HOLLOW ELEMENTARY SCHOOL (38)**
 Junior High: **BIG HOLLOW SCHOOL (38)**
 High School: **GRANT COMMUNITY HIGH SCHOOL (124)**
 Other:

Miscellaneous

Appx SF: **2766** # Days for Bd Apprvl: **0**
 Lowest Parking Fee: Highest Parking Fee:
 % Owner Occupied: % Common Ownership:
 Est Occp Date: Wall & Ceiling Insulation: /
 Coordinates: North: **34** South: **0** West: **27** East: **0**

Taxes

Amount: **\$7,717.26**
 PIN: **05274010630000**
 Multiple PINs: **No**
 Tax Year: **2008**

Assessments

Monthly Assess.: **\$183**
 Special: **Yes**
 Master Assn Fee: **No**

Tax Exemptions: **Homeowner**

Pet Information

Coop Tax Deduction:
 Tax Deduction Year:
 Pets Allowed: **Cats OK, Dogs OK**
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X14	Main Level	Hardwood	Yes	Master Bedroom	17X14	Main Level	Carpet	Yes
Dining Room	13X11	Main Level	Hardwood	Yes	2nd Bedroom	11X10	Main Level	Carpet	Yes
Kitchen	16X11	Main Level	Hardwood	Yes	3rd Bedroom	14X12	Walkout Basement	Carpet	Yes
Family Room	20X14	Walkout Basement	Carpet	Yes	4th Bedroom		Not Applicable		
Recreation Rm	12X12	Walkout Basement	Carpet	Yes					

Age: **1-5 Years** Foundation: **Concrete** Kitchen: **Eating Area-Table Space, Island, Pantry-Closet**
 Air Cond: **Central Air** Exst Bas/Fnd:
 Amenities: Fireplace: **Location-Family Room, Gas Logs, Gas Starter** Lot Desc: **Pond, Water View, Wooded**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal** Garage: **Attached, 2 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)** Asmt Incl: **Common Insurance, Exterior Maintenance, Lawn Care, Snow Removal**
 Basement: **Full, Walkout, Finished, English** Parking: **Off Street, Visitor Parking** Const Opts:
 Bath Amn: **MBR - Full, Whirlpool, Separate Shower, Double Sink** Heating: **Gas, Forced Air** Other Rooms: **Utility/Laundry-1st Floor**
 Dining: **Separate** Water: **Public** Management:
 Driveway: **Asphalt** Sewer: **Sewer-Public** Possession: **Closing** Roof: **Asphalt/Glass (Shingles)**
 Electricity: **Circuit Breakers, 200+ Amp Service** Oth Impr: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved** Type: **Ground Level Ranch**
 Equipment: **Water-Softener Owned, TV-Cable, Security System, CO Detectors, Ceiling Fan, Sump Pump** Oth Info: **Listing Agent Must Accompany, School Bus Service** Sale Terms: **Conventional, FHA, VA**
 Exterior: **Aluminum/Vinyl/Steel Siding, Brick** Exposure: **Lake/Water** Unit Features: **Handicapped Access, Private Entrance, Laundry/Hook-Up In Unit, Vaulted/Cathedral Ceilings, Hardwood Floors, Storms/Screens, Deck**
 Green Rating Source:
 Green Feats:

HERS Index Score:
 Green Disc:

Remarks: Nothing else compares to this builder's model! Beautiful design with hardwood floors, gourmet kitchen with 42" cabinets, granite tops and custom butcher block island. KitchenAid SS appliances, Bosch W&D on 1st floor, vaulted livrm, gas fireplace, huge mstr bath with Jacuzzi tub, 57" x 33" shower w/clear glass doors, Carrier furnace & CAC, Rheem water heater. Spare paint for touch up. Seller has thought of everything!

Agent Remarks: Show this one first! None of the others will compare. This is a beautiful home, owned and maintained by a perfectionist. Shows like a model! SSA of \$1,174.20 included in taxes. Also for rent MLS# 07571645.

Internet Listing: **All** Remarks on Internet?: **Yes** Addr on Internet?: **Yes**
 VOW AVM: **Yes** VOW Comments/Reviews: **Yes** Lock Box: **None**
 Listing Type: **Exclusive Right to Sell** Holds Earnest Money: **Yes**
 Coop Comp: **2.5% MINUS \$100** Special Comp Info: **None**
 Showing Inst: **LIST AGT MUST ACCOMPANY; NO LOCKBOX. CALL 847-949-60445.**
 Owner: **OWNER OF RECORD** Ph #:
 Agent Owned/Interest?: **No**

Management Co:

Broker: **Graff Realty (2204)**

List Agent: **Mel Metts (18490)**

Co-lister:

Management Contact:

Ph #: **(847) 587-4900**

Ph #: **(847) 949-6045**

Ph #:

Owner Can Rent: **Yes**

Team:

Email: MELMETTS@GRAFFREALTY.COM

More Agent Contact Info: www.graffrealty.com

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Prepared By: Mel Metts - Graff Realty 07/30/2010 11:31 AM



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Chandelier not included. Owner will re-install original chandelier.



Note rounded corners

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