



**Attached Single**

Status: **PCHG**  
 Area: **134**

MLS #: **07501959**  
 List Date: **04/15/2010**  
 List Dt Rec: **04/15/2010**

List Price: **\$257,000**  
 Orig List Price: **\$284,900**  
 Sold Price:

Address: **1393 Miller Road, Geneva 60134**  
 Directions: **RANDALL TO FARGO WEST TO LEWIS SOUTH TO MILLER**

Sold by: Contract Date: Listing Market Time: **126**  
 Closed Date: Finance Code: Points:  
 Year Built: **1991** Built B4 78: **No** Leased: **No**

Fee Simple  
 Ownership: **w/ HO Assn.** Subdivision: **Randall Square**

Model: Dimensions: **12X40.66X145X12.02X23X145**  
 Corp Limits: **Geneva** County: **Kane**  
 Township: **Geneva**

Rooms: **6** Bedrooms: **2** Bathrooms: **2.1**  
 Mstr Bath: **Yes** Basement: **Yes** Bmt Bath: **No**  
 Parking: **Garage** Cars: **2** Fireplaces: **1**  
 Total # Units: **2** Unit Floor Level: **1** Waterfront: **Yes**

**Taxes**

Amount: **\$7,172.60**  
 PIN: **1208476013**

Multiple PINs:  
 Tax Year: **2008**

Tax Exemptions: **Homeowner**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Assessments**

Monthly Assess.: **\$190**  
 Special: **No**  
 Master Assn Fee: **No**

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Elementary: **(304)**  
 Junior High: **(304)**  
 High School: **(304)**  
 Other:

**Miscellaneous**

Appx SF: **0** # Days for Bd Apprvl: **0**  
 SF Source: **Not Reported** Lowest Parking Fee:  
 % Owner Occupied: Highest Parking Fee:  
 Est Occp Date: % Common Ownership:  
 Wall & Ceiling Insulation: **/**

Coordinates: North: **0** South: **0** West: **37** East: **0**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X15	Main Level	Carpet	Yes	Master Bedroom	12X19	Main Level	Carpet	Yes
Dining Room	10X13	Main Level	Carpet	Yes	2nd Bedroom	10X12	2nd Level	Carpet	Yes
Kitchen	10X14	Main Level	Vinyl	No	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Loft	13X15	2nd Level	Carpet	Yes					

Age: **11-25 Years**

Air Cond: **Central Air**

Amenities:

Appliances: **Oven/Range, Dishwasher, Refrigerator, Disposal**

Basement: **Full, Unfinished, English**

Bath Amn: **MBR - Full**

Dining: **Separate**

Driveway: **Asphalt**

Electricity: **Circuit Breakers**

Equipment: **Sump Pump**

Exterior: **Aluminum/Vinyl/Steel Siding**

HERS Index Score:

Green Disc:

Foundation: **Concrete**

Ext Bas/Fnd:

Fireplace: **Location-Living Room**

Garage: **2 Car Garage**

Parking: **Off Street, Owned**

Heating: **Gas, Forced Air**

Water: **Public**

Sewer: **Sewer-Public**

Oth Impr: **Curbs/Gutters, Street Lights, Streets Paved**

Oth Info: **None**

Exposure:

Green Rating Source:

Green Feats:

Kitchen: **Island**

Lot Desc: **Pond, Water View**

Asmt Incl: **Common Insurance, Exterior Maintenance, Lawn Care, Snow Removal**

Const Opts:

Other Rooms: **1st Floor Bedroom, Gallery/Foyer, Loft, Utility/Laundry-1st Floor**

Management:

Possession: **Closing**

Roof: **Asphalt/Glass (Shingles)**

Type: **1/2 Duplex, Townhouse**

Sale Terms: **Conventional, FHA, VA**

Unit Features:

Remarks: **Cape Cod end unit in Randall Square featuring a beautiful pond/open area view, unfinished lookout basement, 1st floor master bedroom, vaulted living room with a fireplace and balcony deck access, 2nd floor hall bath with a jacuzzi tub and a stand alone shower, large loft features a closet and potential for 3rd bedroom.**

Agent Remarks: **Beautiful Cape style end unit in Randall Square. The home sides to the east with a pond /open area view. The front of the home faces south for the warm afternoon sun.**

Internet Listing: **All**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **3%**

Showing Inst: **Call Listing Agent**

Owner: **Sabatke**

Management Co:

Broker: **Schulenburg Realty, Inc (662)**

List Agent: **Jon Wise (843)**

Co-lister:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Holds Earnest Money: **Yes**

Special Comp Info: **None**

Ph #:

Management Contact:

Ph #: **(630) 377-7725**

Ph #: **(630) 377-7725**

Ph #:

Addr on Internet?: **Yes**

Lock Box: **Supra - Blue iBox**

Agent Owned/Interest?: **No**

Owner Can Rent:

Team:

Email: **JWize@valumasters.com**

More Agent Contact Info: **630-640-3767**

Copyright 2010 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

Prepared By: Gordon Schulenburg, RAA - Schulenburg Realty, Inc 08/18/2010 09:40 PM