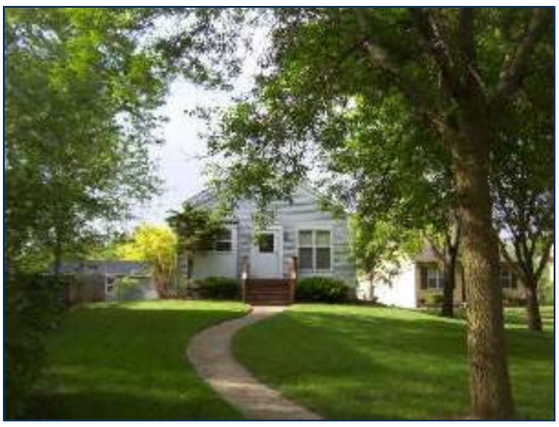

Detached Single MLS #: **06146583** STAT: **NEW** AREA: **134**
LDR: **05/19/2006** CTGF: LP: **$232,000**
LD: **05/19/2006** OLP: **$232,000**
OMD: LISTING MRKT TIME: **2** SP:
CONT DT: SELLING OFC: FIN:
CLSD DT: SELLING AGT: PNT:
ADDRESS: **868 MANCHESTER COURT**
CITY: **GENEVA** ZIP: **60134**
DIR: **EAST SIDE DR. W TO GENEVA DR E TO MANCHESTER TO MANCH.CT**
BLT: **1983** B78: **N** CT: **0**
OWN: **Fee Simple** SUB: **Geneva East**
CRP: **GENEVA** CNY: **Kane** TWN: **GENEVA**
MODEL: **CAMBRIDGE** DIM: **41 X 230 X 45 X 178 X 33**
RMS: **8** BR: **3** BTH: **1.1** MBB: **N** FP: **0** BMT: **N** BB: **N** PKN: **G**
CARS: **2** WF: **N** Tax: **$4,787.96** TXY: **2005** TXC: **None**
SAS: **N** PIN: **1202226044** MPN: ASF: ACR: **0**

ASM: FREQ: **Not Applicable** WI: CI:
GRS: DIST#: **304** JH: DIST#: **304** HS: DIST#: **304** OT: DIST#:
COORDINATES: NORTH: **1** SOUTH: **0** EAST: **0** WEST: **34**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	**16X14**	**Main Level**	**Carpet**	**Y**
Dining Room:	**10X08**	**Main Level**	**Carpet**	**Y**
Kitchen:	**09X08**	**Main Level**	**Other**	**Y**
Family Room:	**20X12**	**Lower**	**Carpet**	**Y**
Master Bedroom:	**14X11**	**2nd Level**	**Carpet**	**Y**
2nd Bedroom:	**10X10**	**2nd Level**	**Carpet**	**Y**
3rd Bedroom:	**11X09**	**Lower**	**Carpet**	**Y**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
4th Bedroom:				
Loft:	**10X09**	**2nd Level**	**Carpet**	

NC: **N**
AGE: **11-25 Years**
AIR: **Central Air**
AMN:
APP: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer**
ATC:
BAS: **Crawl**
BAT:
DIN: **L-shaped (L)**
DRV:
ELE: **Circuit Breakers**
EQP: **Fire Sprinklers, Ceiling Fan**
EXT: **Aluminum/Vinyl/Steel Siding (AVS)**
FEA: **Deck**
FND:
FPL:
GAR: **Detached, 2.5 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)**
PAR: **Off Alley, Side Apron**

OD:
KIT: **Pantry-Closet**
HEA: **Gas, Forced Air**
IMPW: **Public**
IMPS: **Sewer-Public**
IMPO: **Curbs/Gutters, Street Lights, Streets Paved**
INF: **None**
LDS: **Cul-de-sac, Fenced Yard**
Lot Size: **Less Than .25 Acre**
MAI: **None**
NCO:
OTR: **Family Room (FAM), Loft**
POS: **Closing, Immediate**
ROF:
STY: **Bi-Level**
TPE: **Split Level**
TRM: **Conventional**

Remarks: **BEAUTIFULLY MAINTAINED SPLIT-LEVEL HOME ON ONE OF THE LARGEST LOTS ON THE CUL-DE-SAC! OPEN FLOOR PLAN. AMENITIES INCLUDE BRAND NEW CARPETING, NEW LAMINATE FLRS IN KIT & ENTRY, NEWER VINYL SIDING. LG DECK, FULLY FENCED YARD, 2.5 CAR GARAGE W/SIDE APRON FOR ADDL. PKG. GREAT LOCATION-BACKS TO IL PRAIRIE PATH, CLOSE TO PARKS, DOWNTOWN GENEVA & FOX RIVER**

INTERNET LISTING: **All** REMARKS INTERNET: **Y**
ADI: **Y**
HEM: **Y** LIST: **Exclusive Agency**
CC: **2.5%** SCI: **None** EMAIL: **JWize@valumasters.com**
SHO: **CALL L/O AND SHOW / KEYS WORK / LOCK IS TOUGH**
OWNER: **OOR** AON: **N** PHONE:
BROKER: **SCHULENBURG REALTY** ID#: **662** PHONE: **(630) 377-7725**
AGENT: **JON WISE** ID#: **843** PHONE: **(630) 640-3767**
CO-LIST: AAN:

Copyright 2006 MLSNI - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

Prepared By: GORDON SCHULENBURG - SCHULENBURG REALTY 05/20/2006 11:23 PM