Attached Single MLS #: **06499699** STAT: **NEW** AREA: **507**
LDR: **05/02/2007** CTGF: LP: **$148,900**
LD: **05/02/2007** MRKT TIME: **1** OLP: **$148,900**
OMD: LISTING MRKT TIME: **1** SP:
CONT DT: SELLING OFC: FIN:
CLSD DT: SELLING AGT: PNT:

ADDRESS: **3320 Acorn CT** UNIT#: **0** TNU: **2**
CITY: **AURORA** ZIP: **60504-5934**
SUB/COMPLEX: **Georgetown FV Villages** BLT: **1979** B78: **N**
OWN: **Fee Simple** MODEL:
DIR: **Rt34 Ogden/S Long Grove/E Fox Hill/N Clearwood/R Acorn**
CRP: **AURORA** CNY: **Du Page** TWN: **NAPERVILLE**
RMS: **5** BR: **2** BTH: **1** MBB: **N** FP: **0** BMT: **N** BB: **N** PKN: **G** CARS: **1**
DIM: **50X181X39X102X139** TXY: **2006** TXC: **Homeowner** ATD: TDY:
ASF: **864** UFL: **1** DAY: **0** TAX: **2,850.62** LPF: HPF:
POO: **100** OWS: SAS: **N** PTA: **Y** MPW: WF: **N**
NC: **N** OD: CT: **8465.02** PIN: **0729402029** MP: **N**

ASM: Master Assoc. Fee: **N** WI: CI:

GRS: **GEORGETOWN** DIST#: **204** JH: **GRANGER MIDDLE SCHOOL** DIST#: **204** HS: **WAUBONSIE VALLEY** DIST#: **204** OT: DIST#:

COORDINATES: NORTH: **0** SOUTH: **8** EAST: **0** WEST: **31**

Room Details, Utilities and Features

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	**16X11**	**Main Level**	**Carpet**	**Y**	4th Bedroom:				
Dining Room:	**9X8**	**Main Level**	**Carpet**	**Y**	Laundry:	**8X6**	**Main Level**	**Vinyl**	**N**
Kitchen:	**9X8**	**Main Level**	**Vinyl**	**Y**					
Family Room:									
Master Bedroom:	**13X12**	**2nd Level**	**Carpet**	**Y**					
2nd Bedroom:	**11X10**	**2nd Level**	**Carpet**	**Y**					
3rd Bedroom:									

AGE: **11-25 Years**
AIR: **Central Air**
CAA: **None**
APP: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal**
BAS: **Slab**
BAT:
DIN: **Combined w/ LivRm (WLR)**
DRV: **Asphalt**
ELE: **Circuit Breakers, 100 Amp Service**
EQP:
EXP: **S (South), W (West)**
EXT: **Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)**
FND: **Concrete**
FPL:
GAR: **Attached, 1 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), Owned, On-Site**
PAR: **Off Street, Owned, Visitor Parking, On-Site, Off-Site**

HEA: **Gas**

IMPW: **Public**
IMPS: **Sewer-Public**
IMPO: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved**
INF: **Home Warranty**

KIT: **Galley**
LDS: **Cul-de-sac**
MAI: **None**
NCO:
OTR:
MGT: **Self-Management**
PET: **Cats OK, Dogs OK**
POS: **Closing**
ROF: **Asphalt/Glass (Shingles)**
TPC: **1/2 Duplex**
TRM:
UFE: **End Unit, Laundry/Hook-Up In Unit, Storage, Vaulted/Cathedral Ceilings, Storms/Screens, Deck**

Remarks: **Well maintained 2-story bright and attractive duplex unit on a great cul-de-sac location! Vaulted ceiling in living room. Sliding door from dining area to a wood deck overlooking large open area! No association fee and home warranty included! Close to Fox Valley Center and its amenities. Newer carpet, paint, deck, water heater and roof. The a/c compressor was replaced in 2005. Why pay rent when you can own?**

INTERNET LISTING: **All** REMARKS INTERNET: **Y**
ADI: **Y**
HEM: **Y** LIST: **Exclusive Right To Sell**
CC: **2.5% - $50.00** SCI: **None** EMAIL: **gordon@schulenburg.com**
SHO: **Call LO - On Supra KB**
OWNER: **OWR** AON: **N** PHONE:
BROKER: **SCHULENBURG REALTY** ID#: **662** PHONE: **(630) 377-7725**
AGENT: **Gordon Schulenburg** ID#: **673** PHONE: **(630) 584-6575**
CO-LIST: AAN: **Cell: 630-240-5303**

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