



Detached Single MLS #: **09787460** List Price: **\$474,000**
 Status: **CTG** List Date: **10/26/2017** Orig List Price: **\$474,000**
 Area: **510** List Dt Rec: **10/26/2017** Sold Price:
 Address: **2311 Collins Ct , Batavia, IL 60510**
 Directions: **RANDALL TO WILSON W TO DIXON S TO COLLINS**
 Sold by: **Shannon Bowman (8034) / Stone Tower** Lst. Mkt. Time: **55**
Properties (280)
 Closed: Contract: **11/09/2017** Concessions:
 Off Market: Financing: Contingency: **HS72**
 Year Built: **1997** Blt Before 78: **No** Curr. Leased:
 Dimensions: **95X148** Subdivision: Model:
 Ownership: **Fee Simple** Township: **Geneva** County: **Kane**
 Corp Limits: **Batavia** # Fireplaces: **1**
 Coordinates: Bathrooms **2 / 2** Parking: **Garage**
 (full/half):
 Rooms: **12** Master Bath: **Full** # Spaces: **Gar:3**
 Bedrooms: **4+1 bsmt** Bsmnt. Bath: **Yes** Parking Incl.
 Basement: **Full** In Price:

Remarks: **This one checks all the boxes...Adorable home just minutes from downtown Batavia. | Great Floorplan and Beautiful Custom Kitchen with White Shaker Cabinets, Quartz Countertops, Glass Backsplash, & SS Appliances | Butler Pantry adjacent to Kitchen and Formal Dining Room, with Beverage Fridge | Family Room with Floor to Ceiling Fireplace | 1st Floor Den with adjacent Bath | Master Suite with Walk-in Closet | Enjoy being at a Spa everyday in your new Elegant Marble Master Bath with Double Shower, Double Vanities, & Soaking Tub. | Large Bedrooms & Generous Closets | All New: Roof, Double-Pane Low-E Windows, Furnace, Hot Water Tank, Flooring, Kitchen, 4 Baths, the list goes on and on. No detail was missed | 35' X 16' Deck and Fenced Yard for Entertaining | Full Finished Basement with 9' Ceilings, with additional Bedroom and Bath | Tons of Storage Space. Great location, Great neighborhood, Great schools...It doesn't get any better...Welcome Home.**

School Data

Elementary: **Grace Mcwayne (101)**
 Junior High: **Sam Rotolo Of Batavia (101)**
 High School: **Batavia Sr (101)**

Assessments

Amount: **\$0**
 Frequency: **Not Applicable**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**

Tax

Amount: **\$10,875**
 PIN: **1220252002 (Map)**
 Mult PINs: **No**
 Tax Year: **2016**
 Tax Exmps: **None**

Miscellaneous

Waterfront: **No**
 Appx SF: **3500**
 SF Source: **Estimated**
 Bldg. Assess. SF:
 Acreage: **0**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Carpet		Master Bedroom	19X13	2nd Level	Carpet	
Dining Room	12X12	Main Level	Hardwood		2nd Bedroom	12X12	2nd Level	Carpet	
Kitchen	25X14	Main Level	Hardwood		3rd Bedroom	13X11	2nd Level	Carpet	
Family Room	20X13	Main Level	Hardwood		4th Bedroom	13X11	2nd Level	Carpet	
Laundry Room	13X6	Main Level	Porcelain Tile						
Den	13X13	Main Level	Carpet		5th Bedroom	12X12	Basement	Vinyl	
Recreation Room	27X15	Basement	Vinyl		Storage	20X18	Basement	Other	
Deck	35X16	Main Level	Other		Play Room	15X14	Basement	Vinyl	

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Dry, Hardwood Floors**

Exterior Property Features: **Deck, Storms/Screens**

<p>Age: 16-20 Years, Rehab in 2017 Type: 2 Stories Style: Georgian Exterior: Brick, Frame Air Cond: Central Air Heating: Gas, Forced Air Kitchen: Eating Area-Table Space, Island, Pantry-Butler, Pantry-Walk-in Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator Dining: Separate Attic: Basement Details: Finished Bath Amn: Separate Shower, Double Sink, Double Shower, Soaking Tub Fireplace Details: Fireplace Location: Family Room Electricity: Circuit Breakers Equipment: CO Detectors, Ceiling Fan, Sump Pump</p>	<p>Additional Rooms: 5th Bedroom, Den, Deck, Play Room, Recreation Room, Storage Garage Ownership: Owned Garage On Site: Yes Garage Type: Attached Garage Details: Parking Ownership: Parking On Site: Parking Details: Driveway: Concrete Foundation: Concrete Exst Bas/Fnd: Disability Access: No Disability Details: Exposure: E (East) Lot Size: .25-.49 Acre Lot Desc: Fenced Yard, Landscaped Professionally</p>	<p>Roof: Asphalt/Glass (Shingles) Sewer: Sewer-Public Water: Public Const Opts: General Info: School Bus Service, Commuter Bus, Commuter Train, Interstate Access Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved Asmt Incl: None HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Conventional, Cash Only Possession: Closing Occ Date:</p>
--	---	--

Agent Remarks: **No need to preview. Please leave all lamps on. Move quickly on this one.**

Internet Listing: **Yes**

VOW AVM: **No**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2.5%-275 (on Net SP)**

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Holds Earnest Money: **Yes**

Addl. Sales Info.: **None**

Addr on Internet?: **Yes**

Agent Notices:

Lock Box: **Sentrilock**

Special Comp Info: **None**

Showing Inst: **Use Showing Assist**

Mgmt. Co:

Owner: **OOR**

Broker: **john greene Realtor
(23120)**

List Agent: **Vince Minniti (241424)**

Co-lister:

Cont. to Show?: **Yes**

Contact Name:

Ph #:

Ph #: **(630) 820-6500**

Ph #: **(630) 417-9324**

Ph #:

Expiration Date:

Phone:

Agent Owned/Interest: **Yes**

Team:

Email: **vjmceo@yahoo.com;**

vincem@johngreenerealtor.com

More Agent Contact Info:

Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 09787460

Prepared By: Shannon Bowman | eXp Realty, LLC | 12/19/2017 06:40 PM