



**Detached Single**  
 Status: **ACTV**  
 Area: **510**  
 Address: **2407 Hunt Ln , Batavia, Illinois 60510**  
 Directions: **RANDALL RD TO MAIN ST (W) TO DEERPATH (S) TO HUNT LN (E)**  
 Sold by:  
 Closed:  
 Off Market:  
 Year Built: **2010**  
 Dimensions: **100 X 145**  
 Ownership: **Fee Simple w/ HO Assn.**  
 Corp Limits: **Batavia**  
 Coordinates: **S:2 W:38**  
 Rooms: **12**  
 Bedrooms: **4**  
 Basement: **Full**

MLS #: **07435696**  
 List Date: **02/06/2010**  
 List Dt Rec: **02/06/2010**  
 Contract:  
 Financing:  
 Blt Before 78: **No**  
 Subdivision: **Conventry Hills**  
 Township: **Batavia**  
 Bathrooms **3 / 1**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **No**

List Price: **\$529,900**  
 Orig List Price: **\$629,900**  
 Sold Price:  
 Lst. Mkt. Time: **501**  
 Points:  
 Contingency:  
 Curr. Leased: **No**  
 Model: **Sycamore**  
 County: **Kane**  
 # Fireplaces: **1**  
 Parking: **Garage**  
 # Spaces: **Gar:3**  
 Parking Incl.  
 In Price:

Remarks: **Award Winning Floorplan...Deeper Pour Bsmt, Kit w/Granite Counters, SS Appl, LG Walk-in Pantry, T-Stairs, 2 Family Rooms, Princess Suite & Jack & Jill Bath, Dble Door to Mstr w/Volume Ceilings, Mstr Bath Taller Vanities, Octagon dinette & mstr sitting room at rear of home, 3 Car Sideload Gar, Exceeds 5 Star Energy Rating, 2 Year Heat Guarantee. SELLER WILL CONSIDER DOING A TRADE ON BUYERS EXISTING HOME IF QUALIFIES!**

**School Data**

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

**Assessments**

Amount: **\$300**  
 Frequency: **Annual**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **NEW**  
 PIN: **1229212006**  
 Mult PINs: **No**  
 Tax Year: **2009**  
 Tax Exmps: **Homeowner**

**Miscellaneous**

Waterfront: **No**  
 Appx SF: **4106**  
 SF Source: **Builder**  
 Acreage: **0.33**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X14	Main Level	Carpet	None	Master Bedroom	15X23	2nd Level	Carpet	None
Dining Room	12X18	Main Level	Hardwood	None	2nd Bedroom	12X18	2nd Level	Carpet	None
Kitchen	15X23	Main Level	Hardwood	None	3rd Bedroom	12X12	2nd Level	Carpet	None
Family Room	18X20	Main Level	Carpet	None	4th Bedroom	12X13	2nd Level	Carpet	None
Laundry Room	6X7	Main Level	Ceramic Tile	None	Study	12X15	Main Level	Carpet	None
Media Room	18X20	2nd Level	Carpet	None	Eating Area	12X12	Main Level	Hardwood	None
Sitting Room	12X12	2nd Level	Carpet	None					

Interior Property Features: **Vaulted/Cathedral Ceilings**

Exterior Property Features:

Age: **NEW Under Construction**  
 Type: **2 Stories**  
 Style:  
 Exterior: **Brick, Stucco, Stone, Other**  
 Air Cond: **Central Air, Zoned**  
 Heating: **Gas, Forced Air, Zoned**  
 Kitchen: **Eating Area-Table Space, Island, Pantry-Butler, Pantry-Walk-in**  
 Appliances: **Oven-Double, Dishwasher, Disposal**  
 Dining: **Separate**  
 Attic: **Unfinished**  
 Basement Details: **Unfinished**  
 Bath Amn: **Whirlpool, Separate Shower, Double Sink**  
 Fireplace Details: **Attached Fireplace Doors/Screen, Gas Logs, Gas Starter**  
 Fireplace Location: **Family Room**  
 Electricity: **Circuit Breakers, 200+ Amp Service**  
 Equipment: **Humidifier, Sump Pump, Air Exchanger**

Additional Rooms: **Eating Area, Media Room, Sitting Room, Study**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway: **Asphalt**  
 Foundation: **Concrete**  
 Exst Bas/Fnd: **Yes**  
 Disability Access: **No**  
 Disability Details:  
 Exposure: **S (South)**  
 Lot Size: **.25-.49 Acre**  
 Lot Desc:

Roof: **Asphalt/Glass (Shingles)**  
 Sewer: **Sewer-Public**  
 Water: **Public**  
 Const Opts: **Central Air, Energy Efficient Package, Fireplace, Basement, Garage, Vaulted/Cathedral Ceiling**  
 General Info: **School Bus Service, Commuter Bus, Commuter Train**  
 Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**  
 Asmt Incl: **Other**  
 HERS Index Score: **60**  
 Green Discl: **Yes**  
 Green Rating Source: **Energy Star Homes, Other**  
 Green Feats: **Enhanced Air Filtration, Low flow fixtures**  
 Sale Terms: **Conventional**  
 Possession: **Closing**  
 Occ Date: **07/02/2010**

Agent Remarks: **CALL 630-253-2976 or (630) 254-0079 FOR ACCESS. ON SENTRILOCK. THIS HOME IS COMPLETE AND READY FOR IMMEDIATE OCCUPANCY. SELLER WILL CONSIDER DOING A TRADE ON BUYERS EXISTING HOME IF QUALIFIES!**

Internet Listing: **All**  
 VOW AVM: **Yes**  
 Listing Type: **Exclusive Agency**  
 Coop Comp: **2.5 (on Gross SP)**  
 Showing Inst: **Call (630) 253-2976 or (630) 254-0079 for access. ON SENTRILOCK**  
 Mgmt. Co:  
 Owner: **OWNER OF RECORD**  
 Broker: **Custom Realty (24346)**  
 List Agent: **David Faganel (255895)**  
 Co-lister:

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Holds Earnest Money: **Yes**  
 Addl. Sales Info.: **Home Warranty**  
 Contact Name:  
 Ph #: **630-253-2976**  
 Ph #: **(630) 254-0079**  
 Ph #: **(630) 254-0079**  
 Ph #:

Addr on Internet?: **Yes**  
 Lock Box: **Sentrilock**  
 Special Comp Info: **None**  
 Expiration Date:  
 Phone:  
 Agent Owned/Interest?: **Yes**  
 Team:  
 Email: **iris.ware@rafaganel.com**  
 More Agent Contact Info:

