



Detached Single

Status: **ACTV** MLS #: **07251229** List Price: **\$449,900**
 Area: **542** List Date: **06/22/2009** Orig List Price: **\$439,900**
 Address: **415 Bennett DR , North Aurora, Illinois 60542** List Dt Rec: **06/22/2009** Sold Price:
 Directions: **I88 2 orchard N2 Oak W2 Deerpath W2 Tanner North 2 Benet**
 Sold by: Contract: Lst. Mkt. Time: **597**
 Closed: Financing: Points:
 Off Market: Blt Before 78: **No** Contingency:
 Year Built: **2005** Curr. Leased: **No**
 Dimensions: **77 X 319 X 194 X 190**
 Ownership: **Fee Simple w/ HO Assn.** Subdivision: **Tanner Trails** Model: **Gailsburg**
 Corp Limits: **North Aurora** Township: **Blackberry** County: **Kane**
 Coordinates: **S:3 W:39** Bathrooms **3 / 1** # Fireplaces: **1**
 Rooms: **10** (full/half): Parking: **Garage**
 Bedrooms: **4** Master Bath: **Full** # Spaces: **Gar:3**
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl.
 In Price:

Remarks: **BUILDERS MODEL, sales office in garage to be converted, no builders warranty, many upgrades, incl. Designer Kit. with ss appl, granite island & extra large butler pantry w/wet bar & bev. refr., upgraded window package & millwork, extnd 2 story family room w/2 story stone fireplace, full landscaped w/paver patio, lrg lot, easy access to I-88. SELLER WILL CONSIDER DOING A TRADE ON BUYERS EXISTING HOME IF QUALIFIES!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Fearn (129)	Amount: \$130	Amount: NEW	Waterfront: No
Junior High: Herget (129)	Frequency: Annual	PIN: 1136475009	Appx SF: 3378
High School: West Aurora (129)	Special Assessments: No	Mult PINs: No	SF Source: Builder
Other:	Special Service Area: No	Tax Year: 2009	Acrag: 0.5
	Master Association: No	Tax Exmps: Homeowner	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X14	Main Level	Carpet	Y	Master Bedroom	15X23	2nd Level	Carpet	Y
Dining Room	12X16	Main Level	Carpet	Y	2nd Bedroom	12X16	2nd Level	Carpet	Y
Kitchen	12X15	Main Level	Hardwood	Y	3rd Bedroom	12X12	2nd Level	Carpet	Y
Family Room	18X20	Main Level	Carpet	Y	4th Bedroom	12X13	2nd Level	Carpet	Y
Laundry Room	6X7	Main Level	Ceramic Tile	Y	Utility Room-1st Floor	6X7	Main Level	Ceramic Tile	Curtains/Drapes
Study	12X15	Main Level	Carpet	Y					
Eating Area	10X13	Main Level	Hardwood	Y					

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Bar-Wet**

Exterior Property Features: **Patio**

Age: **6-10 Years** Additional Rooms: **Eating Area, Study, Utility Room-1st Floor** Roof: **Asphalt/Glass (Shingles)**
 Type: **2 Stories** Garage Ownership: **Owned** Sewer: **Sewer-Public**
 Style: **Other** Garage On Site: **Yes** Water: **Public**
 Exterior: **Aluminum/Vinyl/Steel Siding, Stucco, Stone** Garage Type: **Attached** Const Opts:
 Air Cond: **Central Air** Garage Details: General Info: **School Bus Service, Commuter Bus**
 Heating: **Gas, Forced Air** Parking Ownership: Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
 Kitchen: **Eating Area-Table Space, Island, Pantry-Butler, Pantry-Walk-in** Parking On Site: Asmt Incl: **Common Insurance**
 Appliances: **Oven-Double, Microwave, Dishwasher, Refrigerator, Refrigerator-Bar, Disposal** Parking Details: HERS Index Score:
 Dining: **Separate** Driveway: **Asphalt** Green Discl:
 Attic: **Full, Unfinished** Foundation: **Concrete** Green Rating Source:
 Basement Details: **Unfinished** Exst Bas/Fnd: Green Feats:
 Bath Amn: **Whirlpool, Separate Shower, Double Sink** Disability Access: **No** Sale Terms: **Conventional, FHA**
 Fireplace Details: **Attached Fireplace Doors/Screen, Gas Logs, Gas Starter** Disability Details: Possession: **Closing**
 Fireplace Location: **Family Room** Exposure: Occ Date:
 Electricity: **Circuit Breakers, 200+ Amp Service** Lot Size: **.25-.49 Acre**
 Equipment: **Humidifier, TV-Cable, Security System, CO Detectors, Ceiling Fan, Sump Pump, Air Exchanger** Lot Desc: **Irregular, Landscaped Professionally**

Agent Remarks: **CALL FOR ACCESS 630-254-0079 or (630) 253-2976 ON SENTRILOCK. SELLER WILL CONSIDER DOING A TRADE ON BUYERS EXISTING HOME IF QUALIFIES**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: Sentrilock
Listing Type: Exclusive Agency	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2.5 (on Gross SP)	Addl. Sales Info.: Exceptions-Call List Office	Expiration Date: 06/22/2011
Showing Inst: Call 630-254-0079 or 630-253-2976 for access	Contact Name:	Phone:
Mgmt. Co:	Ph #: 630-253-2976	Agent Owned/Interest?: Yes
Owner: Owner of Record	Ph #: (630) 254-0079	Team:
Broker: Custom Realty (24346)	Ph #: (630) 254-0079	Email: iris.ware@rafaganel.com
List Agent: David Faganel (255895)		