



**Detached Single**      MLS #: **09361037**      List Price: **\$399,900**  
 Status: **CTG**      List Date: **10/06/2016**      Orig List Price: **\$399,900**  
 Area: **542**      List Dt Rec: **10/06/2016**      Sold Price:  
 Address: **2455 Bauer Rd, North Aurora, Illinois 60542**  
 Directions: **Take Orchard to Oak W to Deerpath N to Tanner turn W then go to Bennett go N to Bauer go W**  
 Sold by: **Lili Fink (225484) / Excel Real Estate (21989)**      Lst. Mkt. Time: **91**  
 Closed:      Contract: **10/06/2016**      Points:  
 Off Market:      Financing:      Contingency: **CTGO**  
 Year Built: **2016**      Blt Before 78: **No**      Curr. Leased: **No**  
 Dimensions: **79.26 X 175.02 X 83.62 X 178.80**  
 Ownership: **Fee Simple w/ HO Assn.**      Subdivision: **Tanner Trails**      Model: **Evergreen III**  
 Corp Limits: **North Aurora**      Township: **Blackberry**      County: **Kane**  
 Coordinates:      Bathrooms **2 / 0**      # Fireplaces: **1**  
 Rooms: **7**      (full/half):      Parking: **Garage**  
 Bedrooms: **3**      Master Bath: **Full**      # Spaces: **Gar:2**  
 Basement: **Full**      Bsmnt. Bath: **No**      Parking Incl. **Yes**  
    In Price:

Remarks: **New Construction Custom Evergreen III Ranch home currently under construction with 2.5 car garage on Lot #432 in Tanner Trails and includes a nice package of standard features such as hardwood flooring in foyer, dining room, family room, kitchen and dinette. 9' ceilings on main floor w/vaulted ceiling in great room, kitchen, dinette and foyer. Open staircase w/oak rail leads to 9' pour full basement (finished basement not included.) Open concept kitchen to family room. Gourmet kitchen incl. extra lrg. island, granite counter tops, stainless steel built-in appliance pkg., 42" upper wall cabinets in kitchen and butler pantry, large walk-in pantry. Spacious great room includes direct vent fireplace. Large master bedroom and bath, rear covered porch with two exterior rear doors leading to covered area. Delta MS Foundation Waterproofing with Revolutionary Foundation Drainage Plane, HERS rating of 54 and includes a 2 year heat, cooling & comfort guarantee and Millennium III Healthy pkg.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Fearn (129)</b>	Amount: <b>\$45</b>	Amount: <b>NEW</b>	Waterfront: <b>No</b>
Junior High: <b>Herget (129)</b>	Frequency: <b>Quarterly</b>	PIN: <b>1136430017</b>	Appx SF: <b>2627</b>
High School: <b>West Aurora (129)</b>	Special Assessments: <b>No</b>	Mult PINs: <b>No</b>	SF Source: <b>Plans</b>
Other:	Special Service Area: <b>Included in Tax Bill</b>	Tax Year: <b>2015</b>	Assessor SF:
	Master Association: <b>No</b>	Tax Exmps:	Acreage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room		<b>Not Applicable</b>			Master Bedroom	<b>15X17</b>	<b>Main Level</b>	<b>Carpet</b>	
Dining Room	<b>12X14</b>	<b>Main Level</b>	<b>Hardwood</b>		2nd Bedroom	<b>15X16</b>	<b>Main Level</b>	<b>Carpet</b>	
Kitchen	<b>14X24</b>	<b>Main Level</b>	<b>Hardwood</b>		3rd Bedroom	<b>12X13</b>	<b>Main Level</b>	<b>Carpet</b>	
Family Room	<b>18X23</b>	<b>Main Level</b>	<b>Hardwood</b>		4th Bedroom		<b>Not Applicable</b>		
Laundry Room	<b>8X9</b>	<b>Main Level</b>	<b>Ceramic Tile</b>		Foyer	<b>8X12</b>	<b>Main Level</b>	<b>Hardwood</b>	
Study	<b>12X14</b>	<b>Main Level</b>	<b>Carpet</b>						

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors**  
 Exterior Property Features: **Patio, Storms/Screens**

Age: <b>NEW Under Construction</b>	Additional Rooms: <b>Study, Foyer</b>	Roof: <b>Asphalt/Glass (Shingles)</b>
Type: <b>1 Story</b>	Garage Ownership: <b>Owned</b>	Sewer: <b>Sewer-Public</b>
Style: <b>Ranch</b>	Garage On Site: <b>Yes</b>	Water: <b>Public</b>
Exterior: <b>Vinyl Siding, Brick</b>	Garage Type: <b>Attached</b>	Const Opts:
Air Cond: <b>Central Air</b>	Garage Details:	General Info: <b>School Bus Service, Interstate Access</b>
Heating: <b>Gas, Forced Air</b>	Parking Ownership:	Amenities: <b>Curbs/Gutters, Sidewalks, Street Lights, Street Paved</b>
Kitchen: <b>Eating Area-Table Space, Island, Pantry-Butler, Pantry-Walk-in</b>	Parking On Site:	Asmt Incl: <b>Common Insurance</b>
Appliances: <b>Oven/Range, Microwave, Dishwasher, Disposal, All Stainless Steel Kitchen Appliances</b>	Parking Details:	HERS Index Score: <b>54</b>
Dining: <b>Separate</b>	Driveway:	Green Discl:
Attic:	Foundation: <b>Concrete</b>	Green Rating Source:
Basement Details: <b>Unfinished</b>	Exst Bas/Fnd:	Green Feats: <b>Enhanced Air Filtration, Low flow commode, Low flow fixtures</b>
Bath Amn: <b>Separate Shower, Double Sink, Soaking Tub</b>	Disability Access: <b>No</b>	Sale Terms: <b>Conventional</b>
Fireplace Details: <b>Attached Fireplace Doors/Screen, Gas Logs, Gas Starter</b>	Disability Details:	Possession: <b>Closing</b>
Fireplace Location: <b>Family Room</b>	Exposure: <b>S (South)</b>	Occ Date: <b>03/15/2017</b>
Electricity: <b>Circuit Breakers, 200+ Amp Service</b>	Lot Size: <b>.25-.49 Acre</b>	
Equipment: <b>Humidifier, CO Detectors, Sump Pump, Air Exchanger</b>	Lot Desc:	

Agent Remarks: **Base price \$357,500.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Agent Notices:
Listing Type: <b>Exclusive Agency</b>	Holds Earnest Money: <b>No</b>	Lock Box: <b>None</b>
Coop Comp: <b>2.5% ON BASE PRICE (on Net SP)</b>	Adtl. Sales Info.: <b>List Agent Must Accompany, Home Warranty</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>Call sales office to schedule an appointment at (630) 253-2976 or (630) 256-8297.</b>	Cont. to Show?: <b>Yes</b>	Expiration Date:
Mgmnt. Co: <b>Associa Vanguard Community Management</b>	Contact Name: <b>Kim Warnecke</b>	Phone: <b>(847) 882-1078</b>
Owner: <b>FAGANEL BUILDERS, LLC</b>	Ph #: <b>630-253-2976</b>	Agent Owned/Interest: <b>Yes</b>
Broker: <b>SAF Custom Realty LLC (24346)</b>	Ph #: <b>(630) 254-0079</b>	Team:
List Agent: <b>David Faganel (255895)</b>	Ph #: <b>(630) 254-0079</b>	Email: <b>david.faganel@faganelbuilders.com</b>
Co-lister:	Ph #:	More Agent Contact Info:

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MLS #: 09361037

Prepared By: Iris Ware | SAF Custom Realty LLC | 01/04/2017 02:12 PM