Detached Single
Status: **CTG**
Area: **542**
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)**
Closed:
Off Market:
Year Built: **2016**
Dimensions: **79.26 X 175.02 X 83.62 X 178.80**
Ownership: **Fee Simple w/ HO Assn.**
Corp Limits: **North Aurora**
Coordinates:
Rooms: **7**
Bedrooms: **3**
Basement: **Full**

MLS #: **09361037**
List Date: **10/06/2016**
List Dt Rec: **10/06/2016**
Contract: **10/06/2016**
Financing:
Blt Before 78: **No**
Subdivision: **Tanner Trails**
Township: **Blackberry**
Bathrooms (full/half): **2 / 0**
Master Bath: **Full**
Bsmnt. Bath: **No**

List Price: **$399,900**
Orig List Price: **$399,900**
Sold Price:
Lst. Mkt. Time: **91**
Points:
Contingency: **CTGO**
Curr. Leased: **No**
Model: **Evergreen III**
County: **Kane**
Fireplaces: **1**
Parking: **Garage**
Spaces: **Gar:2**
Parking Incl In Price: **Yes**

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
Elementary: **Fearn (129)**
Junior High: **Herget (129)**
High School: **West Aurora (129)**
Other:

Assessments
Amount: **$45**
Frequency: **Quarterly**
Special Assessments: **No**
Special Service Area: **Included in Tax Bill**
Master Association: **No**

Tax
Amount: **NEW**
PIN: **1136430017**
Mult PINs: **No**
Tax Year: **2015**
Tax Exmps:

Miscellaneous
Waterfront: **No**
Appx SF: **2627**
SF Source: **Plans**
Assessor SF:
Acreage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt
Living Room		**Not Applicable**		
Dining Room	**12X14**	**Main Level**	**Hardwood**	
Kitchen	**14X24**	**Main Level**	**Hardwood**	
Family Room	**18X23**	**Main Level**	**Hardwood**	
Laundry Room	**8X9**	**Main Level**	**Ceramic Tile**	
Study	**12X14**	**Main Level**	**Carpet**	

Room Name	Size	Level	Flooring	Win Trmt
Master Bedroom	**15X17**	**Main Level**	**Carpet**	
2nd Bedroom	**15X16**	**Main Level**	**Carpet**	
3rd Bedroom	**12X13**	**Main Level**	**Carpet**	
4th Bedroom		**Not Applicable**		
Foyer	**8X12**	**Main Level**	**Hardwood**	

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

Age: **NEW Under Construction**
Type: **1 Story**
Style: **Ranch**
Exterior: **Vinyl Siding, Brick**
Air Cond: **Central Air**
Heating: **Gas, Forced Air**
Kitchen: **Eating Area-Table Space, Island, Pantry-Butler, Pantry-Walk-in**
Appliances: **Oven/Range, Microwave, Dishwasher, Disposal, All Stainless Steel Kitchen Appliances**
Dining: **Separate**
Attic:
Basement Details: **Unfinished**
Bath Amn: **Separate Shower, Double Sink, Soaking Tub**
Fireplace Details: **Attached Fireplace Doors/Screen, Gas Logs, Gas Starter**
Fireplace Location: **Family Room**
Electricity: **Circuit Breakers, 200+ Amp Service**
Equipment: **Humidifier, CO Detectors, Sump Pump, Air Exchanger**

Additional Rooms: **Study, Foyer**
Garage Ownership: **Owned**
Garage On Site: **Yes**
Garage Type: **Attached**
Garage Details:
Parking Ownership:
Parking On Site:
Parking Details:
Driveway:
Foundation: **Concrete**
Exst Bas/Fnd:
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:
General Info: **School Bus Service, Interstate Access**
Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
Asmt Incl: **Common Insurance**
HERS Index Score: **54**
Green Discl:
Green Rating Source:
Green Feats: **Enhanced Air Filtration, Low flow commode, Low flow fixtures**
Sale Terms: **Conventional**
Possession: **Closing**
Occ Date: **03/15/2017**

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

Internet Listing: **Yes**
VOW AVM: **No**
Listing Type: **Exclusive Agency**
Coop Comp: **2.5% ON BASE PRICE (on Net SP)**
Showing Inst: **Call sales office to schedule an appointment at (630) 253-2976 or (630) 256-8297.**
Mgmnt. Co: **Associa Vanguard Community Management**
Owner: **FAGANEL BUILDERS, LLC**
Broker: **SAF Custom Realty LLC (24346)**
List Agent: **David Faganel (255895)**
Co-lister:

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **No**
Addl. Sales Info.: **List Agent Must Accompany, Home Warranty**
Cont. to Show?: **Yes**
Contact Name: **Kim Warnecke**
Ph #: **630-253-2976**
Ph #: **(630) 254-0079**
Ph #: **(630) 254-0079**
Ph #:

Addr on Internet?: **Yes**
Agent Notices:
Lock Box: **None**
Special Comp Info: **None**
Expiration Date:
Phone: **(847) 882-1078**
Agent Owned/Interest: **Yes**
Team:
Email: **david.faganel@faganelbuilders.com**
More Agent Contact Info:

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