

Community Insurance Agency and Real Estate

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-----Listing Information-----

Address: 311 Chicago St., Unit #3

Owner: Dorothy Randens

Occupant: Vacant

Legal: E 85' Lot 11 & 12 Royal Arms Condo #3 Blk 8 original town

Kitchen/Dining area: open

Lot size: 8,500 sf

SF Main Floor: 1,020

SF Upper Floor: N/A

SF Basement: N/A

Year built: 1970

Year bought: 2009

Type of Construction: Brick

Color:

Patio/Deck: Yes

Enclosed Porch: No

Open Porch: Yes

Electric Panel: Breakers

Taxes: Gross \$1,203 **Net:** \$990 HE

Curtains/Blinds/Drapes: Included

Included: Fridge, washer, dryer

Zoning: Residential

Price: \$58,000

Bedrooms: 2

Baths: 1

School District: Audubon Community Schools

Ave. Utilities: Figures in office

Garage: Detached

Drive Paved: Yes

Street Paved: Yes

Foundation: Block

Type of basement: None

Heat: Forced air

Fuel: Natural gas

Air conditioning: Central - new in 2018

Water heater: Natural gas

Water: City

Sewer: City

Washer and dryer location: Main

Water Softener: No

Disposal: Yes

Possession Date: 30 days

Assessed Value: \$52,430

Remarks: No steps! Lower west unit, new central a/c in August 2018. All new windows in May of 2013. New roof in 2013. Move-in ready. Royal Arms Condo Association has no fees. Owners are responsible for 1/4 of lawn care, snow removal, insurance and agreed upon repairs to the building, etc.

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information is taken from public record and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit, if applicable, may not apply to future taxes.