

<u>Immediate SFH Comparables To 2236 W. Ohio</u>									
<u>Address</u>	<u>MLS</u>	<u>Status</u>	<u>Asking (not Listed)</u>	<u>Price</u>	<u>#Beds</u>	<u>#Baths</u>	<u>Year Built</u>	<u>Roof</u>	<u>Deck</u>
2236 W Ohio	ACTV		List	1,349,000	5	3.5	2017	Y	Y
600 N Leavitt /2202 W Ohio	CLSD		Closed	1,400,000	5	4.5	2015	N	N
2204 W Ohio	CLSD		Closed	1,400,000	5	4.5	2015	N	N
2206 W Ohio	ACTV		List	1,425,000	5	4.5	2016	N	N
2339 W Huron	ACTV		List	1,499,900	6	3.5	2017	Y	Y
2234 W Huron	ACTV		List	1,449,000	5	3.5	2017	Y	Y
2218 W Ohio	Not Listed		Asking Per Broker	1,450,000	5	4	Under Construction	Y	Y
2230 W Ohio	Not Listed		Asking Per Broker	1,490,000	4	3.5	Under Construction	N	N
1927 W Erie	CLSD		Closed	1,449,900	6	3.5	2016	Y	Y



**Mgmt. Co:**

Owner: **00R**

Broker: **City Habitat Realty LLC**  
**(85413)**

Lst Agent: **Cristian Merdariu**  
**(151828)**

Co-lster: **Lavinia Shimkus, SFR**  
**(157955)**

**Contact Name:**

Ph #:

Ph #: **(773) 856-0552**

Ph #: **(773) 501-6879**

Ph #: **(773) 732-7640**

**Phone:**

Agent Owned/Interest: **No**

Team:

Email: **cristian\_merdariu@yahoo.com**

More Agent Contact Info:

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MLS #: 09068504

Prepared By: Gregoire Magadini | Ask Nagel | 02/23/2017 10:37 AM



**Detached Single**      **MLS #: 09123689**      **List Price: \$1,449,000**  
**Status: CLSD**      **List Date: 01/25/2016**      **Orig List Price: \$1,449,000**  
**Area: 8024**      **List Dt Rec: 01/25/2016**      **Sold Price: \$1,400,000**  
**Address: 2204 W Ohio St, Chicago, Illinois 60612**  
**Directions: NORTHWEST CORNER OHIO & LEAVITT**  
**Sold by: Non Member (99999) / NON MEMBER**      **Lst. Mkt. Time: 33**  
**(NONMEMBER)**  
**Closed: 03/17/2016**      **Contract: 02/26/2016**      **Points: 16000**  
**Off Market: 02/26/2016**      **Financing: Conventional**      **Contingency:**  
**Year Built: 2015**      **Bk Before 78: No**      **Curr. Leased:**  
**Dimensions: 24X124**  
**Ownership: Fee Simple**      **Subdivision:**      **Model:**  
**Corp Limits: Chicago**      **Township: West**      **County: Cook**  
**Chicago**  
**Coordinates: N:600**      **# Fireplaces: 3**  
**W:2204**  
**Rooms: 9**      **Bathrooms: 4 / 1**      **Parking: Garage**  
**(full/half):**  
**Bedrooms: 5**      **Master Bath: Full**      **# Spaces: Gar: 2**  
**Basement: Full, English**      **Bsmnt. Bath: Yes**      **Parking Incl: Yes**  
**In Price:**

**Utility Costs:**

**Remarks:** Admire incredible city views from the top of the tallest newly-built single family house in the neighbourhood. This distinguished new construction in the heart of the Ukrainian Village features an Öko skin concrete (Germany) and Ipe brazilian walnut modern facade. Open layout, impressive glass & wood staircase, 12' high ceilings, Wolf/Subzero/Miele appliances, Quartz waterfall island, 42" tall cabinets (Italy), designer lights, 3 wine coolers, 2 laundry, Carrera Silver tile baths (Spain), Hansgrohe rainshower and fixtures, dbl steam room, dbl heat/AC (Nest), pre-wired A/V system, 2 1/2 car garage and garage deck, heated basement throughout.

**School Data**

**Elementary: Mitchell (299)**  
**Junior High: Mitchell (299)**  
**High School: Wells Community Academy Senior (299)**  
**Other:**

**Assessments**

**Amount: \$0**  
**Frequency: Not**  
**Applicable**

**Tax**

**Amount: NEW**  
**PIN: 17071140440000**  
**Mut PINs:**  
**Tax Year: 2014**  
**Tax Exmps:**

**Miscellaneous**

**Waterfront: No**  
**Appx SF: 0**  
**SF Source: Not**  
**Reported**  
**Assessor SF:**  
**Acreage: 0.2049**

**Square Footage Comments:**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X33	Main Level	Hardwood		Master Bedroom	14X17	2nd Level	Hardwood	
Dining Room	17X20	Main Level	Hardwood		2nd Bedroom	14X14	2nd Level	Hardwood	
Kitchen	17X15	Main Level	Porcelain Tile		3rd Bedroom	13X12	2nd Level	Hardwood	
Family Room	17X24	Lower	Carpet		4th Bedroom	16X12	Lower	Carpet	
Laundry Room									
5th Bedroom	16X12	Lower	Carpet						

**Interior Property Features:** Vaulted/Cathedral Ceilings, Sauna/Steam Room, Hardwood Floors, 2nd Floor Laundry

**Exterior Property Features:**

<b>Age: NEW Under Construction</b> <b>Type: 2 Stories</b> <b>Style: Contemporary</b> <b>Exterior: Brick</b> <b>Air Cond: Central Air</b> <b>Heating: Gas</b> <b>Kitchen: Island</b> <b>Appliances: Oven/Range, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances</b> <b>Dining:</b> <b>Attic:</b> <b>Basement Details: Finished</b> <b>Bath Amn: Separate Shower, Steam Shower, Double Sink, Full Body Spray Shower, Soaking Tub</b> <b>Fireplace Details:</b> <b>Fireplace Location: Living Room, Master Bedroom, Other</b> <b>Electricity:</b> <b>Equipment:</b>	<b>Additional Rooms: 5th Bedroom</b> <b>Garage Ownership: Owned</b> <b>Garage On Site: Yes</b> <b>Garage Type: Detached</b> <b>Garage Details:</b> <b>Parking Ownership:</b> <b>Parking On Site:</b> <b>Parking Details:</b> <b>Driveway:</b> <b>Foundation:</b> <b>Extst Bas/Fnd:</b> <b>Disability Access: No</b> <b>Disability Details:</b> <b>Exposure: N (North), S (South), E (East), City</b> <b>Lot Size: Less Than .25 Acre</b> <b>Lot Desc:</b>	<b>Roof:</b> <b>Sewer: Sewer-Public</b> <b>Water: Public</b> <b>Const Opts: Central Air, Fireplace, Basement, Garage, Hardwood/Ceramic Floors, Zoned Heating/Cooling</b> <b>General Info: None</b> <b>Amenities: Gated Entry, Sidewalks, Street Lights, Street Paved</b> <b>Asmt Incl: None</b> <b>HERS Index Score:</b> <b>Green Disc:</b> <b>Green Rating Source:</b> <b>Green Feats:</b> <b>Sale Terms:</b> <b>Possession: Closing</b> <b>Occ Date: 02/15/2016</b>
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**Agent Remarks:**

**Internet Listing: Yes**  
**VOW AVM: Yes**  
**Listing Type: Exclusive Right to Sell**  
**Coop Comp: 2.5%-\$395 (on Net SP)**

**Remarks on Internet?: Yes**  
**VOW Comments/Reviews: Yes**  
**Holds Earnest Money: No**  
**Addl. Sales Info.: List Agent Must Accompany**

**Addr on Internet?: Yes**  
**Agent Notices:**  
**Lock Box:**  
**Special Comp Info: None**

Showing Inst: **USE SHOWING ASSIST**

Mgmt. Co:

Owner: **OOR**

Broker: **City Habitat Realty LLC**  
**(85413)**

List Agent: **Cristian Merdariu**  
**(151828)**

Co-lster: **Lavinia Shimkus, SFR**  
**(157955)**

Cont. to Show?:

Contact Name:

Ph #:

Ph #: **(773) 856-0552**

Ph #: **(773) 501-6879**

Ph #: **(773) 732-7640**

Expiration Date:

Phone:

Agent Owned/Interest: **No**

Team:

Email: **cristian\_merdariu@yahoo.com**

More Agent Contact Info:

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MLS #: 09123689

Prepared By: Gregore Magadhi | Ask Nagel | 02/23/2017 10:37 AM



**Detached Single**      MLS #: **09389970**      List Price: **\$1,425,000**  
 Status: **ACTV**      List Date: **11/16/2016**      Orig List Price: **\$1,425,000**  
 Area: **8024**      List Dt Rec: **11/16/2016**      Sold Price:  
 Address: **2206 W Ohio St, Chicago, Illinois 60612**  
 Directions: **NORTHWEST CORNER OHIO & LEAVITT**  
 Sold by:      Lst. Mkt. Time: **100**  
 Closed:      Contract:      Points:  
 Off Market:      Financing:      Contingency:  
 Year Built: **2016**      Bt Before 78: **No**      Curr. Leased: **No**  
 Dimensions: **24X124**  
 Ownership: **Fee Simple**      Subdvision:      Model:  
 Corp Lmts: **Chicago**      Township: **West Chicago**      County: **Cook**  
 Coordinates: **N:600**      # Fireplaces: **2**  
                  **W:2206**  
 Rooms: **9**      Bathrooms **4 / 1**      Parking: **Garage**  
                  (full/half):  
 Bedrooms: **5**      Master Bath: **Full**      # Spaces: **Gar:2.1**  
 Basement: **Full, English**      Bsmnt. Bath: **Yes**      Parking Incl: **Yes**  
                  In Price:  
 Utility Costs:

Remarks: **Admire incredible city views from the top of the tallest newly-built single family house in the neighbourhood. This distinguished new construction in the heart of the Ukrainian Village features an Öko skin concrete and Ipe walnut modern facade. Open layout, impressive glass & wood staircase, 12' high ceilings, Wolf/Subzero/Miele appliances, Quartz waterfall island, 42" tall cabinets, designer lights, 3 wine coolers, 2 laundry, Carrera Silver tile baths, Hansgrohe rainshower and fixtures, dbl steam room, dbl heat/AC (Nest), pre-wired A/V system, 2 1/2 car garage and garage deck, heated basement throughout.**

#### School Data

Elementary: **Mitchell (299)**  
 Junior High: **Mitchell (299)**  
 High School: **Wells Community Academy Senior (299)**  
 Other:

#### Assessments

Amount: **\$0**  
 Frequency: **Not Applicable**

#### Tax

Amount: **NEW**  
 PIN: **17071140440000**  
 Mut: **PINs:**  
 Tax Year: **2014**  
 Tax Exmps: **None**

#### Miscellaneous

Waterfront: **No**  
 Appx SF: **0**  
 SF Source: **Not Reported**  
 Assessor SF:  
 Acreage: **0.2049**

#### Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X33	Main Level	Hardwood		Master Bedroom	14X17	2nd Level	Hardwood	
Dining Room	17X20	Main Level	Hardwood		2nd Bedroom	14X14	2nd Level	Hardwood	
Kitchen	17X15	Main Level	Porcelain Tile		3rd Bedroom	13X12	2nd Level	Hardwood	
Family Room	17X24	Lower	Carpet		4th Bedroom	16X12	Lower	Carpet	
Laundry Room									
5th Bedroom	16X12	Lower	Carpet						

Interior Property Features: **Vaulted/Cathedral Ceilings, Sauna/Steam Room, Hardwood Floors, 2nd Floor Laundry**

#### Exterior Property Features:

Age: <b>NEW Ready for Occupancy</b>	Additional Rooms: <b>5th Bedroom</b>	Roof:
Type: <b>2 Stories</b>	Garage Ownership: <b>Owned</b>	Sewer: <b>Sewer-Public</b>
Style: <b>Contemporary</b>	Garage On Site: <b>Yes</b>	Water: <b>Public</b>
Exterior: <b>Brick</b>	Garage Type: <b>Detached</b>	Const Opts:
Air Cond: <b>Central Air</b>	Garage Details:	General Info: <b>None</b>
Heating: <b>Gas</b>	Parking Ownership:	Amenities: <b>Gated Entry, Sidewalks, Street Lights, Street Paved</b>
Kitchen: <b>Island</b>	Parking On Site:	Asmt Incl: <b>None</b>
Appliances: <b>Oven/Range, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances</b>	Parking Details:	HERS Index Score:
Dining:	Driveway:	Green Discl:
Attic:	Foundation:	Green Rating Source:
Basement Details: <b>Finished</b>	Exst Bas/Fnd:	Green Feats:
Bath Amn: <b>Separate Shower, Steam Shower, Double Sink, Full Body Spray Shower, Soaking Tub</b>	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details:	Disability Details:	Possession: <b>Closing</b>
Fireplace Location: <b>Living Room, Master Bedroom</b>	Exposure: <b>N (North), S (South), E (East), City</b>	Occ Date: <b>11/16/2016</b>
Electricity:	Lot Size: <b>Less Than .25 Acre</b>	
Equipment:	Lot Desc:	

#### Agent Remarks:

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>No</b>	Lock Box:
Coop Comp: <b>2.5% - \$299 (on Net SP)</b>	Addl. Sales Info.: <b>List Agent Must Accompany</b>	Special Comp Info: <b>None</b>

Showing Inst: use showing assist  
with 24 hrs notice

Cont. to Show?:

Expiration Date:

Mgmt. Co:

Contact Name:

Phone:

Owner: OOR

Ph #:

Agent Owned/Interest: No

Broker: City Habitat Realty LLC  
(85413)

Ph #: (773) 856-0552

Team:

List Agent: Cristian Merdariu  
(151828)

Ph #: (773) 501-6879

Email: cristian\_merdariu@yahoo.com

Co-lister: Lavinia Shimkus, SFR  
(157955)

Ph #: (773) 732-7640

More Agent Contact Info:

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MLS #: 09389970

Prepared By: Gregoire Magadini | Ask Nagel | 02/23/2017 10:38 AM





<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: <b>Mitchell (299)</b>	Amount: <b>\$0</b>	Amount: <b>NEW</b>	Waterfront: <b>No</b>
Junior High: <b>(299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>17071090150000</b>	Appx SF: <b>0</b>
High School: <b>(299)</b>		Mut PINs:	SF Source: <b>Not Reported</b>
Other:	Special Assessments: <b>No</b>	Tax Year: <b>2015</b>	Assessor SF:
	Special Service Area: <b>No</b>	Tax Exmps:	Acreage:
	Master Association: <b>No</b>		

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X22	Main Level	Hardwood		Master Bedroom	17X14	2nd Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	13X11	2nd Level	Hardwood	
Kitchen	22X15	Main Level	Hardwood		3rd Bedroom	11X13	2nd Level	Hardwood	
Family Room	22X12	Main Level	Hardwood		4th Bedroom	10X13	2nd Level	Hardwood	
Laundry Room									
5th Bedroom	10X13	Lower	Other		6th Bedroom	20X9	Lower	Other	
Bonus	7X8	3rd Level	Other		Mud Room	14X6	Main Level	Other	
Deck	22X64	3rd Level	Other		Recreation Room	21X31	Lower	Other	

Age: <b>NEW Under Construction</b>	Additional Rooms: <b>5th Bedroom, 6th Bedroom, Bonus, Mud Room, Deck, Recreation Room</b>	Roof: <b>Rubber, Other</b>
Type: <b>2 Stories</b>	Garage Ownership: <b>Owned</b>	Sewer: <b>Sewer-Public</b>
Style: <b>Contemporary</b>	Garage On Site: <b>Yes</b>	Water: <b>Lake Michigan</b>
Exterior: <b>Brick</b>	Garage Type: <b>Detached</b>	Const Opts:
Air Cond: <b>Central Air, Zoned</b>	Garage Details: <b>Garage Door Opener(s)</b>	General Info: <b>None</b>
Heating: <b>Gas, Forced Air, Zoned</b>	Parking Ownership:	Amenities: <b>Park/Playground, Pool, Tennis Courts, Gated Entry, Sidewalks, Other</b>
Kitchen: <b>Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry-Butler, Pantry-Closet</b>	Parking On Site:	Asmt Inct: <b>None</b>
Appliances: <b>Oven-Double, Microwave, Dishwasher, High End Refrigerator, Refrigerator-Bar, Washer, Dryer, Disposal, Wine Cooler/Refrigerator</b>	Parking Details:	HERS Index Score:
Dnng: <b>Combined w/ LivRm</b>	Driveway: <b>Concrete</b>	Green Dcl:
Attic:	Foundation: <b>Concrete</b>	Green Rating Source:
Basement Details: <b>Finished</b>	Ext Bas/Fnd: <b>No</b>	Green Feats:
Bath Amn: <b>Separate Shower, Double Sink, Full Body Spray Shower, Soaking Tub</b>	Disability Access: <b>No</b>	Sale Terms: <b>Conventional</b>
Fireplace Details: <b>Portable/Ventless</b>	Disability Details:	Possession: <b>Closing</b>
Fireplace Location: <b>Family Room, Living Room</b>	Exposure: <b>N (North), S (South), City</b>	Occ Date: <b>02/28/2017</b>
Electricity: <b>Circuit Breakers</b>	Lot Size: <b>Oversized Chicago Lot</b>	
Equipment: <b>Security System, Intercom, CO Detectors, Sump Pump</b>	Lot Desc: <b>Common Grounds</b>	

Agent Remarks: Delivery slated for February 2017! Please email for full brochure



Internet Listing: **Yes**  
VOW AVM: **No**  
Listing Type: **Exclusive Right to Sell**  
Coop Comp: **2.5%-\$295 (on Net SP)**

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **No**  
Holds Earnest Money: **Yes**  
Addl. Sales Info.: **List Agent Must Accompany**

Addr on Internet?: **Yes**  
Agent Notices:  
Lock Box:  
Special Comp Info: **None**

Showing Inst: **Email**  
**showings@ncgchicago.com**

Cont. to Show?:

Expiration Date:

Mgmt. Co:  
Owner: **Owner of Record**  
Broker: **North Clybourn Group, Inc.**  
**(12604)**

Contact Name:  
Ph #:  
Ph #: **(773) 252-0600**

Phone:  
Agent Owned/Interest: **No**

List Agent: **Karen Biazar (125093)**

Ph #: **(773) 645-7900**

Team: **The Biazar Group**

Co-Ister: **Staci Slattery (148835)**

Ph #: **(773) 645-7907**

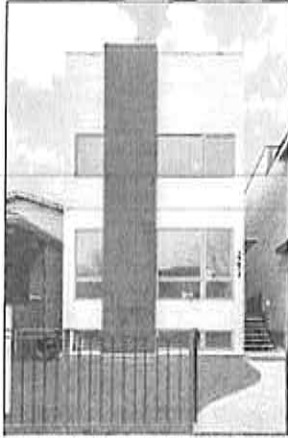
Email: **karen@northclybourngroup.com**

More Agent Contact Info:

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MLS #: 09494189

Prepared By: Gregoire Magadhi | Ask Nagel | 02/23/2017 10:39 AM



# Detached Single

Status: ACTV

Area: 8024

Address: 2234 W Huron St, Chicago, Illinois 60612

Directions: DAMEN TO HURON WEST TO HOME

Sold by:

Closed:

Off Market:

Year Built: 2017

Dimensions: 24X121

Ownership: Fee Simple

Corp Limits: Chicago

Coordinates: N:700 W:2234

Rooms: 11

Bedrooms: 5

Basement: English

MLS #: 09486955

List Date: 01/26/2017

List Dt Rec: 01/26/2017

Contract:

Financing:

Bt Before 78: No

Subdivision:

Township: West Chicago

Bathrooms: 3 / 1

(full/half):

Master Bath: Full

Bsmnt. Bath: Yes

List Price: \$1,449,000

Orig List Price: \$1,449,000

Sold Price:

Lst. Mkt. Time: 29

Points:

Contingency:

Curr. Leased:

Model:

County: Cook

# Fireplaces: 3

Parking: Garage

# Spaces: Gar: 2

Parking Incl.

In Price:

Utility Costs:

Remarks: UKRAINIAN VILLAGE'S SLEEK NEWEST DEVELOPMENT BY CIRCLED SQUARED DEVELOPMENT. THIS 5 BD/3.1BTH HOME WITH ROOF TOP ACCESS AND GARAGE ROOF TOP DECK FEATURES AN OPEN BRIGHT AIRY FLOOR PLAN. THE CHEFS KITCHEN HAS QUARTZ CT, ITALIAN COPALIFE CABINETS, INTERGRATED THERMADORE APPLIANCE PACKAGE, LG ISLAND SPACE AND BUTLERS PANTRY. LUXURIOUS SPA LIKE MASTER BATH WITH DUAL VANITY+MAKEUP VANITY, SOAKING TUB, SEP STEAM SHOWER W/BODY SPRAYS. THE HOME FEATURES HARD WOOD FLOORING THROUGHOUT, 3 FIREPLACES, 2 LAUNDRY ROOMS, ALL BATHS WITH HEATED FLOORS, WET BAR IN LOWER LEVEL WITH ICE MAKER+BEV COOLER. WET BAR IN TOP FLOOR BONUS ROOM. BEAMED CEILINGS, CUSTOM STAIRCASE, 400 AMP ELECTRIC, CENTRAL VAC, SECURITY CAMERAS. FLUSH MOUNT SPEAKERS THROUGH OUT. AMAZING OUTDOOR SPACE. SLEEK EXTERIOR DESIGN WITH MINDFUL CRAFTSMANSHIP AND ATTENTION TO DETAIL.

## School Data

Elementary: (299)

Junior High: (299)

High School: (299)

Other:

## Assessments

Amount: \$0

Frequency: Not Applicable

Special Assessments: Unknown

Special Service Area: No

Master Association: No

## Tax

Amount: NEW

PIN: 17071050240000

Mkt PINs:

Tax Year: 2015

Tax Exmps:

## Miscellaneous

Waterfront: No

Appx SF: 4100

SF Source: Builder

Assessor SF:

Acreage:

## Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X16	Main Level	Hardwood		Master Bedroom	16X14	2nd Level	Hardwood	
Dining Room	12X15	Main Level	Hardwood		2nd Bedroom	13X12	2nd Level	Hardwood	
Kitchen	17X15	Main Level	Hardwood		3rd Bedroom	14X11	2nd Level	Hardwood	
Family Room	19X18	Main Level	Hardwood		4th Bedroom	13X12	Lower	Carpet	
Laundry Room	6X4	2nd Level	Other						
5th Bedroom	13X13	Lower	Carpet		Bonus	12X8	3rd Level		
Recreation Room	24X15	Lower	Carpet		Walk In Closet	12X12	2nd Level	Hardwood	
Deck	20X18	2nd Level							
Other	17X70	3rd Level	Other		Terrace	22X15	Main Level		

Interior Property Features: Bar-Wet, Hardwood Floors, Heated Floors, 2nd Floor Laundry

Exterior Property Features:

Age: NEW Ready for Occupancy

Type: 2 Stories

Style:

Exterior: Aluminum Siding, Steel Siding,

Other

Air Cond: Central Air

Heating: Gas

Kitchen: Island, Pantry-Butler

Appliances: Oven-Double, Microwave,

Dishwasher, High End Refrigerator,

Washer, Dryer, Disposal, Wine

Cooler/Refrigerator, Cooktop

Dining: Separate

Attic:

Basement Details: Finished

Bath Amn: Separate Shower, Steam

Shower, Double Sink, Full Body Spray

Shower, Soaking Tub

Fireplace Details: Wood Burning, Gas Logs

Fireplace Location: Family Room, Living

Room, Master Bedroom

Electricity:

Equipment: Central Vacuum, Sump Pump

Additional Rooms: 5th Bedroom, Bonus, Recreation Room, Walk In Closet, Deck, Terrace, Other

Garage Ownership: Owned

Garage On Site: Yes

Garage Type: Detached

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Driveway:

Foundation:

Ext Bas/Fnd:

Disability Access: No

Disability Details:

Exposure:

Lot Size: .25-.49 Acre

Lot Desc:

Roof:

Sewer: Sewer-Public

Water: Public

Const Opts:

General Info: None

Amenities: Sidewalks, Street Lights, Street

Paved

Asmt Incl: None

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: Closing

Occ Date: 02/15/2017

Agent Remarks: CIRCLE SQUARED DEVELOPMENT LLC 2307705

Internet Listing: Yes

Remarks on Internet?: Yes

Addr on Internet?: Yes

VOW AVM: **Yes**  
Listhg Type: **Exclusive Right to Sell**  
Coop Comp: **2.5%-\$350 (on Net SP)**  
Showing Inst: **EMAIL**  
**MELISSA@SERGIOANDBANKS.COM**  
Mgmt. Co:  
Owner: **OWNER OF RECORD**  
Broker: **Sergio & Banks Real Estate (15191)**  
List Agent: **Melissa Govedarica, GREEN**  
**(137452)**

VOW Comments/Reviews: **Yes**  
Holds Earnest Money: **Yes**  
Addl. Sales Info.: **Home Warranty**  
Cont. to Show?:

Agent Notices:  
Lock Box:  
Special Comp Info: **None**  
Expiration Date:

Co-Lister:

Contact Name:

Ph #:

Ph #: **(773) 235-6100**

Ph #: **(630) 973-7745**

Ph #:

Phone:

Agent Owned/Interest: **No**

Team:

Email: **melissa@sergioandbanks.com**

More Agent Contact Info:

Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

MLS #: 09486955

Prepared By: Gregoire Magadini | Ask Nagel | 02/23/2017 10:39 AM



Some photos may be virtually staged

**Detached Single**  
 Status: **CLSD**  
 Area: **8024**  
 Address: **1927 W Erie St , Chicago, Illinois 60622**  
 Directions: **ERIE, WEST OF ASHLAND , EAST OF DAMEN**  
 Sold by: **Ivona Kutermankiewicz (115606) / Berkshire Hathaway Lst. Mkt. Time: 3**  
 HomeServices KoenigRubloff (10900)  
 Closed: **03/06/2017**  
 Off Market: **09/09/2016**  
 Year Built: **2016**  
 Dimensions: **25X124**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:700 W:1927**  
 Rooms: **12**  
 Bedrooms: **6**  
 Basement: **English**  
 Utility Costs:  
 MLS #: **09336214**  
 Lst Date: **09/07/2016**  
 List Dt Rec: **09/07/2016**  
 Contract: **09/09/2016**  
 Financing: **Conventional**  
 Blt Before 78: **No**  
 Concessions:  
 Contingency:  
 Curr. Leased:  
 List Price: **\$1,449,900**  
 Orig Lst Price: **\$1,449,900**  
 Sold Price: **\$1,449,900**  
 Subdivision:  
 Township: **Lake View**  
 Model:  
 County: **Cook**  
 # Fireplaces: **2**  
 Parking: **Garage**  
 Bathrooms: **3 / 1**  
 (full/half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **Yes**  
 # Spaces: **Gar:2**  
 Parking Incl: **Yes**  
 In Price:

Remarks: **THE NOAH COLLECTION! LUXURIOUS NEW CONSTRUCTION SF HOME IN EAST VILLAGE. 6BD/3.1 BTH WITH METICULOUS ATTENTION TO DETAILS, DESIGN+CUSTOM FINISHES. OPEN FLR PLAN, CUSTOM GOURMET KIT W HIGH END SS APPLIANCE PACKAGE & GREAT SIZE ISLAND, LARGE MSTR BR, LUXURIOUS MSTR BTH, W/STEAM SHOWER, AIRJET TUB,DBL VANITIES, HUGE LOWER LEVEL REC RM, SEC SYS, DESIGNER LIGHTING , GREAT CLOSET SPACE W/CUSTOM BUILD OUTS, INTERCOM SYSTEM,LARGE ROOF TOP DECK , 2 CAR GARAGE. ESTIMATED COMPLETION WINTER 2016/2017. PICTURES ARE FROM DEVELOPER'S PAST PROJECT.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: (299)	Amount: \$0	Amount: <b>NEW</b>	Waterfront: <b>No</b>
Junior High: (299)	Frequency: <b>Not Applicable</b>	PIN: <b>17072120140004</b>	Appx SF: <b>0</b>
High School: (299)	Special Assessments: <b>No</b>	Mult PINs:	SF Source: <b>Not Reported</b>
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2014</b>	Assessor SF:
	Master Association: <b>No</b>	Tax Exmps:	Acreage:

Square Footage Comments:

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	12X28	Main Level	Hardwood		Master Bedroom	13X16	2nd Level		
Dining Room	COMBO	Main Level			2nd Bedroom	10X10	2nd Level	Hardwood	
Kitchen	12X16	Main Level	Porcelain Tile		3rd Bedroom	9X9	2nd Level	Hardwood	
Family Room	16X19	Main Level			4th Bedroom	11X12	2nd Level	Hardwood	
Laundry Room			Hardwood		6th Bedroom	12X12	Lower		
5th Bedroom	12X13	Lower	Carpet		Deck	19X9	Main Level		
Recreation Room	12X22	Lower	Carpet						
Loft	8X13	3rd Level	Hardwood		Other	9X10	Lower		

Interior Property Features: **Bar-Wet, Hardwood Floors**

Exterior Property Features: **Deck, Outdoor Fireplace**

Age: <b>NEW Under Construction</b>	Additional Rooms: <b>5th Bedroom, 6th Bedroom, Recreation Room, Deck, Loft, Other</b>	Roof:
Type: <b>3 Stories</b>	Garage Ownership: <b>Owned</b>	Sewer: <b>Sewer-Public</b>
Style:	Garage On Site: <b>Yes</b>	Water: <b>Lake Michigan, Public</b>
Exterior: <b>Brick</b>	Garage Type: <b>Detached</b>	Const Opts:
Air Cond: <b>Central Air</b>	Garage Details:	General Info: <b>None</b>
Heating: <b>Gas, Forced Air</b>	Parking Ownership:	Amenities:
Kitchen:	Parking On Site:	Asmt Incl: <b>None</b>
Appliances:	Parking Details:	HERS Index Score:
Dining:	Driveway:	Green Disc:
Attic:	Foundation:	Green Rating Source:
Basement Details: <b>Finished</b>	Exst Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details:	Disability Details:	Possession: <b>Closing</b>
Fireplace Location: <b>Family Room, Living Room</b>	Exposure:	Occ Date: <b>12/30/2016</b>
Electricity:	Lot Size: <b>Less Than .25 Acre</b>	
Equipment:	Lot Desc:	

Agent Remarks: **ALL FLOOR PLANS, SPECIFICATION SHEETS, AND DRAWINGS ARE FOR MARKETING PURPOSES ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE TO PURCHASER, AT SELLER'S SOLE AND ABSOLUTE DISCRETION. THE FLOOR PLANS, SPECIFICATION SHEETS, AND DRAWINGS ARE PREPARED IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OF THE PROPERTY, AND AS SUCH, THE SQUARE FOOTAGE CANNOT BE ACCURATELY DISCLOSED AS DIMENSIONS MAY VARY SLIGHTLY DURING THE COURSE OF CONSTRUCTION. 1927ERIE LLC2483599**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Agent Notices:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Lock Box: <b>None</b>
Coop Comp: <b>2.5%-350 (on Net SP)</b>	Addl. Sales Info.: <b>None</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>PLEASE E-MAIL , TEXT, CALL BEATA</b>	Cont. to Show?:	Expiration Date:
<b>312-375-3688,</b>		
<b>BEATA@SERGIOANDBANKS.COM</b>		
Mgmt. Co:	Contact Name:	Phone:
Owner: <b>OF RECORD</b>	Ph #:	Agent Owned/Interest: <b>No</b>