



Detached Single
 Status: **NEW**
 Area: **540**
 Address: **28W730 Perkins Ct , Naperville, IL 60564**
 Directions: **Book Road south of 87th north of 95th to Perkins Court east**
 Closed:
 Off Market:
 Year Built: **1987**
 Dimensions: **274X379X267X437**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms: **10**
 Bedrooms: **3**
 Basement: **Full**
 MLS #: **10825924**
 List Price: **\$735,000**
 List Date: **08/21/2020**
 Orig List Price: **\$735,000**
 List Dt Rec: **08/21/2020**
 Sold Price:
 Contract:
 Financing:
 Blt Before 78: **No**
 Subdivision: **Acorn Hill Estates**
 Township: **Wheatland**
 Model: **Custom Ranch**
 County: **Will**
 # Fireplaces: **1**
 Bathrooms (full/half): **2 / 0**
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Lst. Mkt. Time: **1**
 Concessions:
 Contingency:
 Curr. Leased: **No**
 # Spaces: **Gar:2.5**
 Parking Incl. In Price: **Yes**
 Mobility Score: **49 - Fair Mobility!**



Remarks: **Rarely does a property come up for sale in Acorn Hill Estates, an enclave of just 9 lucky owners. Even more special is an original owner ranch coming to market in exceptionally clean and well maintained condition. The 2 plus acre lot affords the next owner the luxury of an arboretum like inventory of mature trees each hand planted by the seller. No need to wait 30 years for shade! The Bald Cypress, Locust, Sugar Maple, Red Maple, Oak, River Birch, Spruce and White Pine are majestic and provide exceptional privacy. Approaching the brick and cedar ranch you will reach the front foyer via a covered porch. The room sizes are large and the living, dining, and family rooms have vaulted ceilings. The hardwood floored family room is dominated by a floor to ceiling brick fireplace. The adjacent eating area space and kitchen flow through glass french doors to a sunroom overlooking a brick paver patio and the back acreage. The view is unmatched. The sitting room off of the master bed room suite enjoys direct access to the patio and deck as well. Five skylights are sprinkled throughout the home to bring the natural light in. The unfinished basement is 80 feet long and is ready for your personal touches. The 2.5 car garage is oversized and if more space is needed there is a 14x19 shed complete with electricity. The driveway and roof are approximately 10 years old; the furnace and air conditioner 5 years old. Whether you intend to remodel, add on, up or out, or tear down there is plenty of space to utilize. The recent neighborhood sale close to \$5,000,000 and new construction across the street support a tear down and rebuild. Ranches are rare, ranches on no traffic streets almost non-existent, ranches on acreage, or the acreage itself; priceless!**

School Data
 Elementary: **Crow (204)**
 Junior High: **Gregory (204)**
 High School: **Neuqua Valley (204)**

Assessments		Tax		Miscellaneous	
Amount:	\$0	Amount:	\$12,272	Waterfront:	No
	Not	PIN:	7010210505100000	Appx SF:	2764
Frequency:	Applicable	Mult PINs:	No	SF Source:	Assessor
		Tax Year:	2019	Bldg. Assess. SF:	
Special Assessments:	No	Tax Exmps:	Homeowner	Acreage:	2.4
Special Service Area:	No				
Master Association:	No				

Square Footage Comments: **basement is approximately 2554 sq ft**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X23	Main Level	Carpet	Curtains/Drapes	Master Bedroom	13X20	Main Level	Carpet	Curtains/Drapes
Dining Room	COMBO	Main Level	Carpet	Curtains/Drapes	2nd Bedroom	11X13	Main Level	Carpet	Curtains/Drapes
Kitchen	13X19	Main Level	Vinyl	Curtains/Drapes	3rd Bedroom	12X12	Main Level	Carpet	Curtains/Drapes
Family Room	15X27	Main Level	Hardwood	Curtains/Drapes	4th Bedroom		Not Applicable		
Laundry Room	12X12	Basement	Other	None					
Eating Area	9X13	Main Level	Vinyl	None	Sitting Room	12X14	Main Level	Carpet	Curtains/Drapes
Sun/Florida Room Heated	10X15	Main Level	Carpet	Blinds	Foyer	5X14	Main Level	Ceramic Tile	None
Utility Room-Lower Level	15X26	Basement	Other	None					

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Walk-In Closet(s)**

Exterior Property Features: **Deck, Patio, Porch, Brick Paver Patio, Storms/Screens, Outdoor Grill, Fire Pit**

Age: **31-40 Years**
 Type: **1 Story**
 Style: **Ranch**
 Exterior: **Brick, Cedar**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Eating Area-Table Space, Pantry-Closet**
 Appliances: **Oven/Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Range Hood, Water Softener, Water Softener Owned**
 Dining: **Combined w/ LivRm**
 Attic: **Pull Down Stair, Unfinished**
 Basement Details: **Unfinished, Egress Window**
 Bath Amn:
 Laundry Features: **Gas Dryer Hookup, Electric Dryer Hookup, Laundry Chute, Sink**
 Additional Rooms: **Eating Area, Sitting Room, Sun/Florida Room Heated, Foyer, Utility Room-Lower Level**
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Attached**
 Garage Details: **Garage Door Opener(s), Transmitter(s)**
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Driveway: **Asphalt**
 Foundation: **Concrete**
 Exst Bas/Fnd:
 Roof: **Asphalt/Glass (Shingles)**
 Sewer: **Septic-Private**
 Water: **Well-Private**
 Const Opts:
 General Info: **School Bus Service, Commuter Bus, Commuter Train, Interstate Access**
 Amenities: **Street Paved**
 Asmt Incl: **None**
 HERS Index Score:
 Green Discl:
 Green Rating Source:
 Green Feats:
 Sale Terms: **Conventional**
 Possession: **Closing**
 Occ Date:
 Rural: **No**

Fireplace Details:**Wood Burning, Gas Starter, Includes Accessories**

Fireplace Location:**Family Room**

Electricity:**Circuit Breakers, 200+ Amp Service**

Equipment:**Humidifier, Water-Softener Owned, CO Detectors, Ceiling Fan, Sump Pump, Backup Sump Pump**

Other Structures:**Outbuilding**

Gas Supplier:**Nicor Gas**

Electric Supplier:**Commonwealth Edison**

Disability Access:**No**

Disability Details:

Exposure:**N (North), S (South)**

Lot Size:**2.0-2.99 Acres**

Lot Desc:**Cul-de-sac, Wooded, Mature Trees**

Addl. Sales Info.:**None**

Broker Owned/Interest:**No**

Relist:

Zero Lot Line:**No**

Broker: **Steve Grobl Real Estate (23306) / (630) 357-3428**

List Broker: **Steve Grobl (234182) / (630) 362-5822 / steve@grobl.com**

CoList Broker:

More Agent Contact Info: **cell/text agent 630-362-5822**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10825924

Prepared By: Steve Grobl | Steve Grobl Real Estate | 08/21/2020 06:41 AM