



Virtual Tour

Attached Single MLS #: **11797789** List Price: **\$294,900**
 Status: **NEW** List Date: **06/02/2023** Orig List Price: **\$294,900**
 Area: **507** List Dt Rec: **06/02/2023** Sold Price:
 SP Incl: **Yes**
 Parking:

Address: **1928 Margaret Ct , Aurora, IL 60505**
 Directions: **Mitchell Road south of I88 to Schomer Road east to Margaret Court or Farnsworth north of East Indian Trail to Molitor west to Church south to Schomer west to Margaret Court north. Do not get tricked by going straight at the Schomer/Konen merge**

Closed: Contract:
 Off Mkt: Financing:
 Year Built: **1999** Blt Before 78: **No**
 Dimensions: **42X9X15X11X19X55X19X9X24**
 Ownership: **Fee Simple w/ HO Assn.** Subdivision: **Lora Lei Acres** Model: **Kaitlyn**

Corp Limits: **Aurora** Township: **Aurora** County: **Kane**
 Coordinates: # Fireplaces: **0**
 Rooms: **6** Bathrooms (Full/Half): **2/0** Parking: **Garage**

Bedrooms: **2** Master Bath: **Full,Shower Only** # Spaces: **Gar:2**

Basement: **Partial** Bsmnt. Bath: **No** Parking Incl. **Yes**
 In Price:
 Waterfront: **No** Appx SF: **1432**** SF Source: **Assessor**
 Total Units: **3** Bldg. Assess. SF:
 # Stories: **1** Unit Floor Lvl.: **1** # Days for
 Bd Apprvl: **7**
 % Own. Occ.: **100** % Cmn. Own.: Fees/Approvals:

****Level Square Footage Details: Main Sq Ft: 1432, Above Grade Total Sq Ft: 1432, Unfinished Basement Sq Ft: 782, Total Basement Sq Ft: 782, Approx. Total Finished Sq Ft: 1432, Total Finished/Unfinished Sq Ft: 2214**
 Buyer Ag. Comp.: **2.5% MINUS \$400.00 (% of Net Sale Price)**
 Mobility Score: -



Remarks: **Rarely available in the one-way in, one-way out, private enclave of Lora Lei Acres is this end-unit ranch townhome that backs to a wooded area for extra privacy. Welcoming private courtyard style entry onto ceramic tiled foyer overlooking vaulted, skylit, open concept, carpeted living room/dining room. Adjacent ceramic tiled eat-in kitchen with newer granite countertops and tiled backsplash, newer appliances too! Sliding glass doors lead from the kitchen into three season room and the newly stained wood deck looks out over the wooded backyard view. The first-floor primary suite enjoys a private, updated, handicapped-equipped, bathroom/glassed doored shower with grab bars and fold-down seating. Double closets in this suite offer plenty of storage. Guest bedroom with volume ceiling, plant ledge, and bay window also has double closets for extra storage. Office/den off of foyer for work-from-home privacy. Newer windows and 6-panel white doors throughout the home. No steps first-floor laundry complete with utility sink and extra storage comes equipped with a newer front load washer and dryer. The unfinished basement is ready for finishing and includes new (2022) HVAC. Oversized, attached two-car garage with an electric door opener completes this low maintenance home.**

School Data
 Elementary: **Nicholas A Hermes (131)**
 Junior High: **C F Simmons (131)**
 High School: **East (131)**

Assessments		Tax		Pet Information	
Amount:	\$200	Amount:	\$5,428	Pets Allowed:	Cats OK, Dogs OK, Pet Count Limitation, Pet Weight Limitation
Frequency:	Monthly	PIN:	151128017 / Mult PINs: No		
Special Assessments:	Unknown	Tax Year:	2022		
Special Service Area:	No	Tax Exmps:	Homeowner, Senior		
Master Association:	No	Coop Tax Deduction:		Max Pet Weight:	30
Master Assc. Freq.:	Not Required	Tax Deduction Year:			

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X15	Main Level	Carpet	Blinds, Double Pane Windows, Screens, Skylight(s), Window Coverings, Window Treatments	Master Bedroom	15X12	Main Level	Carpet	Blinds, Screens, Storm Window(s), Window Coverings, Window Treatments
Dining Room	COMBO	Main Level	Carpet	Blinds, Double Pane Windows, Screens, Skylight(s), Tinted Windows, Window Coverings, Window Treatments	2nd Bedroom	14X11	Main Level	Carpet	Bay Window(s), Blinds, Screens, Window Coverings, Window Treatments
Kitchen	20X10	Main Level	Ceramic Tile	Blinds, Double Pane	3rd Bedroom		Not Applicable		

Family Room Laundry Room	7X5	Not Applicable Main Level	Ceramic Tile	Windows, Screens, Window Coverings, Window Treatments	4th Bedroom Office	10X9	Not Applicable Main Level	Carpet	Blinds, Screens, Window Coverings, Window Treatments
Enclosed Porch	12X6	Main Level	Other	Blinds, Screens, Window Coverings, Window Treatments	Foyer	8X7	Main Level	Ceramic Tile	None

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Built-in Features, Walk-In Closet(s), Some Carpeting, Some Window Treatmnt, Drapes/Blinds, Granite Counters, Walk-In Closet(s), Some Wall-To-Wall Cp**

Exterior Property Features: **Porch, Rear Porch, Porch Screened, Storms/Screens, End Unit**

Age: 21-25 Years Type: Townhouse-Ranch Exposure: N (North), S (South) Exterior: Vinyl Siding, Brick, Clad Trim, Brick Veneer, Brick Veneer Decrtv Air Cond: Central Air, Electric (Cooling) Heating: Gas, Forced Air Kitchen: Eating Area-Table Space, Pantry-Closet, Granite Counters Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, Gas Cooktop, Gas Oven Dining: Combined w/ LivRm Bath Amn: Handicap Shower, No Tub Fireplace Details: Fireplace Location: Electricity: Circuit Breakers Equipment: Humidifier, Intercom, CO Detectors, Ceiling Fan, Sump Pump, Backup Sump Pump, Radon Mitigation System(s), Electronic Air Filters, Water Heater-Gas Additional Rooms: Enclosed Porch, Foyer, Office Other Structures: None Door Features: Storm Door(s), Power Door Operator, 6 Panel Door(s), Sliding Glass Door(s) Window Features: Blinds, Screens, Skylight(s), Window Coverings, Window Treatments Gas Supplier: Nicor Gas Electric Supplier: Commonwealth Edison	Laundry Features: Gas Dryer Hookup, In Unit, Sink 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: Parking Fee (High/Low): / Driveway: Concrete, Shared, Side Drive Basement Details: Unfinished, Crawl, Concrete (Basement) Foundation: Concrete Exst Bas/Fnd: Roof: Asphalt/Glass (Shingles) Disability Access: No Disability Details: Lot Desc: Landscaped Professionally, Mature Trees, Backs to Trees/Woods, Level, Sidewalks, Streetlights Lot Size Source: County Records	Sewer: Sewer-Public, Sewer-Storm, Public Water: Public Const Opts: General Info: Interstate Access Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved, Ceiling Fan, Screened Porch, Skylights Asmt Incl: Common Insurance, Exterior Maintenance, Lawn Care HERS Index Score: Green Disc: Green Rating Source: Green Feats: Sale Terms: Conventional Possession: Closing Est Occp Date: Management: Manager Off-site Rural: No Addl. Sales Info.: None Broker Owned/Interest: No Relist: Zero Lot Line: No
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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: **Listing broker cell 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 #: 11797789

Prepared By: Steve Grobl | Steve Grobl Real Estate | 06/02/2023 06:07 AM