



Detached Single
 Status: **NEW**
 Area: **148**
 Address: **21W222 Ahlstrand Rd , Lombard, IL 60148**
 Directions: **Butterfield Rd, aka IL 56, west to Bob O Link Rd and turn right on Bob O Link, or Butterfield Rd east to Bob O Link Road and turn left. The property will be straight ahead.**

MLS #: **11921014** List Price: **\$398,000**
 List Date: **11/03/2023** Orig List Price: **\$398,000**
 List Dt Rec: **11/03/2023** Sold Price:

Closed:
 Off Market:
 Year Built: **1963**
 Dimensions: **85X115**
 Ownership: **Fee Simple**

Contract:
 Financing:
 Blt Before 78: **Yes**

Lst. Mkt. Time: **1**
 Concessions:
 Contingency:
 Curr. Leased: **No**

Subdivision: **Butterfield East** Model: **Raised Ranch**
 Township: **Milton** County: **DuPage**
 # Fireplaces: **0**
 Parking: **Garage**

Corp Limits: **Unincorporated**
 Coordinates:
 Rooms: **8** Bathrooms **2 / 0** (full/half):
 Bedrooms: **4** Master Bath: **Full, Shared** # Spaces: **Gar:2**
 Basement: **Full, Walkout** Bsmnt. Bath: **Yes** Parking Incl. **Yes**
 In Price:

Buyer Ag. Comp.: **2.5% LESS \$350. (% of Net Sale Price)**



Remarks: **This well-maintained and updated Raised Ranch is conveniently located in Butterfield East. Enter into the slate foyer to the refinished hardwood floored living room, and dining room. The kitchen has been updated with stainless steel appliances, a five-burner gas stove, granite countertops, ceramic tiled floor, tiled backsplash, and a breakfast bar. Three bedrooms, each with hardwood floors and 6-panel doors, and a full ceramic tiled bath round out the main level. A generous family room has direct access to a concrete patio through sliding glass doors, a fourth bedroom, a full bath with a pedestal sink, and the laundry round out the lower level. Most closets have organizers. A two-car garage is accessible through the laundry room. The roof, circuit breakers, and hardwood floors on the upper level are all less than 6 years old. The furnace, air conditioner, and humidifier were installed in 2019. More recently a large cement driveway. 2023 saw the installation of a new water heater and flooring in the fourth bedroom. The entertainment-sized concrete patio overlooks a large, spacious, and private backyard. This home is located near Yorktown Shopping Center and is easily accessible to I355 and I88. Butterfield East has its own OPTIONAL Homeowner's Association (\$25 per Year) which organizes annual events for the Community.**

School Data
 Elementary: **Butterfield (44)**
 Junior High: **Glenn Westlake (44)**
 High School: **Glenbard South (87)**

Assessments	Tax	Miscellaneous
Amount:	Amount: \$6,869.98	Waterfront: No
Frequency: Not Applicable	PIN: 0525403027	Appx SF: 1898**
	Mult PINs: No	SF Source: Assessor
	Tax Year: 2022	Bldg. Assess. SF: 1092
Special Assessments: No	Tax Exmps: Homeowner	Acreage:
Special Service Area: No		
Master Association:		
Master Assc. Freq.: Not Required		

Square Footage Comments:
 Level Square Footage Details: **Main Sq Ft: 1092, Finished Lower Sq Ft: 806, Above Grade Total Sq Ft: 1898, Approx. Total Finished Sq Ft: 1898, Total Finished/Unfinished Sq Ft: 1898

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X15	Main Level	Hardwood	Drapes, Screens	Master Bedroom	12X14	Main Level	Hardwood	Blinds, Screens
Dining Room	9X11	Main Level	Hardwood	Drapes, Screens	2nd Bedroom	10X12	Main Level	Hardwood	Blinds, Screens
Kitchen	11X12	Main Level	Ceramic Tile	Blinds, Screens	3rd Bedroom	9X10	Main Level	Hardwood	Blinds, Screens
Family Room	15X21	Walkout Basement	Carpet	Blinds, Screens	4th Bedroom	14X11	Walkout Basement	Wood Laminate	Blinds, Screens
Laundry Room	7X7	Walkout Basement	Ceramic Tile	None					

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

Age: **51-60 Years**
 Type: **Raised Ranch**
 Style: **Bi-Level**
 Exterior: **Vinyl Siding, Brick**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Eating Area-Breakfast Bar, Granite Counters**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances**

Laundry Features: **Gas Dryer Hookup**
 Additional Rooms: **No additional rooms**
 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: **Concrete**

Roof: **Asphalt/Glass (Shingles)**
 Sewer: **Sewer-Public, Sewer-Storm, Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **School Bus Service, Interstate Access**
 Amenities: **Park/Playground, Curbs/Gutters, Sidewalks, Street Paved**
 Asmt Incl: **None**
 HERS Index Score:
 Green Discl:
 Green Rating Source:

Dining:**L-shaped**
Attic:**Unfinished**
Basement Details:**Finished, Exterior Access**
Bath Amn:
Fireplace Details:
Fireplace Location:
Electricity:**Circuit Breakers**
Equipment:**Humidifier, CO Detectors, Ceiling Fan, Water Heater-Gas**
Other Structures:**Shed(s)**
Door Features:**Storm Door(s), Sliding Glass Door(s)**
Window Features:**Blinds, Drapes, Screens, Window Treatments**
Gas Supplier:**Nicor Gas**
Electric Supplier:**Commonwealth Edison**

Foundation:**Concrete**
Extst Bas/Fnd:
Disability Access:**No**
Disability Details:
Exposure:**N (North), S (South)**
Lot Size:**.25-.49 Acre**
Lot Size Source:**County Records**
Lot Desc:**Sidewalks, Streetlights**

Green Feats:
Sale Terms:**Conventional, VA**
Possession:**Closing**
Occ Date:
Rural:**No**
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: **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 #: 11921014

Prepared By: Steve Grobl | Steve Grobl Real Estate | 11/03/2023 06:48 AM