



Virtual Tour

Detached Single

Status: **NEW** MLS #: **11924365** List Price: **\$599,900**
 List Date: **11/10/2023** Orig List Price: **\$599,900**
 Area: **540** List Dt Rec: **11/10/2023** Sold Price:
 Address: **709 Citation Dr , Naperville, IL 60540**
 Directions: **Gartner west of Charles to Citation left to 709 on the right.
 Gartner east of Julian to Citation right to 709 on the right.**

Closed: Contract: Lst. Mkt. Time: **1**
 Off Market: Financing: Concessions:
 Year Built: **1976** Blt Before 78: **Yes** Contingency:
 Dimensions: **155X184X50X145** Curr. Leased: **No**
 Ownership: **Fee Simple** Subdivision: **Hobson
 Village** Model: **Wentzel
 Ranch**
 Corp Limits: **Naperville** Township: **Lisle** County: **DuPage**
 Coordinates: # Fireplaces: **1**
 Rooms: **9** Bathrooms **2 / 1** Parking: **Garage**
 Bedrooms: **3** Master Bath: **Full, Shower
 Only** # Spaces: **Gar:2**
 Basement: **Partial** Bsmnt. Bath: **No** Parking Incl. **Yes**
 In Price:

Buyer Ag. Comp.: **2.5% MINUS \$395 (% of Net Sale Price)**
 Mobility Score: **-**



Remarks: **The rarest of the rare, an extremely well maintained one owner ranch in Hobson Village is in tremendous original condition but with newer windows, HVAC, and roof. Park on the concrete driveway and approach the home on a brick paver walkway. Enter into a tile floored foyer with double coat closet. The living room is large and offers a bay window view of the front yard. The formal dining room is separated from the kitchen by a pantry closet. The pegged oak hardwood floored family room has skylights, vaulted and beamed ceiling , a brick wood burning fireplace and sliding glass doors to the brick paver patio that is very private courtesy of strategically placed mature trees and no house directly behind 709 which also sits higher. The kitchen comes complete with a planning desk, double oven, solid surface countertops and black/stainless appliances. The adjacent eating area space looks out onto the generous back yard through a bay window bringing the outside in. The first floor laundry, powder room and private office round out the first floor. The two car garage has an epoxy floor and an electric door opener. The unfinished 28x40 basement has 2 ingress/egress windows and two separate crawl space areas and is waiting for your creative ideas. A Flagship in its day this clean and well maintained ranch is ready to move into or is a once in a lifetime chance to remodel into your special "no-steps" dream home with instant equity in a prime, central-Naperville location.**

School Data
 Elementary: **Prairie (203)**
 Junior High: **Washington (203)**
 High School: **Naperville North (203)**

Assessments	Tax	Miscellaneous
Amount: \$0	Amount: \$10,045.04	Waterfront: No
Frequency: Not Applicable	PIN: 0820305010	Appx SF: 2394**
	Mult PINs: No	SF Source: Assessor
	Tax Year: 2022	Bldg. Assess. SF: 2394
Special Assessments: No	Tax Exmps: Homeowner, Senior	Acreage:
Special Service Area: No		
Master Association: No		
Master Assc. Freq.: Not Required		

Square Footage Comments:
 Level Square Footage Details: **Above Grade Total Sq Ft: 0, Unfinished Basement Sq Ft: 1232, Total Basement Sq Ft: 1232, Approx. Total Finished Sq Ft: 0, Total Finished/Unfinished Sq Ft: 1232

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X21	Main Level	Carpet	Bay Window(s), Drapes, Window Coverings, Window Treatments	Master Bedroom	13X15	Main Level	Carpet	Blinds, Drapes, Screens, Window Coverings, Window Treatments
Dining Room	12X12	Main Level	Carpet	Drapes, Window Coverings, Window Treatments	2nd Bedroom	11X17	Main Level	Carpet	Blinds, Drapes, Screens, Window Coverings, Window Treatments
Kitchen	11X13	Main Level	Hardwood	Screens, Window Coverings, Window Treatments	3rd Bedroom	12X13	Main Level	Carpet	Blinds, Drapes, Screens, Window Coverings, Window Treatments
Family Room	15X21	Main Level	Hardwood	Blinds, Screens, Window Coverings,	4th Bedroom		Not Applicable		

Laundry Room	6X7	Main Level	Ceramic Tile	Window Treatments Window Coverings, Window Treatments					
Eating Area	9X13	Main Level	Hardwood	Drapes	Office	10X11	Main Level	Hardwood	Blinds, Drapes, Screens, Window Coverings, Window Treatments
Foyer	6X14	Main Level	Ceramic Tile	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), Beamed Ceilings, Some Carpeting, Some Window Treatmnt, Some Wood Floors, Drapes/Blinds, Paneling**
 Exterior Property Features: **Patio, Brick Paver Patio, Storms/Screens**

Age: 41-50 Years	Laundry Features: Sink	Roof: Asphalt/Glass (Shingles)
Type: 1 Story	Additional Rooms: Eating Area, Office, Foyer	Sewer: Sewer-Public, Sewer-Storm
Style: Ranch	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Cedar, Wood Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air, Electric (Cooling)	Garage Type: Attached	General Info: School Bus Service, Commuter Bus, Commuter Train, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Pantry-Closet, SolidSurfaceCounter	Parking Ownership:	Asmt Incl: None
Appliances: Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, Oven/Built-in, Range Hood, Water Softener, Water Softener Owned, Electric Oven, Wall Oven	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic: Unfinished	Driveway: Concrete	Green Rating Source:
Basement Details: Unfinished, Crawl, Egress Window	Foundation: Concrete	Green Feats:
Bath Amn:	Ext Bas/Fnd:	Sale Terms: Conventional
Fireplace Details: Wood Burning, Masonry	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure: E (East), W (West)	Rural: No
Equipment: Humidifier, Water-Softener Owned, CO Detectors, Ceiling Fan, Sump Pump, Water Heater-Gas	Lot Size: .25-.49 Acre	Add. Sales Info.: None
Other Structures: None	Lot Size Source: County Records	Broker Owned/Interest: No
Door Features: Sliding Doors, Storm Door(s), Sliding Glass Door(s)	Lot Desc: Landscaped Professionally, Mature Trees, Streetlights	Relist:
Window Features: Bay Window(s), Blinds, Drapes, Screens, Skylight(s), Window Coverings, Window Treatments		Zero Lot Line: No
Gas Supplier: Nicor Gas		
Electric Supplier: Other		

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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