

# Residential

MLS 192416

Status Active

Address 7804 S Sugar Island Road

Price \$159,900



City	<b>Chebalse</b>	Agent Owned	<b>No</b>
State	<b>IL</b>	Lead Paint Discl	<b>No</b>
Zip	<b>60922</b>	Contingencies	<b>Pending w/Kickout</b>
Township	<b>Otto-13</b>	Var Rate Com	<b>No</b>
County	<b>Kankakee</b>	Excl Agency	<b>No</b>
Subdivision	<b>Sugar Creek</b>	Exceptions	<b>No</b>
Crossroad		Possession	<b>At Close</b>
Grid	<b>690</b>	Zoning	<b>Residential</b>
Parcel #	<b>13-25-10-305-006</b>	Tax Year	<b>2006</b>
Lot Size	<b>132' x 330'</b>	Total Taxes	<b>\$3,617.44</b>
Acres-Total	<b>1.00</b>	Tax Exemption	<b>Limited Homestead</b>
Waterfront	<b>None</b>	Assoc Fee	<b>No</b>
Prop Type	<b>Existing</b>	Assoc Fee Amt \$	
Exterior	<b>Vinyl</b>	Condo Fee \$	
Heat	<b>Propane</b>	Fee Per	
Cooling	<b>Central</b>		
Elec. Supplier	<b>Com Ed</b>		
Water	<b>Well</b>		
Sewer	<b>Septic</b>		
Water Heater	<b>Propane</b>		
Appliances	<b>Negotiable</b>		
Fireplace #	<b>1</b>		
Driveway Type	<b>Concrete, Gravel</b>		
Features	<b>Cathedral Ceiling, Ceiling Fans, Deck, Fireplace GasStarter, Satellite Dish, Shed, Smoke Alarm, Walk-in Closet, Skylights/Windows</b>		
Pub Sch District	<b>Central Com-4</b>		
Pub Elem Sch	<b>Chebalse Elem</b>		
Pub Middle Sch	<b>John L Nash Middle</b>		
Pub High Sch	<b>Central</b>		

Sq Ft Approx **1,510**  
 Obtained From **Other**  
 Rooms **6**  
 Bedrooms **3**  
 First Floor Bdrm **Yes**  
 Baths Full **2**  
 Baths - No Tub  
 Baths Partial  
 Baths Total **2.00**  
 Master Bdrm Bath **Yes**  
 Garage **2 Car, Attached, Opener**  
 Gar Measurements **23' x 23'**  
 Basement **Crawl**  
 Style **1 Story**  
 Levels No. **1**  
 Det Single Fam **Yes**  
 Yr Built **1998**

Room	Lv	Dimensions	Flooring	W.T.
Living Room	1	20' x 15'	Laminate	Yes
Kitchen	1	23' x 13' 6	Ceramic	Yes
Master Bedroom	1	16' 6 x 13' 3	Carpet	Yes
Bedroom 2	1	14' 3 x 12'	Carpet	Yes
Bedroom 3	1	14' 3 x 12'	Carpet	Yes
Foyer	1	7' 6 x 6' 6	Ceramic	No
Laundry Room	1	8' 6 x 6'	Ceramic	No

Public Remarks **Like new, low maintenance ranch by the Iroquois River. Open floor plan with skylights. Nicely decorated. Stainless steel appliances. Large deck overlooking a huge backyard and a view for miles. Quiet country living and only minutes from schools and shopping. Priced for a quick sale!**

Legal Description **SUGAR ISLAND LOT 4 BLK 10 10-29-13W**

Directions **Rt 45-52 to Chebalse Rd East one mile to stop sign. Left to first road. Right one mile to Sugar Island Rd. Right to home.**

Selling Price