



**Detached Single**      MLS #: **07618859**      List Price: **\$299,900**  
 Status: **NEW**      List Date: **08/27/2010**      Orig List Price: **\$299,900**  
 Area: **62**      List Dt Rec: **08/27/2010**      Sold Price:  
 Address: **1401 SUNSET RIDGE Road, Northbrook**      Contingency Flag:  
**60062-4819**  
 Directions: **SUNSET RIDGE S OF MIDWAY, N OF HAPP AT PARK -- ACROSS FROM**  
**SUNSET RIDGE WOODS FOREST PRESERVE.**  
 Sold by:      Listing Market Time: **3**  
 Off Market:      Contract:      Points:  
 Closed:      Financing:      Census Tract: **8018**  
 Year Built: **1961**      Built B4 78: **Yes**      Currently Leased: **No**  
 Ownership: **Fee Simple**      Subdivision:  
 Model:      Dimensions: **71.5X125**  
 Corp Limits: **Northbrook**      County: **Cook**  
 Township: **Northfield**  
 Rooms: **8**      Bedrooms: **3**      Bathrooms: **2**  
 Master Bath: **No**      Basement: **No**      Basement Bath: **No**  
 Parking: **Space/s**      Cars: **1**      Fireplaces: **0**

**School Data**

Elementary: **MEADOWBROOK ELEMENTARY SCHOOL (28)**  
 Junior High: **NORTHBROOK JUNIOR HIGH SCHOOL (28)**  
 High School: **GLENBROOK NORTH HIGH SCHOOL (225)**  
 Other:

**Coordinates**

North: **17**  
 South: **0**  
 West: **8**  
 East: **0**

**Assessments**

Amount: **\$0**  
 Not  
 Frequency: **Applicable**  
 Special: **No**

**Tax**

Amount: **\$4,464.03**  
 PIN: **04123020010000**  
 Mult PINs: **Yes**  
 Tax Year: **2008**  
 Tax Exmps: **Homeowner, Senior**

**Miscellaneous**

Waterfront: **No**  
 Wall Insul:  
 Ceil Insul:  
 Appx SF: **0**  
 SF Source: **Not Reported**  
 Acreage: **0.21**

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	17X13	Main Level	Hardwood	Yes	Master Bedroom	14X13	2nd Level	Hardwood	Yes
Dining Room	9X9	Main Level	Hardwood	Yes	2nd Bedroom	11X10	2nd Level	Hardwood	Yes
Kitchen	12X11	Main Level	Wood Laminate	Yes	3rd Bedroom	13X10	2nd Level	Hardwood	Yes
Family Room	13X10	Lower	Carpet	Yes	4th Bedroom		Not Applicable		
Office	13X12	Lower	Carpet	Yes	Utility Rm	14X9	Lower	Other	Yes

Age: **26-50 Years**  
 Air Cond: **Central Air**  
 Amenities: **Park/Playground**  
 Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal**  
 Attic: **Unfinished**  
 Basement: **Crawl**  
 Bath Amn:  
 Dining: **Combined w/ LivRm**  
 Driveway: **Asphalt**  
 Electricity:  
 Equipment: **Humidifier, TV-Cable, TV-Dish, CO Detectors, Ceiling Fan**  
 Exterior: **Aluminum/Vinyl/Steel Siding, Brick**

Features: **Patio, Vaulted/Cathedral Ceiling, Storage Shed**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Fireplace:  
 Garage: **1 Car Garage, Carport, Owned, On-Site**  
 Parking: **Off Street, On-Site**  
 Occ Date:  
 Kitchen: **Eating Area-Table Space**  
 Heating: **Gas, Forced Air**  
 Water: **Lake Michigan, Public**  
 Sewer: **Sewer-Storm**  
 Oth Impr: **Sidewalks, Street Lights, Streets Paved**  
 Exposure: **N (North), S (South), E (East), W (West), Park**

Oth Info: **School Bus Service**  
 Lot Desc: **Corner, Fenced Yard, Landscaped Professionally**  
 Lot Size: **Less Than .25 Acre**  
 Asmt Incl: **None**  
 Const Opts:  
 Other Rooms: **Den/Office/Study, Family Room, In-Law Arrangement**  
 Possession: **Closing**  
 Roof: **Asphalt/Glass (Shingles)**  
 Style: **Tri-Level**  
 Type: **Split Level**  
 Sale Terms: **Conventional**  
 Green Rating Source:  
 Green Feats:

HERS Index Score:  
 Green Disc:

Remarks: **A blue ribbon winner can be yours in this delightfully charming tri-level featuring lovely oak flrs; LR & Dining Ell w/vaulted ceilings; airy eat-in kit overlooking big fenced backyard; upper level BR wing w/updated Spa bth & deep cedar closet; fully fin. lower level w/fam rm, offc & full BA; big laundry/utility room w/exterior yd access & great location across from Sunset Woods Forest Preserve & park -- a real gem!!**

Agent Remarks: **NOTE: 2ND PIN # 04123020330000 - 2008 TAXES \$330.93, NO EXEMPTIONS. EXCLUDE: KITCHEN FIXTURE (TULIPS) & DINING ROOM FIXTURE.**

Internet Listing: **All**  
 VOW AVM: **No**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **Yes**

Addr on Internet?: **Yes**

Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.5% -\$350 (on Net SP)**

Lock Box:  
 Special Comp Info: **None**

Showing Inst: **CALL LO - PLEASE REMOVE SHOES/USE SHOE COVERS**

Owner: **OWNER OF RECORD**  
 Broker: **RE/MAX North (4018)**

Ph #: **847-272-7070**  
 Ph #: **(847) 272-7070**

Agent Owned/Interest?: **No**  
 Team:

List Agent: **Allyson Hoffman, ABR,CRS,e-PRO,GRI,SFR,SRES (33055)**

Ph #: **(847) 849-8016**

Email: **ALLYSON@ALLYSON.COM**

Co-lister:

Ph #:

More Agent Contact Info: **VM/P 847-310-5300**