



★ ★ ★ Introducing ★ ★ ★

www.1653River-506.com
Des Plaines, IL 60016

ATTACHED RES SINGLE FAM: ConnectMLS #07438728
\$176,900
\$285.14 Monthly Assessment

Zip: 60016-8413 Cit/Crp: DES PLAINES Sub: **RIVER STREET CONDOS** Model: 2-BR PENTHOUSE C: COOK T: MAINE
 Area: 16 Dim: Common Grounds Blt: 1991 AGE: 19 B78: N Ufl: 5 Tnu: 24 Own: CONDO
 Tx: \$2,962.55 (2008) SAS: N LIST: E PTA: N SCI: N NC: N HEM: Y MPW: 0 PIN: 09163030291024 MP: N

Dir: DES PLAINES/RIVER RD 2 BLKS N OF MINER/NW HWY TO RIVER, E. Coords: N: 11 W: 12

Rms: 5 BR: 2 BTH: 2 MBB: Y FP: 1 BMT: N BB: N PKN: G CARS: 1 WF: Yes

		L	C	W		L	C	W			
LR:	17x13	5	C	Y	MB:	14X11	5	C	Y	CC:	2.5% - \$350
DR:	11x9	5	C	Y	BR2	14x11	5	C	Y	SHO:	CALL LISTING OFFICE.
KT:	10X9	5	V	N							REMOVE SHOES/USE COVERS.
FOY:	7x6	5	CT	N						GRS:	NORTH ELEMENTARY 62
LNDRY:	6X5	5	CT	N						JH:	CHIPPEWA MIDDLE 62
										HS:	MAINE WEST 207

Enjoy sensational sunrise views! A pristine penthouse overlooking Forest Preserve from Dining Room, Kitchen & Master Bedroom! Features Living Room with sliders to balcony; Dining Room ell & pass thru to Kitchen with extra cabinets/counters & domed ceiling; Master Bedroom with large walk-in closet & full bath; in-unit laundry room; heated garage parking; elevator building; on quiet cul-de-sac, one block to town center shops/trains/eateries/Metra; & low fees including heat, water & gas! A Commuter & Nature Lover's Dream!

Owner: OF RECORD AON: N Ph: 847-272-7070
 Broker: RE/MAX NORTH Id#4018 Ph: 847-272-7070
 Agent: ALLYSON HOFFMAN Id#33055 Ph: 847-849-8016
 (ABR ACRE CRP CRS E-PRO GRI RECS SFR SRES) Email: allyson@allyson.com

AGE	11-25 YRS	GAR	ATT 1-C GAR, HEATED	MGMT	MGR OOF-SITE
AIR	CENTRAL AIR		GAR DR OPNR/TRNSMTRS	MAI	EXT MAINT, HEAT, WATER, GAS
AMN	ELEVATOR,STORAGE		OWNED,ON-SITE		LAWN CARE,SECURITY SYSTEM
	SECURITY DOOR LOCKS	HEA	GAS,FORCED AIR, INDVDL		SCAVENGER,SNOW REMOVAL
APP	DISPOSAL,DISHWASHER		CONTROLS		PARKING,COMMON INSURANCE
	OVEN-RANGE,REFRIGERATOR	IMPO	STREETS PAVED, STREET		
	WASHER,DRYER		LIGHTS, CURBS/GUTTERS,	OTR	1ST FLR BDRM,GALLERY-FYR
BAS	NONE		SIDEWALKS		IN UNIT LAUNDRY - 1ST FLR
BAT	MBR-FULL	SEWR	SEWER-PUBLIC	PETS	NO PETS
DIN	L-SHAPED	WATER	LAKE MICHIGAN,PUBLIC	POS	CLOSING
DRV	ASPHALT	INF	SCHL & COMMUTER BUS,	PRK	OFF STREET,OWNED
ELE	CIRCUIT BRKRS, 100 AMP		COMMUTER TRAIN, ASSOC		VISITOR PARKING, ON SITE
EQP	TV-CABLE,INTERCOM,FIRE		RENTAL RESTRICTIONS	TPC:	CONDO,MID RISE
	SPRINKLERS	KIT	PASS THROUGH TO DIN RM	TRM	CONVENTIONAL
EXP	SOUTH,EAST,FOREST PRESRV	LDS	COMMON GRNDS,WOODED	UFE:	LNDRY/HOOK-UP IN UNIT
EXT	BRICK		LDSCPD PROFESSIONALLY		STORAGE,BALCONY
FND	CONCRETE		FOREST PRESRV ADJACENT		STORMS/SCREENS
			RIVER FRONT,WATER VIEW		END UNIT

ALLYSON HOFFMAN
RE/MAX NORTH
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*INFO NOT GUARANTEED-CHECK FLOOD INSURANCE
 RM SZ ROUNDED TO NEAREST FOOT*