



**Attached Single**  
 Status: **NEW**  
 Area: **62**

MLS #: **08043144**  
 List Date: **04/15/2012**  
 List Dt Rec: **04/15/2012**

List Price: **\$399,900**  
 Orig List Price: **\$399,900**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **3547 Laburnum Ct , Northbrook, Illinois 60062-2206**  
 Directions: **DUNDEE BETWN LANDWEHR & SANDERS TO LABURNUM, N & E.**

Closed:  
 Off Mkt:  
 Year Built: **1989**  
 Dimensions: **54.5 X 70.17**  
 Ownership: **Fee Simple w/ HO Assn.**  
 Corp Limits: **Northbrook**  
 Coordinates: **N:18 W:11**  
 Rooms: **6**

Contract:  
 Financing:  
 Blt Before: **78: No**  
 Subdivision: **Burr Oaks Circle**  
 Township: **Northfield**

Lst. Mkt. Time: **1**  
 Points:  
 Contingency:  
 Curr. Leased: **Yes**  
 Model: **Ranch**  
 County: **Cook**  
 # Fireplaces: **1**  
 Parking: **Garage**

Bedrooms: **2**  
 Basement: **Partial**

Bathrooms: **2/1**  
 (Full/Half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **No**

# Spaces: **Gar:2**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Assessor**  
 # Days for  
 Bd Apprvl: **0**  
 Fees/Approvals:

Waterfront: **No**  
 Total Units: **2**  
 # Stories: **1**  
 % Own. Occ.:

Appx SF: **2692**  
 Unit Floor Lvl.: **1**  
 % Cmn. Own.:



Remarks: **STUNNING, DRAMATIC CONTEMP DUPLEX RANCH FEATURES GRAND 2-STORY FOYER OPENING TO MASSIVE GREAT RM W/FPL, WET BAR, SKYLTS & GLORIOUS OAK FLRS! VLTD CEILINGS EXTEND TO DR W/PASS THRU TO LG ISLAND KIT & BKfst AREA. ENJOY INVITING MBR STE W/HUGE SPA BA, LIB/DEN W/BLT-INS, WALL OF SLIDERS TO LOVELY PATIO/YD, LG BSMT & NEARLY 2700 SF -- A SUPERB VALUE W/ASSOC. MAINT & NEW '07 A/C & OVENS! SUNNY, SPACIOUS & STRIKING!**

**School Data**

Elementary: **Hickory Point (27)**  
 Junior High: **Wood Oaks (27)**  
 High School: **Glenbrook North (225)**  
 Other: **Shabonee (27)**

**Assessments**

Amount: **\$350**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$6,772.86**  
 PIN: **04053150030000 (Map)**  
 Tax Year: **2010**  
 Tax Exmps: **Homeowner**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	30X17	Main Level	Hardwood	Blinds	Master Bedroom	21X14	Main Level	Carpet	Blinds
Dining Room	13X11	Main Level	Hardwood	Blinds	2nd Bedroom	14X11	Main Level	Carpet	Blinds
Kitchen	18X13	Main Level	Ceramic Tile	Blinds	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	7X5	Main Level	Ceramic Tile	Blinds	Den	17X11	Main Level	Hardwood	Blinds
Foyer	13X13	Main Level	Ceramic Tile	None					

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Bar-Wet, Hardwood Floors, 1st Floor Bedroom, Laundry Hook-Up in Unit**  
 Exterior Property Features: **Patio, Storms/Screens, Private Entrance, End Unit**

Age: **21-25 Years**  
 Type: **1/2 Duplex, Ground Level Ranch**  
 Exposure: **N (North), S (South), W (West)**  
 Exterior: **Brick, Cedar**  
 Air Cond: **Central Air**  
 Heating: **Gas, Forced Air**  
 Kitchen: **Eating Area-Table Space, Island, Pantry-Closet**  
 Appliances: **Oven-Double, Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**  
 Dining: **L-shaped**  
 Bath Amn: **Whirlpool, Separate Shower, Double Sink**  
 Fireplace Details: **Attached Fireplace Doors/Screen, Gas Logs, Gas Starter**  
 Fireplace Location: **Living Room**  
 Electricity: **Circuit Breakers, 200+ Amp Service**  
 Equipment: **Humidifier, TV-Cable, Security System, Sump Pump**  
 Additional Rooms: **Den, Foyer**

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:  
 Parking Fee (High/Low): **/**  
 Driveway: **Concrete**  
 Basement Details: **Unfinished, Crawl**  
 Foundation: **Concrete**  
 Exst Bas/Fnd:  
 Roof: **Asphalt/Glass (Shingles)**  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc: **Landscaped Professionally**

Sewer: **Sewer-Public**  
 Water: **Lake Michigan, Public**  
 Const Opts:  
 General Info: **School Bus Service**  
 Amenities: **None, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**  
 Asmt Incl: **Common Insurance, TV/Cable, Lawn Care, Scavenger, Snow Removal, Other**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms: **Conventional**  
 Possession: **Tenant's Rights**  
 Est Occp Date:  
 Management: **Manager Off-site**  
 Addl. Sales Info.: **None**  
 Agent Owned/Interest: **Yes**  
**Walk Score®: 55 - Somewhat Walkable**

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MLS #: 08043144

Prepared By: Allyson Hoffman | RE/MAX Villager | Direct: (847) 310-5300 | 04/15/2012 06:15 PM



**Foyer**

Enjoy a dramatic two-story foyer with skylights providing an abundance of natural light.



**Great Room**

Stunning newer oak floors, fireplace and wide open space all combine here.



**Great Room**

View from patio sliding doors that open onto a large aggregate patio -- note the double door entryway.



**Great Room**

Great Room to Foyer as viewed from Master Bedroom doorway.



**Great Room**

Great Room view to ell-shaped Dining Room.



**Dining Room**

Spacious Dining Room, adjacent to the Kitchen, features a convenient pass-through window making serving and entertaining a breeze.



**Kitchen**

Kitchen with cathedral ceilings, convenient center island, planning desk and an abundance of cabinets and counter space.



**Kitchen**

Kitchen provides a sunny eating area and lots of natural and recessed can lights.



**Master Bedroom**

Master Bedroom features vaulted ceiling, huge walk-in closet and large Spa bath with skylight.



**Master Bath**

Tons of vanity space, separate enclosed commode, large whirlpool tub, separate shower and sunny skylight highlight this inviting master bath.



**Master Bedroom**

Master Bedroom as viewed from the Master Bath entry.



**2nd Bedroom**

Large family or guest bedroom with lovely palladium window is adjacent to a private full bath.



**Den**

Shown as a bedroom, but designed as a den with built-in bookshelves and wood floors, this room features a double-door entry, is located off the foyer and provides the ideal space for an in-home office or library.



**Patio**

Exterior view of the large aggregate patio, yard and rear of home ... access from sliders in both Great Room and Dining Room.



**Yard/Garden**

Exterior view of both side and backyards.