



Land
 Status: **ACTV**
 Area: **7215**
 Address: **2320 Duffy Ln , Riverwoods, Illinois 60015**
 Directions: **Saunders Rd to Duffy East (Corner of Duffy & Windlake)**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **165 X 240**
 Ownership: **Fee Simple**
 Corp Limits: **Riverwoods**
 Coordinates: **N:22 S: E: W:12**
 Rooms:
 Bedrooms:
 Basement:

MLS #: **08016264**
 List Date: **03/12/2012**
 List Dt Rec: **03/12/2012**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Vernon**
 Bathrooms/
 (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$329,900**
 Orig List Price: **\$329,900**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **92**
 Points:
 Contingency:
 County: **Lake**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **The best value in Riverwoods! Exceptionally large lot allows for extensive customization of existing plans or freedom to design precisely what your family needs. Fully customizable plans: Currently offering first floor master bedroom, three and 1/2 baths, full basement and 3 car side load garage with optional 4th stall. Generous allowances for custom cabinetry, upscale appliances, floor coverings and fixtures.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Bannockburn (106)	Special Assessments: No	Amount: \$6,769	Waterfront: No
Junior High: Bannockburn (106)	Special Service Area: No	PIN: 1619104015000 (Map)	Acreage:
High School: Deerfield (113)		Mult PINs: No	Appx Land SF:
Other:		Tax Year: 2010	Front Footage: 165
	Zoning Type: Single Family	Tax Exmps: Homeowner	# Lots Avail:
	Actual Zoning:		Farm: No
			Bldgs on Land?: Yes

Lot Size: .50-.99 Acre	Ownership Type:	Type of House:
Lot Desc:	Frontage/Access: City Street	Style of House:
Land Desc:	Road Surface: Asphalt	Basement Details: None
Land Amenities:	Rail Availability:	Construction:
Farms Type:	Tenant Pays:	Exterior:
Bldg Improvements:	Min Req/SF (1):	Air Cond:
Current Use: Residential-Single Family	Min Req/SF (2):	Heating: Gas
Potential Use:	Other Min Req SF:	Utilities to Site: Electric to Site, Gas to Site, Sewer-Storm Available, Well-Private
Location:	Lease Type:	General Info: None
Known Liens:	Loans:	Backup Package: No
Seller Needs:	Equity:	Backup Info:
Seller Will:		Possession: Closing
		Sale Terms:
		Walk Score®: 32 - Car-Dependent

Agent Remarks: **Call for free consultation with our design team. Total flexibility to customize existing plans or draw a completely new home. Note commission will be paid in 6 equal installments as construction progresses, not when project is completed.**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: None
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2.5%-\$150.00 (on Gross SP)	Addl. Sales Info.: None	
Showing Inst: Call 847.812.3026 For instructions		Expiration Date:
Owner: Owner of Record	Ph #:	Agent Owned/Interest: No
Broker: Kathcon Real Estate Services (2107)	Ph #: (847) 812-3026	Team:
List Agent: Gregory Miller (18101)	Ph #: (847) 223-8725	Email: gmiller@kcd-construction.com; gmiller@kcd-construction.com
Co-lister:	Ph #:	More Agent Contact Info:

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MLS #: 08016264

Prepared By: Thomas Miller | Kathcon Real Estate Services | 06/11/2012 04:45 PM