

Comparative Market Analysis



**247 North Warwick Avenue, Westmont, Illinois
60559**

**Private Lending Group -- Customer
Kelly Rose Ortega**

SEPTEMBER 29, 2020



Ralph Vargas

Classic Realty Group



NOTES

247 N Warwick Ave Westmont, IL 60559 Two-story single-family frame home needs to be completed

CV AS/IS \$155,000 ARV \$375,000

Budget \$75,000 to complete

Owner F Overly ambitious and costly game plan of adding a 2nd story

Project C+ Fortunately the siding was completed and the framing looks good on the inside.

Everything interior is needed to complete including rough electric, rough plumbing, hvac, etc. plus deck and porch. The better the finishes, landscaping and curb appeal will improve value, this home was supposed to be valued in the \$400's. Basically, the initial project should have had hardwoods, kohler, kitchen aid. Now it will have vinyl, delta, frigidaire

Neighborhood B lower end block in Westmont near the high-end shopping of Ogden Ave

Ralph Vargas

Classic Realty Group Broker 5038 127th St Alsip, IL 60803

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Suggested List Price

Analysis of the comparable properties suggests a list price of:

\$375,000
\$500 / sqft

Comparable Averages *per Status*

S 9 Sold

\$338,889 \$165 / sqft

ADJ ↑ **\$338,889** \$165 / sqft

63 Days on Market

A 2 Active

\$337,000 \$174 / sqft

26 Days on Market

Additional Notes

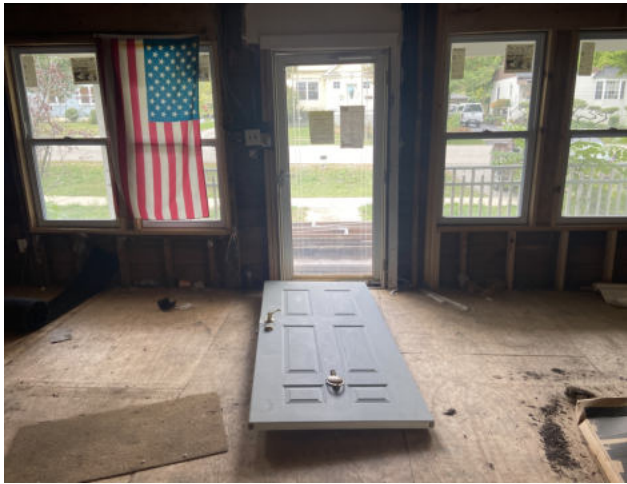
The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.



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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
453 South Park Street	8/21/20	4	2.10	2,080	\$410,000	\$197
627 Champlaine Court	2/14/20	4	2.10	2,329	\$405,000	\$174
24 North Linden Avenue	11/18/19	4	3.00	2,258	\$397,000	\$176
506 Nelson Lane	5/8/20	3	2.10	1,863	\$362,000	\$194
149 Rumsey Place	6/4/20	4	2.10	1,744	\$355,000	\$204
223 Willard Place	5/27/20	5	2.00	2,772	\$325,000	\$117
124 North Lincoln Street	7/17/20	5	3.00	1,764	\$315,000	\$179
422 Blackhawk Drive	12/17/19	3	2.10	1,760	\$288,000	\$164
16 WestEnd Avenue	11/8/19	4	2.00	2,386	\$193,000	\$81
Averages				2,106	\$338,889	\$165

A ACTIVE LISTINGS

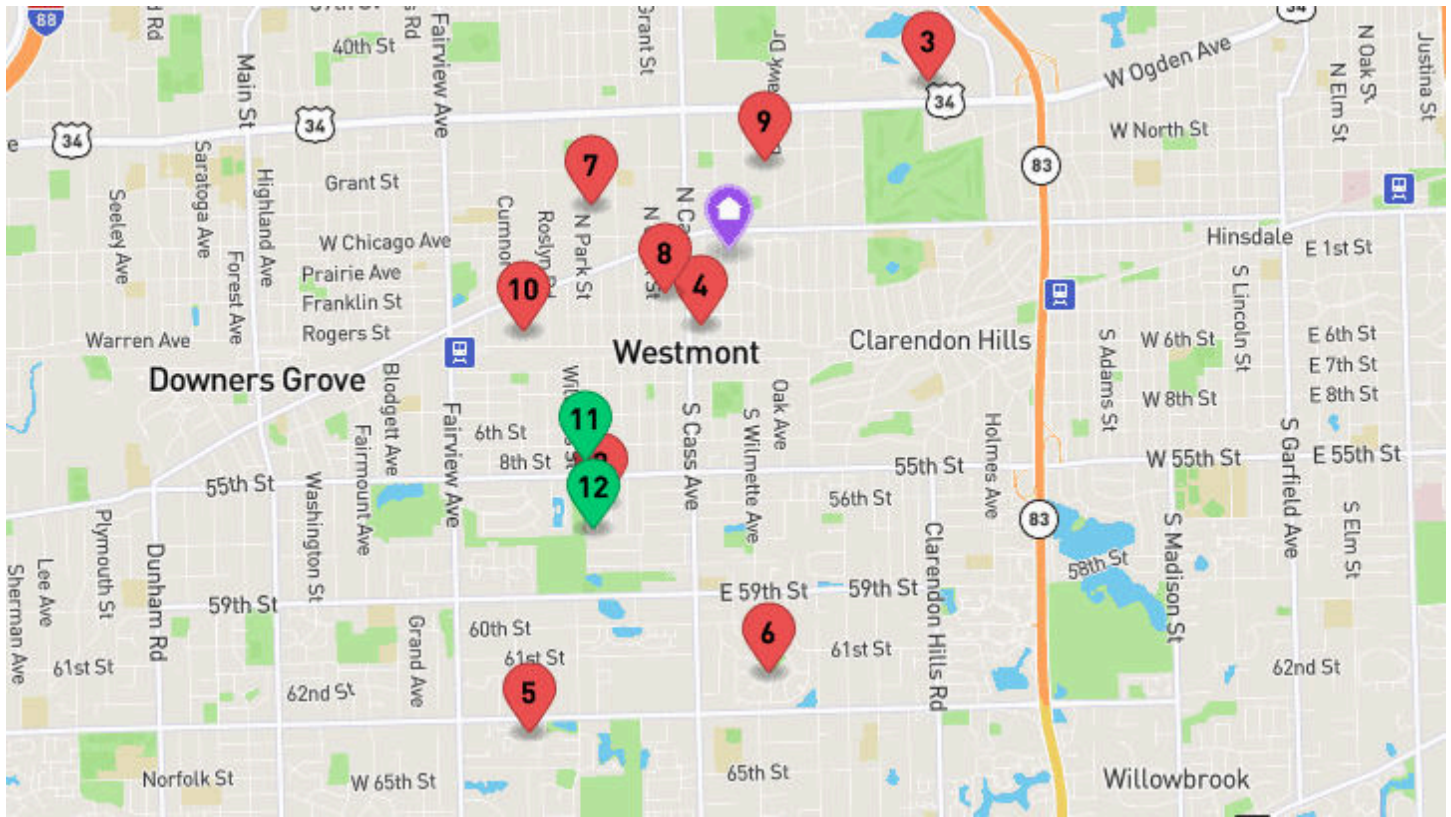
ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
324 South Park Street	-	3	2.00	1,775	\$289,000	\$163
542 South Park Street	-	4	2.10	2,080	\$385,000	\$185
Averages				1,927	\$337,000	\$174



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Map of Comparable Listings



STATUS: S = CLOSED A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	247 N Warwick Ave	3	2.00	750	-
2	10767019	S	453 South Park Street	4	2.10	2,080	\$410,000
3	10506464	S	627 Champlaine Court	4	2.10	2,329	\$405,000
4	10516803	S	24 North Linden Avenue	4	3.00	2,258	\$397,000
5	10619525	S	506 Nelson Lane	3	2.10	1,863	\$362,000
6	10685543	S	149 Rumsey Place	4	2.10	1,744	\$355,000
7	10526443	S	223 Willard Place	5	2.00	2,772	\$325,000
8	10727324	S	124 North Lincoln Street	5	3.00	1,764	\$315,000
9	10522084	S	422 Blackhawk Drive	3	2.10	1,760	\$288,000
10	10470035	S	16 WestEnd Avenue	4	2.00	2,386	\$193,000
11	10821013	A	324 South Park Street	3	2.00	1,775	\$289,000
12	10839196	A	542 South Park Street	4	2.10	2,080	\$385,000



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453 South Park Street

Westmont, Illinois 60559

MLS #10767019

\$410,000**CLOSED** 8/21/20**4 Beds 2.10 Baths****Year Built 1971****2,080 Sq. Ft.** (\$197 / sqft)**Days on market: 3**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Full baths:** 2.0**Half baths:** 1.0**Lot Dim:** 66 X 31**Garages:** 2**List date:** 7/9/20**Sold date:** 8/21/20**Off-market date:** 7/11/20**Updated:** Aug 21, 2020 1:48 PM**List Price:** \$410,000**Orig list price:** \$410,000**Taxes:** \$7,871**School District:** 58

Features

Other Room 1 Name:
Recreation Rm**Other Room 1 Dimensions:**
24X23**Rooms List:** Recreation Room**Age:** 41-50 Years**Air:** Central Air**Amenities:** Park/Playground, Pond/Lake, Curbs/Gutters, Sidewalks, Street Paved**Kitchen Appliances:** Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Cooktop**Attic:** Unfinished**Bedroom 2 Floor:** Carpet**Bedroom 2 Level:** 2nd Level**Bedroom 2 Dimensions:**
12X10**Bedroom 3 Floor:** Carpet**Bedroom 3 Level:** 2nd Level**Bedroom 3 Dimensions:**
13X12**Bedroom 4 Floor:** Carpet**Bedroom 4 Level:** 2nd Level**Bedroom 4 Dimensions:**
14X12**Basement Description:**
Partially Finished**Bath Amenities:** Separate Shower, Double Sink**Basement Bath:** No**Basement:** Full**Dining Room Floor:**
Hardwood**Dining Room Level:** Main Level**Dining Room Dimensions:**
12X12**Electric:** Circuit Breakers, 200+ Amp Service**Exposure:** E (East), W (West)**Exterior:** Vinyl Siding**Exterior Features:** Deck**Fireplace Locations:** Family Room**# Interior Fireplaces:** 1**Fireplace Features:** Gas Logs, Gas Starter**Association Fee Frequency:**
Not Applicable**Ralph Vargas**Classic Realty Group
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Family Room Floor: Carpet**Family Room Level:** Main Level**Family Room Dimensions:** 25X13**Attached Garage Yn:** true**Garage Ownership:** Owned**Garage Type:** Detached**Heating Fuel:** Gas**Sewer:** Sewer-Public**Water Source:** Lake Michigan**General Information:**

Commuter Bus, Commuter Train

Interior Features: Hardwood Floors**Kitchen:** Eating Area-Table Space**Kitchen Floor:** Hardwood**Kitchen Level:** Main Level**Kitchen Dimensions:** 13X12**Laundry Flooring:** Other**Laundry Level:** Basement**Laundry Dimensions:** 15X9**Living Room Floor:** Carpet**Living Room Level:** Main Level**Living Room Dimensions:** 18X13**Bedroom Master Bath:** Full**Bedroom Master Floor:** Hardwood**Bedroom Master Level:** 2nd Level**Bedroom Master Dimensions:** 16X12**Rooms Total:** 9**Type Detached:** 2 Stories**Tax Year:** 2019**Waterfront:** No

Remarks

WOW! This home is a stunner and recently updated and move-in ready!!! Everything you're searching for is right here! Perfect curb appeal with this fabulous 4 bedroom, 2 1/2 bath home in Newfield Manor. Gorgeous updated kitchen! The spacious family room with fireplace is perfect for entertaining with access to a large entertainment deck and amazing yard! Enjoy the recently finished basement space, plenty of room for recreation and for storage! This home is truly a gem and boasts even more recent updates. Don't miss out on this stunning home in District #99 that is 1 mile to the Train!

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453 South Park Street Westmont, Illinois 60559

MLS #10767019

\$410,000

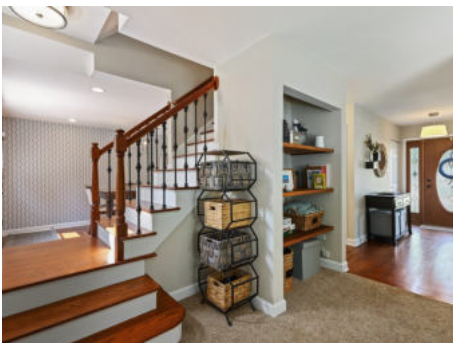
CLOSED 8/21/20

4 Beds 2.10 Baths

Year Built 1971

2,080 Sq. Ft. (\$197 / sqft)

Days on market: 3



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627 Champlaine Court

Westmont, Illinois 60559

MLS #10506464

\$405,000**CLOSED** 2/14/20**4 Beds 2.10 Baths****Year Built 1973****2,329 Sq. Ft.** (\$174 / sqft)**Days on market: 160**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.2345**Lot Dim:** 44X148X137X100**Lot Size:** 0.2345**Garages:** 2**List date:** 9/3/19**Sold date:** 2/14/20**Off-market date:** 2/9/20**Updated:** Feb 14, 2020 4:32 PM**List Price:** \$415,000**Orig list price:** \$439,000**Assoc Fee:** \$126**Taxes:** \$8,215**School District:** 201

Features

Rooms List: No additional rooms**Age:** 41-50 Years**Air:** Central Air**Bedroom 2 Floor:** Carpet**Bedroom 2 Level:** 2nd Level**Bedroom 2 Dimensions:** 12X12**Bedroom 2 Window Treatments:** Blinds**Bedroom 3 Floor:** Carpet**Bedroom 3 Level:** 2nd Level**Bedroom 3 Dimensions:** 11X11**Bedroom 3 Window Treatments:** Blinds**Bedroom 4 Floor:** Carpet**Bedroom 4 Level:** 2nd Level**Bedroom 4 Dimensions:** 12X9**Bedroom 4 Window Treatments:** Blinds**Basement Description:** Finished**Basement Bath:** No**Basement:** Partial**Dining Room Floor:** Carpet**Dining Room Level:** Main Level**Dining Room Dimensions:** 12X10**Dining Room Window Treatments:** None**Exterior:** Vinyl Siding**Association Fee Frequency:** Annual**Family Room Floor:** Wood Laminate**Family Room Level:** Main Level**Family Room Dimensions:** 20X12**Family Room Window Treatments:** None**Attached Garage Yn:** true**Garage Ownership:** Owned**Garage Type:** Attached**Heating Fuel:** Gas, Forced Air**Sewer:** Sewer-Public**Water Source:** Lake Michigan**General Information:** None**Ralph Vargas**Classic Realty Group
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Kitchen Floor: Hardwood	Living Room Level: Main Level	Bedroom Master Bath: Full	Rooms Total: 8
Kitchen Level: Main Level		Bedroom Master Floor: Carpet	Type Detached: 2 Stories
Kitchen Dimensions: 19X12	Living Room Dimensions: 18X12	Bedroom Master Level: 2nd Level	Tax Year: 2018
Kitchen Window Treatments: Blinds	Living Room Window Treatments: None	Bedroom Master Dimensions: 27X15	Waterfront: No
Laundry Level: Main Level	Association Yn: false	Bedroom Master Window Treatments: Blinds	
Laundry Dimensions: 4X6	Mgmt Company: Oakwood HOA		
Living Room Floor: Carpet			

Remarks

Beautifully maintained family home located on a quiet cul de sac in the sought after Oakwood neighborhood. 4 bedrooms, 2.1 bathroom with finished basement. Lovely professionally landscaped fenced backyard with patio/paver wall, wood playset and irrigation sprinkler system, Large master suite with newly renovated master bath. Updated kitchen with granite and walnut flooring. Gas fireplace, newer roof. New furnace, water heater, AC, humidifier in 2017. Alarm system. Walking distance to Westmont Jr. High and High School as well as popular TY Warner Park. Convenient to Oak Brook shopping mall and interstates for an easy commute. Neutral paint. Move in ready!



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Westmont, Illinois 60559

MLS #10506464

\$405,000

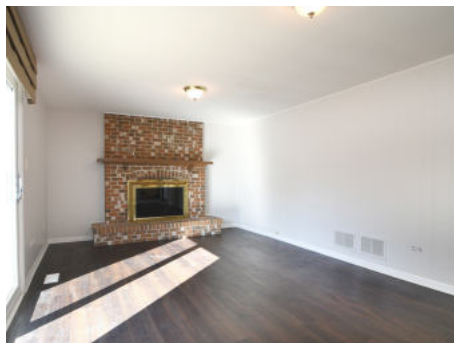
CLOSED 2/14/20

4 Beds 2.10 Baths

Year Built 1973

2,329 Sq. Ft. (\$174 / sqft)

Days on market: 160



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24 North Linden Avenue

Westmont, Illinois 60559

MLS #10516803

\$397,000**CLOSED** 11/18/19**4 Beds 3.00 Baths****Year Built 1919****2,258 Sq. Ft.** (\$176 / sqft)**Days on market: 32**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Style:** Colonial**Full baths:** 3.0**Acres:** 0.2066**Lot Dim:** 60X150**Lot Size:** 0.2066**Garages:** 2**List date:** 9/13/19**Sold date:** 11/18/19**Off-market date:** 10/14/19**Updated:** Nov 19, 2019 9:43 AM**List Price:** \$409,000**Orig list price:** \$429,000**Taxes:** \$7,384**School District:** 201**High:** Westmont High School**Middle:** Westmont Junior High School**Elementary:** J T Manning Elementary School

Features

Other Room 1 Floor:

Hardwood

Other Room 1 Name: Den**Other Room 1 Dimensions:**

11X11

Other Room 1 Window**Treatments:** None**Other Room 2 Floor:** Ceramic Tile**Other Room 2 Name:** Mud**Other Room 2 Dimensions:**

8X14

Other Room 2 Window**Treatments:** Plantation Shutters**Rooms List:** Den, Mud Room**Age:** 91-100 Years**Air:** Central Air**Amenities:** Park/Playground, Curbs/Gutters, Gated Entry, Street Lights, Street Paved**Kitchen Appliances:** Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances**Attic:** Unfinished**Bedroom 2 Floor:** Hardwood**Bedroom 2 Level:** 2nd Level**Bedroom 2 Dimensions:**

11X11

Bedroom 2 Window**Treatments:** Blinds**Bedroom 3 Floor:** Hardwood**Bedroom 3 Level:** 2nd Level**Bedroom 3 Dimensions:**

9X18

Bedroom 3 Window**Treatments:** Blinds**Bedroom 4 Floor:** Hardwood**Bedroom 4 Level:** Main Level**Bedroom 4 Dimensions:**

12X11

Bedroom 4 Window**Treatments:** Blinds**Ralph Vargas**Classic Realty Group
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Basement Description:

Unfinished

Bath Amenities: Separate Shower, Double Sink, Garden Tub**Basement Bath:** No**Basement:** Partial**Dining Room Floor:** Hardwood**Dining Room Level:** Main Level**Dining Room Dimensions:** 12X13**Driveway:** Asphalt, Off Alley**Dining Room Window Treatments:** None**Electric:** 100 Amp Service**Equipment:** Humidifier, CO Detectors, Ceiling Fan, Fan-Attic Exhaust, Sump Pump, Air Cleaner**Exposure:** E (East)**Exterior:** Cedar, Frame**Exterior Features:** Patio, Porch, Brick Paver Patio, Storms/Screens, Fire Pit**Fireplace Locations:** Family Room**Foundation Details:** Block, Concrete**# Interior Fireplaces:** 1**Fireplace Features:** Gas Logs, Gas Starter**Association Fee Frequency:** Not Applicable**Family Room Floor:** Hardwood**Family Room Level:** Main Level**Family Room Dimensions:** 21X23**Family Room Window Treatments:** All**Garage Details:** Garage Door Opener(s), Transmitter(s), 7 Foot or more high garage door**Attached Garage Yn:** true**Garage Ownership:** Owned**Garage Type:** Detached**Heating Fuel:** Gas, Forced Air**Sewer:** Sewer-Public**Water Source:** Lake Michigan**General Information:** School Bus Service, Commuter Bus, Commuter Train**Interior Features:** Hardwood Floors, 1st Floor Bedroom, In-Law Arrangement, 2nd Floor Laundry, 1st Floor Full Bath, Walk-In Closet(s)**Kitchen:** Island**Kitchen Floor:** Hardwood**Kitchen Level:** Main Level**Kitchen Dimensions:** 9X21**Kitchen Window Treatments:** All**Laundry Level:** Not Applicable**Lot Features:** Fenced Yard, Landscaped Professionally, Mature Trees**Living Room Level:** Not Applicable**Bedroom Master Bath:** Full**Bedroom Master Floor:** Hardwood**Bedroom Master Level:** 2nd Level**Bedroom Master Dimensions:** 15X15**Bedroom Master Window Treatments:** All**Parking Total:** 1**Parking Details:** Off Street**Parking Ownership:** Owned**Rooms Total:** 8**Roof:** Asphalt/Glass (Shingles)**Is Parking Included:** Yes**Type Detached:** 2 Stories**Tax Year:** 2018**Waterfront:** No**Remarks**

Beautifully updated "heart" of downtown Westmont home on a quiet tree lined street, near train, shopping, restaurants, & schools. The new mtc free(trex) full front porch greets you and your guests as they enter the newly designed entranceway/mudroom area full of built-in's and storage for all of your family & guest needs. 4 Bedrooms, 3 full updated Baths includes 1st Floor Bed/new full Bath(great for guests or inlaw arrangement), Modern Stainless Kitchen & Hardwood Floors throughout(recent 2nd floor hardwood added), Family Room with Fireplace and 2 French Doors leading to paver Patio for family fun & entertainment. Unique Den/Office/Playroom off of Family room. Master Suite with Private Bath & large WIC. 2nd flr laundry. All Newer Mechanicals & roof. The yard space is unusually large, professionally landscaped, and fenced providing lots of safe secure "play" area. Extra large true 2 1/2+ car detached garage. A Very Well-Cared maintained Home.

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MLS #10516803

\$397,000

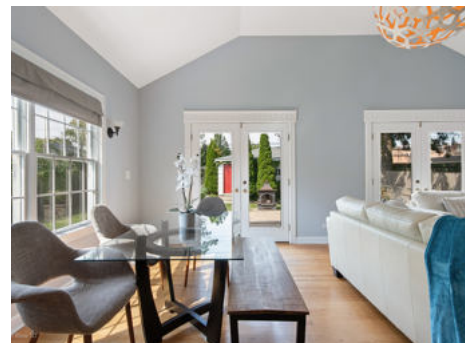
CLOSED 11/18/19

4 Beds 3.00 Baths

Year Built 1919

2,258 Sq. Ft. (\$176 / sqft)

Days on market: 32



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506 Nelson Lane

Westmont, Illinois 60559

MLS #10619525

\$362,000**CLOSED** 5/8/20**3 Beds 2.10 Baths****Year Built 1986****1,863 Sq. Ft.** (\$194 / sqft)**Days on market: 29**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Style:** Colonial**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.1899**Lot Dim:** 75X120**Lot Size:** 0.1899**Garages:** 2**List date:** 3/6/20**Sold date:** 5/8/20**Off-market date:** 4/3/20**Updated:** May 11, 2020 9:09 AM**List Price:** \$374,500**Orig list price:** \$374,500**Taxes:** \$7,268**School District:** 99**High:** North High School**Middle:** Westview Hills Middle School**Elementary:** Maercker Elementary School

Features

Other Room 1 Floor:

Porcelain Tile

Other Room 1 Name: Eating Area**Other Room 1 Dimensions:** 13X10**Rooms List:** Eating Area**Age:** 31-40 Years**Air:** Central Air**Amenities:** Curbs/Gutters, Sidewalks, Street Lights, Street Paved**Kitchen Appliances:** Oven/

Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Range Hood

Bedroom 2 Floor: Carpet**Bedroom 2 Level:** 2nd Level**Bedroom 2 Dimensions:** 13X11**Bedroom 3 Floor:** Carpet**Bedroom 3 Level:** 2nd Level**Bedroom 3 Dimensions:**

12X11

Bedroom 4 Level: Not Applicable**Basement Description:** Crawl**Basement:** None**Dining Room Floor:** Hardwood**Dining Room Level:** Main Level**Dining Room Dimensions:** 12X9**Driveway:** Concrete**Exterior:** Aluminum Siding, Vinyl Siding, Brick**Exterior Features:** Deck, Storms/Screens**Fireplace Locations:** Family Room**Foundation Details:** Concrete**# Interior Fireplaces:** 1**Fireplace Features:** Wood Burning, Gas Logs**Ralph Vargas**Classic Realty Group
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Association Fee Frequency: Not Applicable	Heating Fuel: Gas, Forced Air	Laundry Level: Not Applicable	Bedroom Master Dimensions: 16X12
Family Room Floor: Carpet	Sewer: Sewer-Public	Living Room Floor: Hardwood	Bedroom Master Window Treatments: Blinds
Family Room Level: Main Level	Water Source: Lake Michigan	Living Room Level: Main Level	Model: MADISON
Family Room Dimensions: 19X12	General Information: School Bus Service, Commuter Train	Living Room Dimensions: 15X12	Rooms Total: 8
Family Room Window Treatments: Blinds	Interior Features: Hardwood Floors, 1st Floor Laundry, Walk-In Closet(s)	Bedroom Master Bath: Full	Roof: Asphalt/Glass (Shingles)
Garage Details: Garage Door Opener(s), Transmitter(s)	Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Pantry-Closet	Bedroom Master Floor: Carpet	Is Parking Included: Yes
Attached Garage Yn: true	Kitchen Floor: Porcelain Tile	Bedroom Master Level: 2nd Level	Type Detached: 2 Stories
Garage Ownership: Owned	Kitchen Level: Main Level		Tax Year: 2018
Garage Type: Attached	Kitchen Dimensions: 12X9		Waterfront: No

Remarks

CLASSIC 2 STORY COLONIAL WITH UPGRADES TO THE MAX . HUGE FENCED IN YARD . THIS 3 BEDROOMS 2.5 BATH IS COMPLETELY UPDATED . SPACIOUS MASTER BEDROOM W/ ATTACHED BATH AND WALK IN CLOSET . NEW PORCELAIN TILES IN FOYER, POWDER ROOM AND KITCHEN ,BRAND NEW WHITE CABINETS AND GRANITE COUNTER TOP , UNDER MOUNTED STAINLESS STEEL SINK FAUCETS, ALL LIGHT FIXTURES , DOORS FANS REPLACED . BATHROOMS REDONE W/ QUARTZ VANITIES . ALL WINDOWS AND PATIO DOOR NEW . FRESHLY PAINTED , STAINLESS STEEL APPLIANCES 2017 AC FURNACE 2017 WATER HEATER 2015 , HUGE DECK WITH GAS BARBECUE GRILL FOR YOUR SUMMER FUN . ELFA CLOSET ORGANIZER IN EVERY BEDROOM . STORAGE SHED , ALL NEW CARPET THROUGHOUT . FENCED IN YARD LIST GOES ON . WELL CARED HOUSE . NEUTRAL DECOR . OPEN FLOOR PLAN . NOTHING TO DO BUT MOVE IN . EXCELLENT LOCATION NEW LIFE TIME FITNESS COMING UP , NEAR HIGHWAYS , SHOPPING , METRA . BRING IN YOUR OFFER TODAY AND MOVE IN .



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506 Nelson Lane

Westmont, Illinois 60559

MLS #10619525

\$362,000

CLOSED 5/8/20

3 Beds 2.10 Baths

Year Built 1986

1,863 Sq. Ft. (\$194 / sqft)

Days on market: 29



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149 Rumsey Place

Westmont, Illinois 60559

MLS #10685543

\$355,000**CLOSED** 6/4/20**4 Beds 2.10 Baths****Year Built 1983****1,744 Sq. Ft.** (\$204 / sqft)**Days on market: 4**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Subdivision:** Ashford**Style:** Traditional**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.2365**Lot Dim:** 123 X 56**Lot Size:** 0.2365**Garages:** 2**List date:** 4/7/20**Sold date:** 6/4/20**Off-market date:** 4/10/20**Updated:** Jun 9, 2020 11:43 AM**List Price:** \$365,000**Orig list price:** \$365,000**Taxes:** \$6,570**School District:** 86**High:** Hinsdale Central High School**Middle:** Westview Hills Middle School**Elementary:** Holmes Elementary School

Features

Other Room 1 Floor: Hardwood**Other Room 1 Name:** Breakfast Rm**Other Room 1 Dimensions:** 9X9**Other Room 1 Window Treatments:** Curtains/Drapes**Other Room 2 Floor:** Hardwood**Other Room 2 Name:** Foyer**Other Room 2 Dimensions:** 8X16**Rooms List:** Breakfast Room, Foyer**Age:** 31-40 Years**Air:** Central Air**Amenities:** Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**Kitchen Appliances:** Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**Attic:** Interior Stair, Unfinished**Bedroom 2 Floor:** Carpet**Bedroom 2 Level:** 2nd Level**Bedroom 2 Dimensions:** 10X10**Bedroom 2 Window Treatments:** Blinds**Bedroom 3 Floor:** Carpet**Bedroom 3 Level:** 2nd Level**Bedroom 3 Dimensions:** 10X10**Bedroom 3 Window Treatments:** Blinds**Bedroom 4 Floor:** Carpet**Bedroom 4 Level:** 2nd Level**Bedroom 4 Dimensions:** 12X10**Ralph Vargas**Classic Realty Group
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Bedroom 4 Window Treatments: None	Association Fee Frequency: Not Applicable	General Information: School Bus Service, Interstate Access	Living Room Dimensions: 16X13
Basement Description: Crawl	Family Room Floor: Hardwood	Interior Features: Hardwood Floors, 1st Floor Laundry	Living Room Window Treatments: Curtains/Drapes
Basement Bath: No	Family Room Level: Main Level	Kitchen: Eating Area-Table Space	Association Yn: false
Basement: None	Family Room Dimensions: 17X12	Kitchen Floor: Hardwood	Bedroom Master Bath: Full
Dining Room Floor: Carpet	Family Room Window Treatments: Curtains/Drapes	Kitchen Level: Main Level	Bedroom Master Floor: Carpet
Dining Room Level: Main Level	Garage Details: Garage Door Opener(s), Transmitter(s)	Kitchen Dimensions: 12X12	Bedroom Master Level: 2nd Level
Dining Room Dimensions: 13X10	Attached Garage Yn: true	Laundry Flooring: Hardwood	Bedroom Master Dimensions: 14X11
Driveway: Concrete	Garage Ownership: Owned	Laundry Level: Main Level	Rooms Total: 9
Dining Room Window Treatments: Curtains/Drapes	Garage Type: Attached	Laundry Dimensions: 6X3	Roof: Asphalt/Glass (Shingles)
Equipment: Humidifier, Ceiling Fan, Sump Pump	Heating Fuel: Gas	Lot Features: Corner, Landscaped Professionally, Park Adjacent, Wooded, Mature Trees	Type Detached: 2 Stories
Exposure: N (North)	Sewer: Sewer-Public	Living Room Floor: Carpet	Tax Year: 2018
Exterior: Vinyl Siding	Water Source: Lake Michigan	Living Room Level: Main Level	Waterfront: No
Exterior Features: Deck			
Foundation Details: Concrete			

Remarks

Best choice in price class! Located in desirable Ashford. Stunning two-story home on an extraordinarily large lot overlooking the park. Fresh upbeat decor throughout with tons of natural light. So many updates... windows, most mechanicals, carpet, hardwood flooring and more. Oversized two car attached garage. Professionally landscaped with numerous perennials & mature trees. Move in ready! Hinsdale Central High School District. Don't miss this opportunity!



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149 Rumsey Place

Westmont, Illinois 60559

MLS #10685543

\$355,000

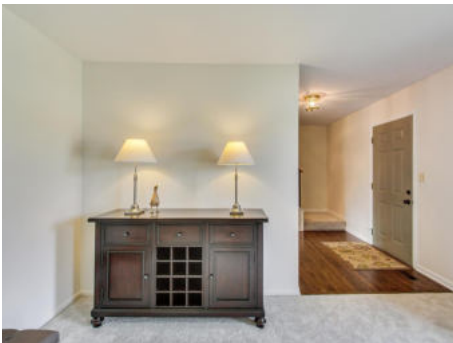
CLOSED 6/4/20

4 Beds 2.10 Baths

Year Built 1983

1,744 Sq. Ft. (\$204 / sqft)

Days on market: 4



Ralph Vargas
Classic Realty Group
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ralphvargas1@gmail.com

223 Willard Place

Westmont, Illinois 60559

MLS #10526443

\$325,000**CLOSED** 5/27/20**5 Beds 2.00 Baths****Year Built 1940****2,772 Sq. Ft.** (\$117 / sqft)**Days on market: 201**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Full baths:** 2.0**Acres:** 0.1686**Lot Dim:** 49 X 150**Lot Size:** 0.1686**Garages:** 2**List date:** 9/23/19**Sold date:** 5/27/20**Off-market date:** 4/10/20**Updated:** May 27, 2020 4:33 PM**List Price:** \$349,000**Orig list price:** \$369,000**Taxes:** \$7,066**School District:** 201**Elementary:** C E Miller Elementary School

Features

Other Room 1 Floor: Carpet**Other Room 1 Name:** 5th Bdrm**Other Room 1 Dimensions:** 11X10**Other Room 2 Name:** 2nd Kitchen**Other Room 2 Dimensions:** 14X10**Other Room 3 Name:** Foyer**Other Room 3 Dimensions:** 10X6**Other Room 4 Floor:** Carpet**Other Room 4 Name:** Other**Other Room 4 Dimensions:** 15X14**Rooms List:** 5th Bedroom, 2nd Kitchen, Foyer, Other**Age:** 71-80 Years**Air:** Central Air**Amenities:** Street Paved**Kitchen Appliances:** Oven/Range, Microwave, Refrigerator, Washer, Dryer**Bedroom 2 Floor:** Carpet**Bedroom 2 Level:** Main Level**Bedroom 2 Dimensions:** 21X8**Bedroom 3 Floor:** Carpet**Bedroom 3 Level:** Main Level**Bedroom 3 Dimensions:** 14X10**Bedroom 4 Floor:** Carpet**Bedroom 4 Level:** 2nd Level**Bedroom 4 Dimensions:** 14X10**Basement Description:** Partially Finished**Basement Bath:** No**Basement:** Partial**Dining Room Level:** Not Applicable**Driveway:** Asphalt**Equipment:** CO Detectors, Ceiling Fan, Sump Pump**Exposure:** N (North)**Exterior:** Aluminum Siding, Vinyl Siding, Steel Siding**Exterior Features:** Deck, Porch**Association Fee Frequency:** Not Applicable**Ralph Vargas**Classic Realty Group
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ralphvargas1@gmail.com

Family Room Floor: Carpet	General Information: None	Lot Features: Fenced Yard, Mature Trees	Bedroom Master Dimensions: 19X10
Family Room Level: Basement	Interior Features: 1st Floor Bedroom, In-Law Arrangement, 1st Floor Full Bath	Living Room Floor: Carpet	Parking Total: 4
Family Room Dimensions: 20X13	Kitchen: Eating Area-Table Space	Living Room Level: Main Level	Parking Ownership: Owned
Attached Garage Yn: true	Kitchen Floor: Vinyl	Living Room Dimensions: 14X13	Rooms Total: 9
Garage Ownership: Owned	Kitchen Level: Main Level	Bedroom Master Bath: None	Roof: Asphalt/Glass (Shingles)
Garage Type: Detached	Kitchen Dimensions: 16X10	Bedroom Master Floor: Carpet	Is Parking Included: Yes
Heating Fuel: Gas, Forced Air, Hot Water/Steam, Zoned	Laundry Level: Basement	Bedroom Master Level: Main Level	Type Detached: 2 Stories
Sewer: Sewer-Public	Laundry Dimensions: 23X7		Tax Year: 2018
Water Source: Lake Michigan			Waterfront: No

Remarks

THIS IS A PERFECT IN-LAW SET-UP!!! SIBLINGS - COUSINS -- EXTENDED FAMILY! BE THERE TO HELP EACH OTHER (childcare). Buy together and build equity together! Share the large fenced in yard, 2.5 car garage, porch, deck and quiet neighborhood, but each with your own living space. Main floor unit has full kitchen, bath, living room and 3 bedrooms. Second floor unit has full kitchen, bath, living room and 2 bedrooms. Each unit has separate heat and A/C systems. In fact, 1st floor and basement have a BRAND NEW (Feb, 2020) FURNACE and AC unit! Basement includes laundry room (unfinished) and finished main room perfect for play room or family room. Basement has a walk out to the backyard. Newer windows, roof, driveway and refinished deck and porch. Great location, convenient to train, highways and shopping. This property is zoned as single family with in-law apartment." However, the floorplan is like a two-family. An idea: it would be easy to convert the 2nd floor living area and kitchen into a master bedroom suite. Swap kitchen fixtures to bath fixtures, etc. Use your imagination. This house can fit so many housing needs. Your preferred cosmetic updates can increase your equity fast!



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MLS #10526443

\$325,000

CLOSED 5/27/20

5 Beds 2.00 Baths

Year Built 1940

2,772 Sq. Ft. (\$117 / sqft)

Days on market: 201



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124 North Lincoln Street

Westmont, Illinois 60559

MLS #10727324

\$315,000**CLOSED** 7/17/20**5 Beds 3.00 Baths****Year Built 1926****1,764 Sq. Ft.** (\$179 / sqft)**Days on market: 25**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Full baths:** 3.0**Acres:** 0.2067**Lot Dim:** 60X150**Lot Size:** 0.2067**Garages:** 2**List date:** 5/28/20**Sold date:** 7/17/20**Off-market date:** 6/21/20**Updated:** Jul 18, 2020 9:20 AM**List Price:** \$309,900**Orig list price:** \$319,900**Taxes:** \$5,050**School District:** 201**High:** Westmont High School**Middle:** Westmont Junior High School**Elementary:** J T Manning Elementary School

Features

Other Room 1 Name: 5th Bdrm**Other Room 1 Dimensions:** 10X10**Other Room 2 Floor:** Hardwood**Other Room 2 Name:** Den**Other Room 2 Dimensions:** 10X12**Other Room 3 Floor:** Hardwood**Other Room 3 Name:** Recreation Rm**Other Room 3 Dimensions:** 10X10**Other Room 4 Name:** Deck**Other Room 4 Dimensions:** 12X24**Other Room 5 Name:** Mud**Other Room 5 Dimensions:** 9X5**Other Room 6 Name:** Family Room - Down**Other Room 6 Dimensions:** 11X25**Other Room 7 Floor:** Ceramic Tile**Other Room 7 Name:** Foyer**Other Room 7 Dimensions:** 6X5**Other Room 8 Name:** Storage**Other Room 8 Dimensions:** 15X12**Rooms List:** 5th Bedroom, Den, Recreation Room, Deck, Mud Room, Family Room - Down, Foyer, Storage**Age:** 91-100 Years**Air:** Central Air**Amenities:** Curbs/Gutters, Sidewalks**Bedroom 2 Floor:** Carpet**Bedroom 2 Level:** Main Level**Bedroom 2 Dimensions:** 10X12**Bedroom 3 Floor:** Carpet**Bedroom 3 Level:** Main Level**Bedroom 3 Dimensions:** 10X12**Ralph Vargas**Classic Realty Group
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Bedroom 4 Floor: Hardwood	Exterior: Vinyl Siding	Water Source: Public	Living Room Level: Main Level
Bedroom 4 Level: 2nd Level	Fin Bsmnt Sf: 600	General Information: School Bus Service, Commuter Bus, Commuter Train	Living Room Dimensions: 12X12
Bedroom 4 Dimensions: 10X10	Association Fee Frequency: Not Applicable	Interior Features: Hardwood Floors, 1st Floor Bedroom, In-Law Arrangement, 1st Floor Full Bath, Walk-In Closet(s)	Bedroom Master Bath: Full
Basement Description: Partially Finished	Family Room Floor: Hardwood	Kitchen Floor: Ceramic Tile	Bedroom Master Floor: Carpet
Basement Bath: Yes	Family Room Level: 2nd Level	Kitchen Level: Main Level	Bedroom Master Level: Main Level
Basement: Full	Family Room Dimensions: 14X12	Kitchen Dimensions: 11X12	Bedroom Master Dimensions: 17X12
Bsmnt Sf: 1000	Attached Garage Yn: true	Laundry Level: Not Applicable	Rooms Total: 12
Dining Room Floor: Hardwood	Garage Ownership: Owned	Living Room Floor: Hardwood	Virtual Tour: View
Dining Room Level: Main Level	Garage Type: Detached		Type Detached: 2 Stories
Dining Room Dimensions: 14X12	Heating Fuel: Gas		Tax Year: 2018
Driveway: Concrete	Sewer: Sewer-Public		Waterfront: No

Remarks

Location Location Location!!! Spacious home in the heart of downtown Westmont. The beautiful front porch welcomes you. Fall in love with the original charm, huge windows, crown molding and hardwood floors. Sunny and bright living room, flows to large dining room and spacious kitchen. HUGE deck and amazing private, park like back yard that is professionally landscaped. 1st floor has 3 bedrooms and bath. 2nd floor features family room, den, additional 2 bedrooms and bath. Zoned heating and cooling. The lower level, features a huge recreation room, full bath, storage, utility room and laundry area. 2.5 car garage and large shed provide extra storage. Recent updates include: roof, siding, windows, furnace, HWH, driveway, front porch, appliances, refinished hardwoods, and freshly painted! The location can't be beat with town, train, school, park, restaurants, shopping and expressways. So much to offer in this 5 bedroom, 3 bath home that combines charm with today's amenities and flexible floor plan. Possible in-law arrangement. Welcome home! **VACANT AND EASY TO SHOW**



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124 North Lincoln Street

Westmont, Illinois 60559

MLS #10727324

\$315,000

CLOSED 7/17/20

5 Beds 3.00 Baths

Year Built 1926

1,764 Sq. Ft. (\$179 / sqft)

Days on market: 25



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422 Blackhawk Drive

Westmont, Illinois 60559

MLS #10522084

\$288,000**CLOSED** 12/17/19**3 Beds 2.10 Baths****Year Built 1923****1,760 Sq. Ft.** (\$164 / sqft)**Days on market: 64**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Style:** Traditional**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.3478**Lot Dim:** 51X297**Lot Size:** 0.3478**Garages:** 2**List date:** 9/18/19**Sold date:** 12/17/19**Off-market date:** 11/20/19**Updated:** Dec 17, 2019 11:21 AM**List Price:** \$299,900**Orig list price:** \$299,900**Taxes:** \$4,744**School District:** 201

Features

Rooms List: No additional rooms**Age:** 91-100 Years**Air:** Central Air**Amenities:** Curbs/Gutters, Sidewalks, Street Lights**Bedroom 2 Floor:** Hardwood**Bedroom 2 Level:** 2nd Level**Bedroom 2 Dimensions:** 19X10**Bedroom 3 Floor:** Hardwood**Bedroom 3 Level:** Main Level**Bedroom 3 Dimensions:** 13X10**Bedroom 3 Window Treatments:** Blinds**Bedroom 4 Level:** Not Applicable**Basement Description:** Partially Finished**Bath Amenities:** Whirlpool, Separate Shower**Basement Bath:** No**Basement:** Full**Dining Room Floor:** Hardwood**Dining Room Level:** Main Level**Dining Room Dimensions:** 13X10**Driveway:** Asphalt, Side Drive**Electric:** Circuit Breakers**Exposure:** E (East)**Exterior:** Vinyl Siding**Exterior Features:** Patio**Foundation Details:** Concrete**Association Fee Frequency:** Not Applicable**Family Room Level:** Not Applicable**Attached Garage Yn:** true**Garage Ownership:** Owned**Garage Type:** Detached**Heating Fuel:** Gas, Forced Air**Sewer:** Sewer-Public**Water Source:** Lake Michigan**General Information:** None**Interior Features:** Hardwood Floors, 1st Floor Bedroom**Kitchen:** Eating Area-Table Space**Ralph Vargas**Classic Realty Group
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ralphvargas1@gmail.com

Kitchen Floor: Hardwood
Kitchen Level: Main Level
Kitchen Dimensions: 11X8
Laundry Level: Not Applicable
Lot Features: Wooded

Living Room Floor: Hardwood
Living Room Level: Main Level
Living Room Dimensions: 16X15
Living Room Window Treatments: Blinds

Bedroom Master Bath: Full
Bedroom Master Floor: Hardwood
Bedroom Master Level: 2nd Level
Bedroom Master Dimensions: 18X11
Rooms Total: 6

Roof: Asphalt/Glass (Shingles)
Type Detached: 2 Stories
Tax Year: 2018
Waterfront: No

Remarks

Welcome home! This lovely 3 bedroom home offers over 1700 sq ft of total living space. Master bedroom has a deluxe master bath and a walk-in closet. All baths have been updated. First floor bedroom, modern kitchen and spacious deck with patio. Full basement too! Enjoy the large park-like back yard and two car garage. Excellent location and proximity to schools, train, shopping and expressways. This home is move in condition ! Act now.



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422 Blackhawk Drive

Westmont, Illinois 60559

MLS #10522084

\$288,000

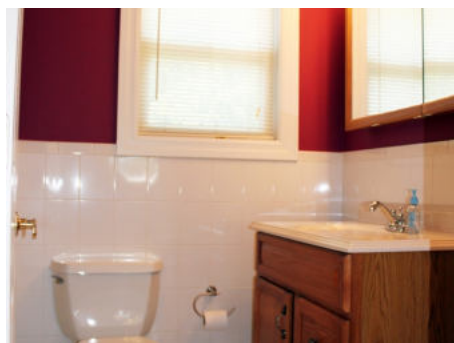
CLOSED 12/17/19

3 Beds 2.10 Baths

Year Built 1923

1,760 Sq. Ft. (\$164 / sqft)

Days on market: 64



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16 WestEnd Avenue

Westmont, Illinois 60559

MLS #10470035

\$193,000**CLOSED** 11/8/19**4 Beds 2.00 Baths****2,386 Sq. Ft.** (\$81 / sqft)**Days on market: 55**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Full baths:** 2.0**Acres:** 0.2567**Lot Dim:** 60 X 186**Lot Size:** 0.2567**Garages:** 2**List date:** 7/29/19**Sold date:** 11/8/19**Off-market date:** 9/21/19**Updated:** Nov 12, 2019 12:13 AM**List Price:** \$199,000**Orig list price:** \$239,000**Taxes:** \$7,588**School District:** 201**High:** Westmont High School**Middle:** Westmont High School**Elementary:** J T Manning Elementary School

Features

Other Room 1 Floor: Vinyl**Other Room 1 Name:** 2nd Kitchen**Other Room 1 Dimensions:** 21X12**Other Room 2 Name:** Balcony**Other Room 2 Dimensions:** 6X4**Other Room 3 Name:** Screened Porch**Other Room 3 Dimensions:** 12X6**Rooms List:** 2nd Kitchen, Balcony, Screened Porch**Age:** Unknown**Air:** Central Air, Partial, 1 (Window/Wall Unit)**Amenities:** Park/Playground, Tennis Courts, Curbs/ Gutters, Sidewalks, Street Lights, Street Paved**Kitchen Appliances:** Oven/ Range, Microwave, Refrigerator, Washer, Dryer**Bedroom 2 Floor:** Carpet**Bedroom 2 Level:** Main Level**Bedroom 2 Dimensions:** 15X9**Bedroom 3 Floor:** Carpet**Bedroom 3 Level:** 2nd Level**Bedroom 3 Dimensions:** 21X13**Bedroom 4 Floor:** Carpet**Bedroom 4 Level:** 2nd Level**Bedroom 4 Dimensions:** 13X10**Basement Description:**

Unfinished, Exterior Access

Bath Amenities: Whirlpool, Double Sink**Basement Bath:** No**Basement:** Partial**Bsmnt Sf:** 600**Dining Room Floor:** Vinyl**Dining Room Level:** Main Level**Dining Room Dimensions:** 16X10**Ralph Vargas**Classic Realty Group
Cell: 708-717-7170
ralphvargas1@gmail.com

Driveway: Asphalt	Family Room Window Treatments: All	Kitchen Floor: Vinyl	Bedroom Master Dimensions: 18X12
Exposure: E (East), W (West)	Attached Garage Yn: true	Kitchen Level: Main Level	Model: UNIQUE
Exterior: Vinyl Siding	Garage Ownership: Owned	Kitchen Dimensions: 12X10	Parking Total: 3
Exterior Features: Balcony, Porch Screened, Screened Patio	Garage Type: Detached	Laundry Flooring: Vinyl	Parking Details: Off Street
Fireplace Locations: Family Room	Heating Fuel: Gas, Forced Air, 2+ Sep Heating Systems	Laundry Level: Main Level	Parking Ownership: Owned
# Interior Fireplaces: 1	Sewer: Sewer-Public	Laundry Dimensions: 14X7	Rooms Total: 9
Association Fee Frequency: Not Applicable	Water Source: Lake Michigan	Living Room Floor: Carpet	Roof: Asphalt/Glass (Shingles)
Family Room Floor: Carpet	General Information: Commuter Train, Interstate Access	Living Room Level: Main Level	Is Parking Included: Yes
Family Room Level: 2nd Level	Interior Features: Vaulted/ Cathedral Ceilings, 1st Floor Laundry	Living Room Dimensions: 25X14	Type Detached: 2 Stories
Family Room Dimensions: 20X12	Kitchen: Pantry-Closet	Bedroom Master Bath: None	Tax Year: 2017
		Bedroom Master Floor: Carpet	Waterfront: No
		Bedroom Master Level: Main Level	

Remarks

Large almost 2400 sq. ft. home *walk to train*! Great location for this Fixer-Upper 2 story with dramatic vaulted ceilings on the second floor. Zoned single family but perfect for related living with a spacious kitchen, eating area, living room, 2 bedrooms and a full bath on each floor! Or there is easily enough room for a large 4-5 bedroom single family home. The lot is a great 60 x 186 size for outdoor fun plus the garage has an attached 18 x 16 screened in porch to enjoy. The home has some unique features like a spiral staircase, a second floor balcony & fireplace. Plus there is another screened porch off of the 1st floor. The potential is there to build your dream home in a great location close to train, town, shopping, restaurants & entertainment. There is newer construction on the block. This property has lots of options. Roof & Siding new in 2013. New 2nd floor furnace 2017 & 1st floor AC 2018. Includes 2 stoves & 2 fridges. Needs TLC Sold AS I



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16 WestEnd Avenue

Westmont, Illinois 60559

MLS #10470035

\$193,000

CLOSED 11/8/19

4 Beds 2.00 Baths

Days on market: 55

2,386 Sq. Ft. (\$81 / sqft)



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324 South Park Street

Westmont, Illinois 60559

MLS #10821013

\$289,000**ACTIVE** 8/21/20**3 Beds 2.00 Baths****Year Built 1927****1,775 Sq. Ft.** (\$163 / sqft)**Days on market: 40**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Full baths:** 2.0**Lot Dim:** 60X140**Garages:** 1**List date:** 8/21/20**Updated:** Aug 27, 2020 12:05 AM**List Price:** \$289,000**Orig list price:** \$289,000**Taxes:** \$4,158**School District:** 201

Features

Other Room 1 Name:
Recreation Rm**Other Room 1 Dimensions:**
24X10**Other Room 2 Name:** Foyer**Other Room 2 Dimensions:**
4X6**Rooms List:** Recreation
Room, Foyer**Age:** 91-100 Years**Air:** Central Air**Bedroom 2 Level:** 2nd Level**Bedroom 2 Dimensions:**
13X10**Bedroom 3 Level:** 2nd Level**Bedroom 3 Dimensions:**
10X10**Bedroom 4 Level:** Not
Applicable**Basement Description:**
Partially Finished**Basement Bath:** No**Basement:** Full**Dining Room Floor:**
Hardwood**Dining Room Level:** Main
Level**Dining Room Dimensions:**
10X12**Exterior:** Vinyl Siding**Association Fee Frequency:**
Not Applicable**Family Room Level:** Main
Level**Family Room Dimensions:**
14X10**Attached Garage Yn:** true**Garage Ownership:** Owned**Garage Type:** Attached**Heating Fuel:** Gas**Sewer:** Sewer-Public**Water Source:** Lake Michigan**General Information:** School
Bus Service, Commuter Train**Kitchen:** Eating Area-
Breakfast Bar**Kitchen Level:** Main Level**Kitchen Dimensions:** 12X12**Laundry Level:** Basement**Laundry Dimensions:** 10X10**Living Room Floor:**
Hardwood**Living Room Level:** Main
Level**Living Room Dimensions:**
10X25**Ralph Vargas**Classic Realty Group
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ralphvargas1@gmail.com

Bedroom Master Bath: None
Bedroom Master Level: 2nd
Level

**Bedroom Master
Dimensions:** 15X11
Rooms Total: 8

Is Parking Included: Yes
Virtual Tour: [View](#)
Type Detached: 2 Stories

Tax Year: 2018
Waterfront: No

Remarks

What an amazing opportunity to make this space your own. Awesome curb appeal and spacious 60 x 140 lot. Be impressed with the gleaming hardwood floors extremely spacious and charming interior. Bright and light kitchen with ample cabinet space, breakfast bar and pantry, opens to living room! Main floor family room adjacent to full bath. Covered patio with views of the park like backyard is like being on vacation every day! 3 bedrooms up with convenient full bath. English windows let tons of light into the partially finished basement. Parks, train, dining and shopping just steps away. Awesome neighbors, Low taxes. Welcome Home!



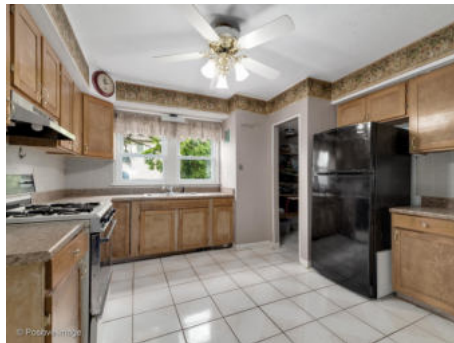
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324 South Park Street

Westmont, Illinois 60559

MLS #10821013

\$289,000**ACTIVE** 8/21/20**3 Beds 2.00 Baths****Year Built 1927****1,775 Sq. Ft. (\$163 / sqft)****Days on market: 40****Ralph Vargas**Classic Realty Group
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ralphvargas1@gmail.com

542 South Park Street

Westmont, Illinois 60559

MLS #10839196

\$385,000**ACTIVE** 9/18/20**4 Beds 2.10 Baths****Year Built 1972****2,080 Sq. Ft.** (\$185 / sqft)**Days on market: 12**

Details

Prop Type: ["2 Stories"]**County:** Du Page**Area:** Westmont**Subdivision:** Newfield Manor**Full baths:** 2.0**Half baths:** 1.0**Lot Dim:** 76X132**Garages:** 2**List date:** 9/18/20**Updated:** Sep 24, 2020 12:05 AM**List Price:** \$385,000**Orig list price:** \$385,000**Taxes:** \$8,664**School District:** 99**High:** North High School**Middle:** Westview Hills Middle School**Elementary:** Holmes Elementary School

Features

Other Room 1 Floor: Other**Other Room 1 Name:** Family Room - Down**Other Room 1 Dimensions:** 22X15**Other Room 1 Window Treatments:** None**Rooms List:** Family Room - Down**Age:** 41-50 Years**Air:** Central Air**Kitchen Appliances:** Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Gas Oven**Bedroom 2 Floor:** Sustainable**Bedroom 2 Level:** 2nd Level**Bedroom 2 Dimensions:** 14X12**Bedroom 2 Window Treatments:** None**Bedroom 3 Floor:** Hardwood**Bedroom 3 Level:** 2nd Level**Bedroom 3 Dimensions:** 13X12**Bedroom 3 Window Treatments:** None**Bedroom 4 Floor:** Sustainable**Bedroom 4 Level:** 2nd Level**Bedroom 4 Dimensions:** 12X9**Bedroom 4 Window Treatments:** None**Basement Description:** Partially Finished**Bath Amenities:** Separate Shower**Basement Bath:** No**Basement:** Full**Dining Room Floor:** Hardwood**Dining Room Level:** Main Level**Dining Room Dimensions:** 12X12**Driveway:** Concrete**Ralph Vargas**Classic Realty Group
Cell: 708-717-7170
ralphvargas1@gmail.com

Dining Room Window**Treatments:** None**Electric:** Circuit Breakers, 150 Amp Service**Exterior:** Vinyl Siding**Exterior Features:** Deck, Storms/Screens**Fireplace Locations:** Family Room**Foundation Details:** Concrete**# Interior Fireplaces:** 1**Association Fee Frequency:** Not Applicable**Family Room Floor:** Hardwood**Family Room Level:** Main Level**Family Room Dimensions:** 22X12**Family Room Window****Treatments:** None**Garage Details:** Garage Door Opener(s)**Attached Garage Yn:** true**Garage Ownership:** Owned**Garage Type:** Attached**Heating Fuel:** Gas, Forced Air**Sewer:** Sewer-Public**Water Source:** Lake Michigan**General Information:** School Bus Service, Commuter Bus, Commuter Train, Interstate Access**Interior Features:** Hardwood Floors, Walk-In Closet(s)**Kitchen:** Eating Area-Table Space, Granite Counters**Kitchen Floor:** Other**Kitchen Level:** Main Level**Kitchen Dimensions:** 13X12**Laundry Flooring:** Other**Laundry Level:** Basement**Laundry Dimensions:** 22X15**Lot Features:** Nature Preserve Adjacent, Park Adjacent, Pond, Mature Trees, Backs to Trees/Woods, Sidewalks, Streetlights**Living Room Floor:** Hardwood**Living Room Level:** Main Level**Living Room Dimensions:** 18X12**Living Room Window Treatments:** None**Bedroom Master Bath:** Full**Bedroom Master Floor:** Sustainable**Bedroom Master Level:** 2nd Level**Bedroom Master Dimensions:** 25X12**Bedroom Master Window Treatments:** None**Rooms Total:** 9**Roof:** Asphalt/Glass (Shingles)**Is Parking Included:** Yes**Virtual Tour:** [View](#)**Type Detached:** 2 Stories**Tax Year:** 2019**Waterfront:** No**Remarks**

Enjoy this spacious 4 bedroom with 2.1 baths and a full basement in Downers Grove North School District. New roof in '19, brand new concrete driveway and freshly painted interior. A private large yard that is near the walking path to Twin Lakes Park, Pond and Golf Course. Step into this bright open home with separate living and dining area. The kitchen offers new appliances, granite countertops and table space. The 1st floor has hardwood floors thru-out. All 4 bedrooms on are the 2nd floor with bamboo flooring. The master suite has a generous walk-in closet and plenty of room for a king size bed. The other 3 large bedrooms have great closet space. The partial finished basement could be use for additional living space. Off the family room is a sliding glass door to the private backyard and deck. This home is situated in a mature established neighborhood with sidewalks and treelined street. Near town, train (Westmont 1.1 miles), and shopping. Easy access to expressways and airports.

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\$385,000**ACTIVE** 9/18/20**4 Beds 2.10 Baths****Year Built 1972****2,080 Sq. Ft. (\$185 / sqft)****Days on market: 12****Ralph Vargas**

Classic Realty Group

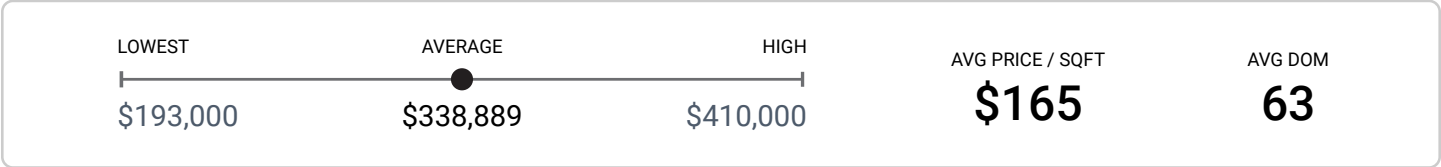
Cell: 708-717-7170

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Comparable Property Statistics

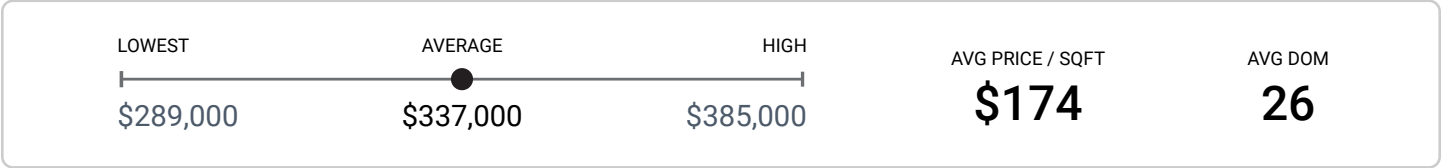
S

9 Sold Listings



A

2 Active Listings



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Sold Property Analysis

Averages

97.4%

Homes sold for an average of 97.4% of their list price.

63

Days on market

It took an average of 63 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
453 South Park Street	\$410,000	\$410,000	100.0%	3	\$197
627 Champlaine Court	\$415,000	\$405,000	97.6%	160	\$174
24 North Linden Avenue	\$409,000	\$397,000	97.1%	32	\$176
506 Nelson Lane	\$374,500	\$362,000	96.7%	29	\$194
149 Rumsey Place	\$365,000	\$355,000	97.3%	4	\$204
223 Willard Place	\$349,000	\$325,000	93.1%	201	\$117
124 North Lincoln Street	\$309,900	\$315,000	101.6%	25	\$179
422 Blackhawk Drive	\$299,900	\$288,000	96.0%	64	\$164
16 WestEnd Avenue	\$199,000	\$193,000	97.0%	55	\$81
Averages	\$347,922	\$338,889	97.4%	63	\$165



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