Detached Single MLS #: **06890969** STAT: **ACTV** AREA: **14**
LDR: **05/09/2008** CTGF: LP: **$322,500**
LD: **05/09/2008** OLP: **$322,500**
OMD: LISTING MRKT TIME: **17** SP:
CONT DT: SELLING OFC: FIN:
CLSD DT: SELLING AGT: PNT:
ADDRESS: **1328 Knollwood Cir**
CITY: **Crystal Lake** ZIP: **60014-1829**
DIR: **ACKMAN TO GOLF COURSE N TO AMBERWOOD W TO KNOLLWOOD S**
BLT: **1991** B78: **N** CT:
OWN: **Fee Simple** SUB: **FOUR COLONIES** LEASED: LEASE XD:
CRP: **CRYSTAL LAKE** CNY: **Mc Henry** TWN: **ALGONQUIN**
MODEL: **MANCHESTER** DIM: **70X130**
RMS: **12** BR: **3** BTH: **2.1** MBB: **Y** FP: **1** BMT: **Y** BB: **N** PKN: **G**
CARS: **2** WF: **N** Tax: **$5,781.84** TXY: **2006** TXC: **Homeowner**
SAS: **N** PIN: **1918154001** MPN: **N** ASF: ACR: **0.25**

ASM: FREQ: **Not Applicable** WI: CI:
GRS: DIST#: **47** JH: DIST#: **47** HS: DIST#: **155** OT: DIST#:
COORDINATES: NORTH: **23** SOUTH: **0** EAST: **0** WEST: **36**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	**18X15**	**Main Level**	**Carpet**	**Y**
Dining Room:		**Not Applicable**		
Kitchen:	**17X14**	**Main Level**	**Hardwood**	**Y**
Family Room:	**18X14**	**Main Level**	**Carpet**	**Y**
Master Bedroom:	**16X12**	**2nd Level**	**Carpet**	**Y**
2nd Bedroom:	**12X11**	**2nd Level**	**Carpet**	**Y**
3rd Bedroom:	**12X11**	**2nd Level**	**Carpet**	**Y**
4th Bedroom:				
Loft:	**16X12**	**2nd Level**	**Carpet**	**Y**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Eating Area:	**15X12**	**Main Level**	**Hardwood**	**Y**
Mud:	**10X5**	**Main Level**	**Hardwood**	**Y**
Sunroom:	**15X10**	**Main Level**	**Carpet**	**Y**
Recreation Rm:	**21X15**	**Basement**	**Carpet**	**Y**
Other:	**10X15**	**Basement**	**Carpet**	**N**

NC/AGE: **N/11-25 Years**
AIR: **Central Air**
AMN:
APP: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer**
ATC:
BAS: **Full, Finished**
BAT: **MBR - Full, Separate Shower**
DIN:
DRV: **Concrete**
ELC:
EQP: **TV-Cable, CO Detectors, Ceiling Fan, Sump Pump**
EXT: **Aluminum/Vinyl/Steel Siding (AVS), Frame (FR)**
FEA: **Patio, Vaulted/Cathedral Ceiling, Porch, Storage Shed, Pool-In Ground**
FND: **Concrete**
FPL: **Location-Living Room, Gas Logs**
GAR: **2.5 Car Garage, Garage Door Opener(s) (Auto), Transmitter (s)**
PAR: **None/Not Applicable**

OD:
KIT: **Eating Area-Table Space**
HEA: **Gas, Forced Air**
IMPW: **Public**
IMPS: **Sewer-Public**
IMPO: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved, Other**
INF: **School Bus Service, Commuter Train**
LDS: **Fenced Yard, Landscaped Professionally**
Lot Size: **Less Than .25 Acre**
MAI: **None**
NCO:
OTR: **Family Room (FAM), Great Room, Loft, Recreation (REC), Sunroom/Florida Room (SUN)**
POS: **Closing**
ROF: **Asphalt/Glass (Shingles)**
STY: **Colonial**
TPE: **2 Stories**
TRM: **Conventional**

Remarks: **Warm welcomes come to mind as you step on the upgraded front porch. Sunshine flows through the 2 stry LR enhanced by a stone fireplace, charming FR lined w/ built-in bookcases. Open eating area leads to the lrge Kit filled w/ custom cabinetry & complimented with in-layed tile. Bright sunroom gives access to secluded yard w/ inground pool. Fin BMT and 2 Car Gar. Crown molding, hrdwd flrs are among the many upgrades.**

Agent Remarks: **Lots of upgrades!!! Attention to detail throughout- SHOW & SELL!!!!!**

INTERNET LISTING: **All**
ADI: **Y**
CC: **2.5% -100**
SHO: **Call Listing Office**
OWNER: **OOR**
BROKER: **RE/MAX Unlimited Northwest**
AGENT: **Diana Wood CRS,LTG,SRES**
CO-LIST:

REMARKS INTERNET: **Y**
HEM: **Y**
SCI: **None**
AON: **N**
ID#: **5040**
ID#: **50257**
AAN:

LIST: **Exclusive Right To Sell**
EMAIL: **DianaWood@remax.net**
PHONE:
PHONE: **(847) 658-3100**
PHONE: **(847) 458-5588**

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Prepared By: Michael Schneider ABR - RE/MAX Unlimited Northwest 05/25/2008 10:43 AM