

Detached Single MLS #: 11990975 List Price: \$390,000 List Date: 02/27/2024 Orig List Price: \$390,000 Status: NEW Sold Price:

Area: 8027 List Dt Rec: 02/27/2024 Address: 3262 W Walnut St , Chicago, IL 60624

Directions: Take Ogden Ave, then left onto Homan Ave, then right into w walnut st.

Sold by: Mkt. Time (Lst./Tot.): 1/1 Closed: Contract: Concessions: Off Market: Contingency: Financing: Curr. Leased: Year Built: 2023 Blt Before 78: No Dimensions: 3005

Ownership: Fee Subdivision: Model: Simple

Corp Limits: Chicago Township: West County: Cook Chicago

Coordinates: N:41 # Fireplaces:

Rooms: 6 Bathrooms 2 / 1 Parking: Exterior (full/half): Space(s) Master Bath: Full # Spaces: Ext:2 Bedrooms: 3 Basement: Full Bsmnt. Bath: No Parking Incl.

In Price:

Utility Costs: Mobility Score: -

Remarks: **This Stunning New Construction qualifies for the City of Chicago's Building Neighborhoods & Affordable Homes grant program that allows for appraisal gap assistance, down payment, and closing costs up to \$100K for eligible buyers. This new home also qualifies for an additional 20,000 RISE grant. This new home features 3 bedrooms and 2.5 Bathrooms. Main floor plan features and open concept and modern kitchen. Modern kitchen features quarts counter tops and energy efficient stainless steal appliances. The second floor features a convenient laundry room, 3 spacious bedrooms with ample closet space. The master suite has walk in closet and full bathroom with double sink. Entire home has been designed with modern warm tones. The basement is ready for your ideas. Tons of recessed lighting throughout home. Beautiful deck in back. This outdoor space is very inviting featuring front and back decks. The home is designed to enhance your lifestyle.

Miscellaneous School Data Tax Elementary: (299) Amount: \$0 Amount Waterfront: No Junior High: (299) Frequency: Not Applicable PIN: 16114080670000 Appx SF: 1718** High School: (299) SF Source: Builder Special Assessments: No Mult PINs: Special Service Area: No Tax Year: 2022 Bldg. Assess. SF: Master Association: Tax Exmps: Acreage: Master Assc. Freq.: Not Required

Square Footage Comments:

**Level Square Footage Details: Upper Sq Ft: 840, Main Sq Ft: 880, Above Grade Total Sq Ft: 1720, Total Basement Sq Ft: 850, Aprox. Total Finished Sq Ft: 1720, Total Finished/Unfinished Sq Ft: 2570

Room Name Size	Level	<u>Flooring</u>	Win Trmt	Room Name Size	Level	<u>Flooring</u>	Win Trmt
Living Room 14X22	Main Level			Master Bedroom 14X11	2nd Level		
Dining Room 14X12	Main Level			2nd Bedroom 14X9	2nd Level		
Kitchen 14X17	Main Level			3rd Bedroom 14X9	Main Level		
Family Room	Not Applicabl	e		4th Bedroom	Not Applicable		
Laundry Room 3X3	2nd Level						

Interior Property Features: Exterior Property Features:

Age: NEW Ready for Occupancy

Laundry Features: Roof: Additional Rooms: No additional rooms Sewer: Sewer-Public Type: 2 Stories

Garage Ownership: Water: Lake Michigan Style: Exterior: Brick Garage On Site: Const Opts:

General Info: None Air Cond: Central Air Garage Type: Heating: Gas Garage Details: Amenities: Kitchen: Parking Ownership: Owned Asmt Incl: None Appliances: Parking On Site: Yes HERS Index Score: Parking Details: Dining: Green Discl: Attic: Driveway: Green Rating Source:

Basement Details: Partially Finished Foundation: Green Feats: Exst Bas/Fnd: Sale Terms: Bath Amn: Fireplace Details: Disability Access: No Possession: Closing

Fireplace Location: Disability Details: Occ Date: 01/19/2024 Electricity: Exposure: Rural:

Equipment: Lot Size: Less Than .25 Acre Vacant: Other Structures: Lot Size Source: Relist: Door Features: Lot Desc: Zero Lot Line: Window Features:

Broker Private Remarks: Offers must be written on developers purchase contract. Contract can be found in additional documents in mls. ****Buyers must meet income guidelines to receive grant funds/buy home. See additional Documents in mls for more information or Contact Listing agent for more

information 708-441-9769.

Internet Listing: Yes Remarks on Internet?: Yes VOW AVM: Yes VOW Comments/Reviews: Yes Listing Type: Exclusive Right to Sell Holds Earnest Money: Yes Buyer Ag. Comp.: 2% (% of Gross Sale Price) Addl. Sales Info.: None

Addr on Internet?: Yes Broker Notices: Lock Box: Special Comp Info: None

Showing Inst: Use showtime Mgmnt. Co:

Cont. to Show?: Contact Name:

Expiration Date: 06/30/2024 Phone: Broker Owned/Interest: Related

Owner: Owner Of Record Broker: Arc Red Inc Arc Realty Group (14541) / (773) 236-6943

List Broker: Maha Joudeh, SFR (876121) / (708) 441-9769 / mjoude4@gmail.com

CoList Broker: Marvina Bailey (879739) / (708) 843-1382

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Maha Joudeh, SFR | Arc Red Inc Arc Realty Group | 02/27/2024 02:06 PM