

# 25120 WEST CIRCLE AVENUE, ANTIOCH, IL 60002



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## Offered for \$149,900



Home completely rebuilt, making this as close to new const., as you get. Spacious bedrooms, beautiful kitchen, hickory cabinets, Hunter ceiling fans, vaulted entry, loft sitting area, master w/walk in closet, 2 attic storage areas, 200 amp svc, deep crawl w/ exterior access. 3 lots w/sep. pins may allow for 2nd buildable lot/garage. Owner can build garage for add.\$..Walk to Lk Cath-2 beaches, launch, piers & club hse.

 Information is deemed reliable but not guaranteed. Source: MRED. Courtesy of Robert E. Frank Real Estate 

Timothy Conner | Robert E. Frank Real Estate, Inc. | P.O. Box 1111, Lake Villa, IL 60046 | Mobile: 847-877-5822 | [www.robertefrankrealestate.com](http://www.robertefrankrealestate.com) | [Landman5822@hotmail.com](mailto:Landman5822@hotmail.com)



## Timothy Conner

**Robert E. Frank Real Estate, Inc.**

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- 2. Now use that app to scan the QR code above.**



**Detached Single**  
 Status: **NEW**  
 Area: **2**

MLS #: **07933459**  
 List Date: **10/28/2011**  
 List Dt Rec: **10/28/2011**  
 Offered for Sale/Rent: **Yes**

List Price: **\$149,900**  
 Orig List Price: **\$149,900**  
 Sold Price:  
 Rental MLS#:

Address: **25120 W Circle Ave , Antioch, Illinois 60002**  
 Directions: **RT 173/59 W2 TALMAN N2 CLARIDAN NE2 WOODS N2 CIRCLE, LEFT 2 #**

Sold by:  
 Closed:  
 Off Market:  
 Year Built: **2010**  
 Dimensions: **20250**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates: **N: S: E: W:**  
 Rooms: **10**  
 Bedrooms: **3**  
 Basement: **None**

Contract:  
 Financing:  
 Blt Before 78: **No**

Subdivision: **Felters**  
 Township: **Antioch**

Model:  
 County: **Lake**  
 # Fireplaces:  
 Parking: **Exterior Space(s)**

Lst. Mkt. Time: **1**  
 Points:  
 Contingency:  
 Curr. Leased: **No**

# Spaces: **Ext:4**  
 Parking Incl. **Yes**  
 In Price:

Remarks: Home completely rebuilt, making this as close to new const., as you get. Spacious bedrooms, beautiful kitchen, hickory cabinets, Hunter ceiling fans, vaulted entry, loft sitting area, master w/walk in closet, 2 attic storage areas, 200 amp svc, deep crawl w/ exterior access. 3 lots w/ sep. pins may allow for 2nd buildable lot/garage. Owner can build garage for add. \$. Walk to Lk Cath-2 beaches, launch, piers & club hse.

| School Data        | Assessments              | Tax                 | Miscellaneous    |
|--------------------|--------------------------|---------------------|------------------|
| Elementary: (34)   | Amount: \$325            | Amount: \$1,454.49  | Waterfront: No   |
| Junior High: (34)  | Frequency: Annual        | PIN: 01124070180000 | Appx SF: 1900    |
| High School: (117) | Special Assessments: No  | Mult PINs: Yes      | SF Source: Plans |
| Other:             | Special Service Area: No | Tax Year: 2010      | Acres: 0         |
|                    | Master Association: No   | Tax Exmp:           |                  |

| Room Name      | Size  | Level      | Flooring      | Win Trmt | Room Name      | Size  | Level          | Flooring | Win Trmt |
|----------------|-------|------------|---------------|----------|----------------|-------|----------------|----------|----------|
| Living Room    | 12X18 | Main Level | Wood Laminate |          | Master Bedroom | 13X16 | 2nd Level      | Carpet   |          |
| Dining Room    | COMBO | Main Level |               |          | 2nd Bedroom    | 12X13 | 2nd Level      | Carpet   |          |
| Kitchen        | 10X16 | Main Level | Vinyl         |          | 3rd Bedroom    | 11X11 | Main Level     | Carpet   |          |
| Family Room    | 10X13 | Main Level | Carpet        |          | 4th Bedroom    |       | Not Applicable |          |          |
| Laundry Room   | 4X8   | 2nd Level  | Vinyl         |          | Loft           | 8X10  | 2nd Level      | Carpet   |          |
| Office         | 8X11  | Main Level | Carpet        |          |                |       |                |          |          |
| Breakfast Room | 8X12  | Main Level | Vinyl         |          |                |       |                |          |          |

Interior Property Features: Vaulted/Cathedral Ceilings, Skylight(s), Wood Laminate Floors, 1st Floor Bedroom, 2nd Floor Laundry, 1st Floor Full Bath

Exterior Property Features:

|  |  |  |
|--|--|--|
| Age: 1-5 Years, Recent Rehab   | Additional Rooms: Breakfast Room, Loft, Office | Roof: Asphalt/Glass (Shingles)   |
| Type: 2 Stories  | Garage Ownership:                              | Sewer: Septic-Private  |
| Style:   | Garage On Site:                                | Water: Well-Private  |
| Exterior: Vinyl Siding   | Garage Type:                                   | Const Opts:  |
| Air Cond: Partial  | Garage Details:                                | General Info: None   |
| Heating: Gas, Forced Air   | Parking Ownership: Owned                       | Amenities: Clubhouse, Park/Playground, Pond/Lake, Dock-Community, Water Rights, Street Paved |
| Kitchen: Eating Area-Table Space   | Parking On Site: Yes                           | Asmt Incl: Clubhouse, Scavenger, Lake Rights   |
| Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer | Parking Details: Driveway                      | HERS Index Score:  |
| Dining: Combined w/ FamRm  | Driveway: Gravel                               | Green Discl:   |
| Attic:   | Foundation: Concrete                           | Green Rating Source:   |
| Basement Details: Crawl  | Exst Bas/Fnd:                                  | Green Feats:   |
| Bath Amn: Separate Shower  | Disability Access: No                          | Sale Terms:  |
| Fireplace Details:   | Disability Details:                            | Possession: Closing  |
| Fireplace Location:  | Exposure:                                      | Occ Date:  |
| Electricity: Circuit Breakers, 200+ Amp Service                            | Lot Size: .25-.49 Acre                         |  |
| Equipment: Ceiling Fan   | Lot Desc: Fenced Yard, Water Rights, Wooded    |  |

Agent Remarks: Agent owned, will consider lease option, can build garage for additional \$.

|  |                           |  |
|--|---------------------------|--|
| Internet Listing: All                      | Remarks on Internet?: Yes | Addr on Internet?: Yes                     |
| VOW AVM: No                                | VOW Comments/Reviews: No  |  |
| Listing Type: Exclusive Right to Sell      | Holds Earnest Money: No   | Lock Box: Combination Box                  |
| Coop Comp: 2.5 -\$150 (on Net SP)          | Add. Sales Info.: None    | Special Comp Info: None                    |
| Showing Inst: CALL LISTING AGENT           | Expiration Date:          |  |
| Mgmt. Co:                                  | Contact Name:             | Phone:                                     |
| Owner: OF RECORD                           | Ph #:                     | Agent Owned/Interest?: Yes                 |
| Broker: Robert E. Frank Real Estate (2412) | Ph #: (847) 356-5263      | Team:                                      |
| List Agent: Timothy Conner (14283)         | Ph #: (847) 877-5822      | Email: trctv@mc.net                        |
| Co-lister:                                 | Ph #:                     | More Agent Contact Info: CELL 847 877-5822 |

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25120 West Circle Avenue

\$149,900



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**MLS: 07933459**

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**\$149,900**



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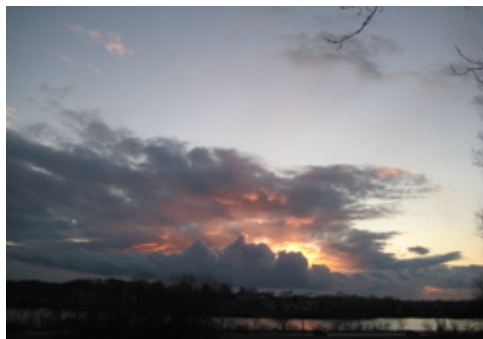
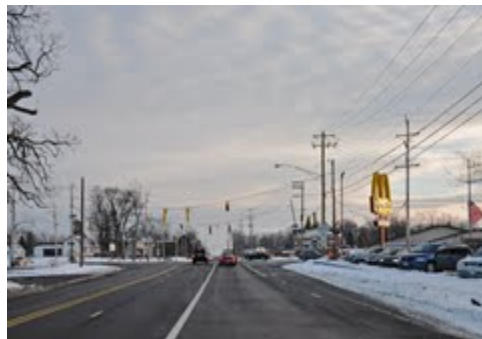
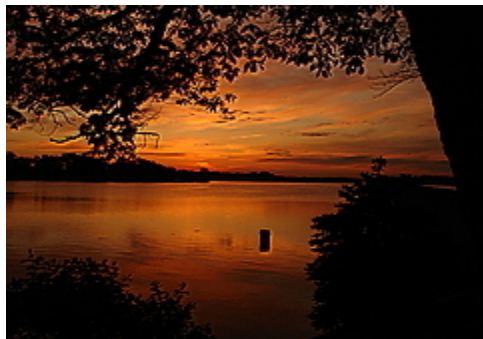
| School                                      | Type            | Phone          | Distance |
|---|-----------------|----------------|----------|
| <a href="#">W C Petty Elementary School</a> | Public/2-5      | (847) 838-8100 | 0.79 mi  |
| <a href="#">Antioch Upper Grade School</a>  | Public/6-8      | (847) 838-8310 | 0.84 mi  |
| <a href="#">St Peter Elementary School</a>  | Private/PK, K-8 | (312) 751-5200 | 1.42 mi  |
| <a href="#">Emmons Grade School</a>         | Public/K-8      | (847) 395-1105 | 1.79 mi  |
| <a href="#">Antioch Elementary School</a>   | Public/2-5      | (847) 838-8901 | 1.89 mi  |
| <a href="#">Hillcrest Elementary School</a> | Public/PK, K-2  | (847) 838-8000 | 1.96 mi  |
| <a href="#">Trevor Grade School</a>         | Public/3-8      | (262) 862-2356 | 2.07 mi  |
| <a href="#">Trevor Grade School</a>         | Public/PK, K-8  | (262) 862-2356 | 2.08 mi  |
| <a href="#">Antioch Comm High School</a>    | Public/9-12     | (847) 395-1421 | 2.17 mi  |
| <a href="#">Faith Evang Lutheran School</a> | Private/K-8     | (847) 395-1660 | 2.32 mi  |

See more information on [ANTIOCH schools](#) from Education.com.  
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| Name                             | Type                   | Distance | Rating              |
|----------------------------------|------------------------|----------|---------------------|
| Petrucci's                       | Italian                | 1.5 mi   | ★★★★☆<br>1 reviews  |
| Johnny's Chop House              | American (Traditional) | 1.8 mi   | ★★★★☆<br>14 reviews |
| Twin Oaks Country Inn Restaurant | Restaurants            | 3.9 mi   | ★★★★☆<br>3 reviews  |
| Lake House Restaurant            | American (New)         | 4.1 mi   | ★★★★☆<br>17 reviews |
| El Puerto Mexican Restaurant     | Mexican                | 5.6 mi   | ★★★★☆<br>14 reviews |
| RJ's Eatery                      | Pizza, Burgers         | 6.6 mi   | ★★★★☆<br>12 reviews |
| Dockers Resturant                | American (Traditional) | 6.6 mi   | ★★★★☆<br>12 reviews |
| Bento Cafe                       | Japanese               | 9.8 mi   | ★★★★☆<br>24 reviews |
| Lovely Thai Restaurant           | Thai                   | 9.8 mi   | ★★★★☆<br>33 reviews |
| Rudy's Mexican Grill             | Mexican                | 10.3 mi  | ★★★★☆<br>35 reviews |
| Le Vichyssois                    | French                 | 11.1 mi  | ★★★★☆<br>12 reviews |
| Green Peapod                     | Thai                   | 11.9 mi  | ★★★★☆<br>25 reviews |



# LOAN SCENARIOS

# MORTGAGE

**25120 West Circle Avenue**

**\$149,900**

| <b>3% Down (\$4,497)</b> | <b>APR</b> | <b>Principal + Interest</b> | <b>Tax</b> | <b>Insurance</b> | <b>Total</b> |
|--------------------------|------------|-----------------------------|------------|------------------|--------------|
| 30 year fixed            | 3.86%      | \$682                       | \$121      | \$56             | \$859        |
| 15 year fixed            | 3.22%      | \$1,019                     | \$121      | \$56             | \$1,196      |
| 5/1 ARM                  | 3.22%      | \$588                       | \$121      | \$56             | \$765        |

| <b>10% Down (\$14,990)</b> | <b>APR</b> | <b>Principal + Interest</b> | <b>Tax</b> | <b>Insurance</b> | <b>Total</b> |
|----------------------------|------------|-----------------------------|------------|------------------|--------------|
| 30 year fixed              | 3.86%      | \$633                       | \$121      | \$56             | \$810        |
| 15 year fixed              | 3.22%      | \$946                       | \$121      | \$56             | \$1,123      |
| 5/1 ARM                    | 3.22%      | \$545                       | \$121      | \$56             | \$722        |

| <b>15% Down (\$22,485)</b> | <b>APR</b> | <b>Principal + Interest</b> | <b>Tax</b> | <b>Insurance</b> | <b>Total</b> |
|----------------------------|------------|-----------------------------|------------|------------------|--------------|
| 30 year fixed              | 3.86%      | \$598                       | \$121      | \$56             | \$775        |
| 15 year fixed              | 3.22%      | \$893                       | \$121      | \$56             | \$1,070      |
| 5/1 ARM                    | 3.22%      | \$515                       | \$121      | \$56             | \$692        |

| <b>20% Down (\$29,980)</b> | <b>APR</b> | <b>Principal + Interest</b> | <b>Tax</b> | <b>Insurance</b> | <b>Total</b> |
|----------------------------|------------|-----------------------------|------------|------------------|--------------|
| 30 year fixed              | 3.86%      | \$563                       | \$121      | \$56             | \$740        |
| 15 year fixed              | 3.22%      | \$841                       | \$121      | \$56             | \$1,018      |
| 5/1 ARM                    | 3.22%      | \$485                       | \$121      | \$56             | \$662        |

\* Insurance is being estimated based on the zip code of this property. Tax comes from the MLS data for this listing.

Zillow<sup>®</sup> Mortgage Marketplace