



**Detached Single**      MLS #: **06868756**    STAT: **ACTV**      AREA: **558**  
 LDR: **04/21/2008**      CTGF:      LP: **\$489,000**  
 LD: **04/19/2008**      LISTING MRKT TIME: **14**      OLP: **\$489,000**  
 OMD:      SELLING OFC:      SP:      FIN:      PNT:      SELLING AGT:  
 CONT DT:      CLSD DT:      ADDRESS: **3976 Western Ave**  
 CITY: **Western Springs**      ZIP: **60558**  
 DIR: **Ogden to Hampton S. to Oak W to Western. Corner lot.**  
 BLT: **1948**      B78: **Y**      CT:      LEASE XD:  
 OWN: **Fee Simple**      SUB:      LEASED: **N**      TWN: **LYONS**  
 CRP: **WESTERN SPRINGS**      CNY:      **Cook**  
 MODEL:      DIM: **50X132**  
 RMS: **8**      BR: **4**      BTH: **2**      MBB: **N**      FP:      BMT: **N**      BB: **N**      PKN: **S**  
 CARS: **2**      WF: **N**      Tax: **\$4,810.50**      TXY: **2006**      TXC: **None**  
 SAS: **N**      PIN: **18061110220000**      MPN: **N**      ASF:      ACR:

ASM:      DIST#: **101**      JH:      DIST#: **101**      WI:      HS:      DIST#: **204**      CI:      OT:      DIST#:      WEST: **14**  
 GRS:      DIST#: **101**      SOUTH: **4**      EAST: **0**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>20X12</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>N</b>	Laundry:	<b>6X6</b>	<b>Main Level</b>	<b>Ceramic Tile</b>	<b>N</b>
Dining Room:	<b>12X11</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>N</b>					
Kitchen:	<b>12X11</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>N</b>					
Family Room:		<b>Not Applicable</b>							
Master Bedroom:	<b>17X12</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>N</b>					
2nd Bedroom:	<b>13X11</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>N</b>					
3rd Bedroom:	<b>12X11</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>N</b>					
4th Bedroom:	<b>11X11</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>N</b>					
Loft:	<b>12X12</b>	<b>2nd Level</b>	<b>Carpet</b>	<b>N</b>					

NC/AGE: **N/51-100 Years, Recent Rehab**

AIR: **Partial**      OD:      KIT:      HEA: **Electric, Forced Air**  
 AMN:      IMPW: **Well-Community**  
 APP:      IMPS: **Sewer-Public**  
 ATC: **Full**      IMPO: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved**  
 BAS: **Crawl**      INF: **School Bus Service, Commuter Bus, Commuter Train**  
 BAT:      LDS: **Corner, Cul-de-sac**  
 DIN:      Lot Size: **Less Than .25 Acre**  
 DRV: **Brick, Side Drive**      MAI: **None**  
 ELC: **Circuit Breakers, 100 Amp Service**      NCO:      OTR:      POS: **Closing**  
 EQP: **CO Detectors, Ceiling Fan**      ROF: **Asphalt/Glass (Shingles)**  
 EXT: **Cedar (CD)**      STY: **Colonial**  
 FEA: **Patio**      TPE: **2 Stories**  
 FND: **Concrete**      TRM: **Conventional**  
 FPL:      PAR: **Off Street, Side Apron, On-Site**

Remarks: **Like new construction on double cul-de-sac corner. Lovingly renovated with full second floor added. All new electrical, plumbing, furnace, w/h, roof, Anderson windows, cedar siding, brick paver drive and walkways. Crown molding, 6-in. baseboard and all hardwood and BR on 1st. flr. Great open loft space, 3 BR and lots of closet space on 2nd flr.**

*Welcome*

3976 Western Ave.  
Western Springs, IL



Welcome to this lovingly rehabbed 4 bedroom, 2 bath home in a great neighborhood. Like moving into new construction – only much more affordable, you won't believe all the "news" this home offers. This double cul-de-sac corner lot makes the home perfect for a growing family. As you tour the home, please take special note of the amenities described on the following pages.

# 3976 Western, Western Springs, IL

## First Floor

### Foyer

- Hardwood Flooring
- Coat closet with 6-panel wood door
- Crown molding
- 6-inch baseboard
- Fresh, neutral paint

### Living Room 20x12

- Hardwood floor
- Crown molding
- 6-inch baseboard
- Neutral paint
- Open to Dining Room, Bathroom, 1<sup>st</sup> Floor Bedroom

### Dining Room 12x11

- Hardwood floor
- Neutral paint
- Crown Molding
- Open to kitchen and living room

### Kitchen 8x8

- Completely gutted and remodeled
- Hardwood floor
- New cabinets
- Neutral laminate countertop
- Open to dining room and laundry room

### Laundry Room 6x6

- Ceramic tile floor
- Access to utility room and crawl space

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### 1<sup>st</sup> Floor Bedroom/Den 11x11

- Hardwood floor
- Crown molding
- Closet with 6-panel wood door
- 6 inch baseboard

### 1<sup>st</sup> Floor Bathroom

- Ceramic tile floor
- Bathtub/shower combination
- Large linen/storage closet outside bathroom

# **3976 Western, Western Springs, IL**

## **Second Floor**

### **Loft 12x12**

- Neutral carpet
- Open to stairway
- Crown molding

### **Bedroom 2 12x11 irregular**

- Neutral Carpet
- Large double closet with 6-panel wood doors
- Crown molding

### **2nd Floor Bathroom**

- Ceramic tile floor
- Bathtub/shower combination
- Linen closet in hall across from Bathroom
- 6-panel wood door
- Fresh, neutral decor

### **Bedroom 3 13x11**

- Neutral Carpet
- Large double closet with 6-panel wood doors
- Crown molding

### **Master Bedroom 17x12**

- Neutral Carpet
- Ceiling Fan
- Large double closet with 6-panel wood doors
- Crown molding

## **3976 Western, Western Springs, IL**

### General Information

- Completely re-wired 100 amp electrical
  - Completely new copper plumbing throughout house
  - All new Anderson Windows
  - New electric water heater and furnace (seller will negotiate credit for central air condenser)
  - Brick paver walkway and driveway
  - New roof
  - 2006 taxes: \$4810.50 (no exemptions)
  - PIN: 18061110220000
- Schools: Grade school and Jr. High district 101, High School district 204

- New 2<sup>nd</sup> Floor added in 2007 with 3 bedrooms, bathroom and loft area.
- New Roof
- New High Efficiency Furnace, AC Unit and ductwork.
- New Cedar Siding
- New Paver-Brick walkway and driveway
- New Carpet
- New Kitchen Cabinets, sink and Appliances
- New Anderson Windows
- New Electrical service and box
- New Water Heater
- New Water Service and plumbing throughout the house