



Detached Single MLS #: **12120888** List Price: **\$294,900**
 Status: **CLSD** List Date: **07/26/2024** Orig List Price: **\$304,900**
 Area: **473** List Dt Rec: **07/26/2024** Sold Price: **\$305,000**
 Address: **855 E 168th St , South Holland, IL 60473**
 Directions: **cottage grove to 168th st east to address**
 Lst. Mkt. Time: **56**
 Closed: **10/30/2024** Contract: **09/19/2024** Concessions: **5000**
 Off Market: **09/19/2024** Financing: **FHA** Contingency:
 Year Built: **1968** Blt Before 78: **Yes** Curr. Leased:
 Dimensions: **66 X 109**
 Ownership: **Fee Simple** Subdivision: Model:
 Corp Limits: **South Holland** Township: **Thornton** County: **Cook**
 Coordinates: # Fireplaces: **1**
 Rooms: **9** Bathrooms **2 / 0** (full/half): Parking: **Garage, Exterior Space(s)**
 Bedrooms: **4** Master Bath: **Shared** # Spaces: **Gar:2 Ext:2**
 Basement: **Partial** Bsmnt. Bath: **Yes** Parking Incl. **Yes**
 In Price:
 Mobility Score: -

Remarks: *****Buyer's Agents Invited - Generous Opportunity Awaits! *** Welcome to your dream home in a peaceful neighborhood of South Holland! This freshly painted split-level features 4 spacious bedrooms, 2 beautiful modern bathrooms, and a stunning chef's kitchen with gorgeous cabinets and countertops. The family room boasts a cozy fireplace, perfect for relaxing evenings. Recessed lighting throughout and plenty of natural light enhance the open layout, offering both comfort and style. Conveniently located near schools, shopping centers, and the interstate, this home is perfect for easy living. Schedule a viewing today and see all it has to offer!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Greenwood (150)	Amount:	Amount: \$9,195.64	Waterfront: No
Junior High: Mckinley (150)	Frequency: Not Applicable	PIN: 29233080180000	Appx SF: 0
High School: Thornwood (205)	Special Assessments: Unknown	Mult PINs:	SF Source: Not Reported
	Special Service Area: Included in Tax Bill	Tax Year: 2023	Bldg. Assess. SF:
	Master Association:	Tax Exmps:	Acreage:
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X18	Main Level			Master Bedroom	12X22	2nd Level		
Dining Room	12X12	Main Level			2nd Bedroom	12X12	2nd Level		
Kitchen	15X15	Main Level			3rd Bedroom	11X12	2nd Level		
Family Room	15X22	Lower			4th Bedroom	10X12	Lower		
Laundry Room	11X14	Lower							
Den	10X10	Lower							

Interior Property Features:

Exterior Property Features:

Age: 51-60 Years, Rehab in 2024	Laundry Features:	Roof:
Type: Split Level	Additional Rooms: Den	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Aluminum Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas, Forced Air	Garage Details:	Amenities:
Kitchen: Eating Area-Table Space	Parking Ownership:	Asmt Incl: None
Appliances:	Parking On Site: Yes	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway:	Green Rating Source:
Basement Details: Finished	Foundation:	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural:
Equipment:	Lot Size: Less Than .25 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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MLS #: 12120888

Prepared By: Marcin Chojnacki | Citypoint Illinois LLC | 12/27/2024 10:36 AM

MLS#: 12120888 Detached Single 855 E 168th ST South Holland IL 60473



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Prepared By: Marcin Chojnacki | Citypoint Illinois LLC | 12/27/2024 10:36 AM



Detached Single MLS #: **12159826** List Price: **\$315,000**
 Status: **CLSD** List Date: **09/09/2024** Orig List Price: **\$315,000**
 Area: **473** List Dt Rec: **09/10/2024** Sold Price: **\$315,000**
 Address: **454 E 166th Pl , South Holland, IL 60473**
 Directions: **North or South on Chicago Road to 166th, east to Elm Street and continue on to 166th to address**

Closed: **10/18/2024** Contract: **09/17/2024** Lst. Mkt. Time: **9**
 Off Market: **09/17/2024** Financing: **VA** Concessions:
 Year Built: **1964** Blt Before 78: **Yes** Contingency:
 Dimensions: **50 X 175** Curr. Leased:
 Ownership: **Fee Simple** Subdivision: Model:
 Corp Limits: **South Holland** Township: **Thornton** County: **Cook**

Coordinates: # Fireplaces:
 Rooms: **10** Bathrooms **3 / 0** Parking: **Garage**
 (full/half):
 Bedrooms: **3+2 bsmt** Master Bath: **None** # Spaces: **Gar:2**
 Basement: **Full, Walkout** Bsmnt. Bath: **Yes** Parking Incl. **Yes**
 In Price:

Mobility Score: -

Remarks: **This is the one that you have been waiting for. Enter into large and bright living room. Then turn the corner to your large kitchen/dining area with loads of cabinets and stainless steel appliances. Continue onto the family room that has patio doors that lead out to your deck and very large backyard that holds a wonderful and relaxing 21 foot diameter above ground pool where the yard is also fully fenced in. There are 3 bedrooms and 2 baths that complete the main level. The walkout basement has a large recreation area, 2 more bedrooms and a full bath. New roof was installed in 2024.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (150)	Amount:	Amount: \$8,131.45	Waterfront: No
Junior High: (150)	Frequency: Not Applicable	PIN: 29224090160000	Appx SF: 2100
High School: (151)	Special Assessments: No	Mult PINs:	SF Source: Estimated
	Special Service Area: No	Tax Year: 2023	Bldg. Assess. SF:
	Master Association:	Tax Exmp's:	Acreage:
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X18	Main Level			Master Bedroom	14X11	Main Level		
Dining Room	11X9	Main Level			2nd Bedroom	10X12	Main Level		
Kitchen	12X10	Main Level			3rd Bedroom	12X10	Main Level		
Family Room	13X13	Main Level			4th Bedroom	11X10	Basement		
Laundry Room	4X8	Basement			Recreation Room	24X10	Basement		
5th Bedroom	10X12	Basement			Deck	21X12	Main Level		
Storage	5X6	Basement							

Interior Property Features:

Exterior Property Features:

Age: 51-60 Years	Laundry Features:	Roof:
Type: 1 Story	Additional Rooms: 5th Bedroom, Recreation Room, Storage, Deck	Sewer: Sewer-Public
Style: Ranch	Garage Ownership: Owned	Water: Public
Exterior: Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: None
Heating: Gas, Baseboard, Radiant	Garage Details: Garage Door Opener(s)	Amenities:
Kitchen:	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discl:
Attic:	Driveway:	Green Rating Source:
Basement Details: Finished	Foundation:	Green Feats:
Bath Amn:	Ext Bas/Fnd:	Sale Terms: Conventional, FHA, VA, Cash Only
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure:	Rural:
Equipment:	Lot Size: Less Than .25 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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Prepared By: Marcin Chojnacki | Citypoint Illinois LLC | 12/27/2024 10:36 AM

MLS#: 12159826 Detached Single 454 E 166th PL South Holland IL 60473

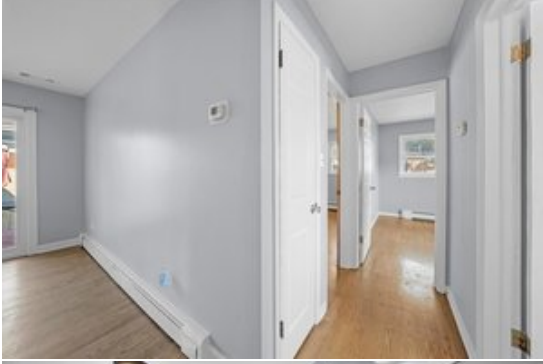


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Prepared By: Marcin Chojnacki | Citypoint Illinois LLC | 12/27/2024 10:36 AM



Detached Single MLS #: **12046094** List Price: **\$344,900**
 Status: **CLSD** List Date: **05/02/2024** Orig List Price: **\$349,900**
 Area: **473** List Dt Rec: **05/02/2024** Sold Price: **\$325,000**
 Address: **1208 E 167th St , South Holland, IL 60473**
 Directions: **South on Cottage Grove toward 163rd street, at the traffic circle, take the 3rd exit to E 166th St, turn right to Kimbark Ave, turn right to E 167th St., destination on right**
 Lst. Mkt. Time: **37**
 Closed: **07/09/2024** Contract: **06/07/2024** Concessions:
 Off Market: **06/07/2024** Financing: **Conventional** Contingency:
 Year Built: **UNK** Blt Before 78: **Yes** Curr. Leased: **No**
 Dimensions: **60X120**
 Ownership: **Fee Simple** Subdivision: Model:
 Corp Limits: **South Holland** Township: **Thornton** County: **Cook**
 Coordinates: # Fireplaces: **1**
 Rooms: **10** Bathrooms **2 / 1** Parking: **Garage**
 (full/half):
 Bedrooms: **5** Master Bath: **None** # Spaces: **Gar:2**
 Basement: **None** Bsmnt. Bath: **No** Parking Incl.
 In Price:
 Buyer Ag. Comp.: **2.5% LESS \$495 (% of Net Sale Price)**
 Clsd Buyer Ag. Comp.: **2.5% LESS \$495 (% of Net Sale Price)**
 Mobility Score: **-**

Remarks: **Beautiful Renovation on this magnificent Tri-level! This true 5 bedroom, 2-1/2 bath home is a spacious, beautiful open concept! Property boast large living room, formal dining room, large eat-in kitchen, main level family room, 2nd family room in lower level, beautiful wood-burning fireplace! Magnificent master bedroom features two large closets! Updates include, new windows, flooring, recessed lighting, ceiling fans, fabulous landscaping, brick paver patio, premium kitchen cabinets, granite countertops, stainless steel appliances, new vanities, porcelain tile shower surround and floors, 2 furnaces and air conditioners, architectural shingled roof and much more!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (150)	Amount:	Amount: \$5,699.52	Waterfront: No
Junior High: (150)	Frequency: Not Applicable	PIN: 29234080280000	Appx SF: 1850
High School: Thornwood (205)	Special Assessments: No	Mult PINs: No	SF Source: Estimated
	Special Service Area: No	Tax Year: 2022	Bldg. Assess. SF:
	Master Association:	Tax Exmps: Homeowner	Acreage:
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X23	Main Level	Wood Laminate		Master Bedroom	11X15	2nd Level	Hardwood	
Dining Room	10X11	Main Level	Wood Laminate		2nd Bedroom	10X12	2nd Level	Hardwood	
Kitchen	11X15	Main Level	Wood Laminate		3rd Bedroom	10X12	2nd Level	Hardwood	
Family Room	14X22	Main Level	Wood Laminate		4th Bedroom	10X11	Main Level	Wood Laminate	
Laundry Room	11X14	Lower			Recreation Room	12X15	Lower	Carpet	
5th Bedroom	10X11	Main Level	Wood Laminate						

Interior Property Features: **Hardwood Floors, Wood Laminate Floors, 1st Floor Bedroom, In-Law Arrangement, Open Floorplan, Granite Counters, Replacement Windows**

Exterior Property Features:

Age: Unknown, Rehab in 2024	Laundry Features:	Roof:
Type: Split Level	Additional Rooms: 5th Bedroom, Recreation Room	Sewer: Sewer-Public
Style: Tri-Level	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air, 2 Separate Systems	Garage Type: Attached	General Info: None
Heating: Gas	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities:
Kitchen: Eating Area-Table Space	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway: Concrete	Green Rating Source:
Basement Details: None	Foundation:	Green Feats:
Bath Amn: Double Sink	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details: Wood Burning	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure:	Rural:
Equipment:	Lot Size: Less Than .25 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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MLS#: 12046094 Detached Single 1208 E 167th ST South Holland IL 60473



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Some photos may be virtually staged

Detached Single MLS #: **12140753** List Price: **\$325,000**
 Status: **CLSD** List Date: **08/16/2024** Orig List Price: **\$325,000**
 Area: **473** List Dt Rec: **08/16/2024** Sold Price: **\$325,000**
 Address: **544 E 169th St , South Holland, IL 60473**
 Directions: **Park Ave, west on 168th Pl, south on Parkside Ave, home on NW corner of Parkside and 169th**

Closed: **10/07/2024** Contract: **08/29/2024** Lst. Mkt. Time: **14**
 Off Market: **08/29/2024** Financing: **FHA** Concessions:
 Year Built: **1965** Blt Before 78: **Yes** Contingency:
 Dimensions: **8575** Curr. Leased: **No**
 Ownership: **Fee Simple** Subdivision: Model:
 Corp Limits: **South Holland** Township: **Thornton** County: **Cook**

Coordinates: # Fireplaces: **1**
 Rooms: **9** Bathrooms **3 / 0** Parking: **Garage**
 (full/half):
 Bedrooms: **4** Master Bath: **Full** # Spaces: **Gar:2**
 Basement: **Full** Bsmnt. Bath: **Yes** Parking Incl. **Yes**
 In Price:

Mobility Score: -

Remarks: **Welcome to this beautifully renovated, open concept home, perfectly situated on a large corner lot. Boasting numerous updates within the last four years, this property is a true gem. The main level features four spacious bedrooms and stunning hardwood floors throughout. The expanded primary bedroom includes a walk-in closet and a luxurious full master bath, complemented by three additional bedrooms. The kitchen is a chef's dream, equipped with pristine white shaker cabinets, stainless steel appliances, and elegant quartz countertops. A large island offers ample space for meal preparation and casual dining, while an adjacent area provides room for a separate dining table. Step outside to a large private balcony, perfect for entertaining, with ample storage space underneath. The lower level is equally impressive, featuring a cozy family room with herringbone tile flooring and a custom fireplace wall. This level also includes a beautifully designed full bathroom, a large laundry room, and a custom office area, making it ideal for work-from-home needs. No expense has been spared in this home's renovation, with updates including a new kitchen, bathrooms, custom primary ensuite, barn doors, light fixtures, roof, HVAC system, electrical work, custom window treatments, and newer windows. The exceptional location offers easy access to expressways, shopping, and entertainment options. Move right in and start enjoying this exquisite home with nothing left to do but settle in. You won't be disappointed!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Mckinley (150)	Amount:	Amount: \$7,798.07	Waterfront: No
Junior High: Mckinley (150)	Frequency: Not	PIN: 29224100220000	Appx SF: 1539**
High School: Thornton Township (205)	Applicable	Mult PINs: No	SF Source: Assessor
	Special Assessments: No	Tax Year: 2023	Bldg. Assess. SF:
	Special Service Area: No	Tax Exmps: Homeowner	Acreage: 0.19
	Master Association: No		
	Master Assc. Freq.: Not		
	Required		

Square Footage Comments: **buyer/buyer agent to verify square footage**

Level Square Footage Details: **Main Sq Ft: 1539, Above Grade Total Sq Ft: 1539, Finished Basement Sq Ft: 1100, Total Basement Sq Ft: 1100, Approx. Total Finished Sq Ft: 2639, Total Finished/Unfinished Sq Ft: 2639

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X17	Main Level	Hardwood		Master Bedroom	12X18	Main Level	Hardwood	
Dining Room	11X13	Main Level	Hardwood		2nd Bedroom	10X10	Main Level	Hardwood	
Kitchen	8X11	Main Level	Hardwood		3rd Bedroom	10X14	Main Level	Hardwood	
Family Room	20X23	Basement	Ceramic		4th Bedroom	10X10	Main Level	Hardwood	
			Tile						

Laundry Room **11X14** **Basement**
 Office **11X11** **Main Level**

Interior Property Features: **Hardwood Floors, Built-in Features, Walk-In Closet(s), Drapes/Blinds, Some Storm Doors**

Exterior Property Features: **Balcony, Storms/Screens**

Age: **51-60 Years, Rehab in 2020** Laundry Features: **Gas Dryer Hookup** Roof: **Asphalt/Glass (Shingles)**
 Type: **1 Story** Additional Rooms: **Office** Sewer: **Sewer-Public**
 Style: Garage Ownership: **Owned** Water: **Lake Michigan, Public**
 Exterior: **Vinyl Siding, Brick** Garage On Site: **Yes** Const Opts:
 Air Cond: **Central Air** Garage Type: **Attached** General Info: **Commuter Train, Interstate**
 Heating: **Gas** Garage Details: **Garage Door Opener(s)** **Access**
 Kitchen: **Island** Parking Ownership: Amenities:
 Appliances: **Oven/Range, Microwave, Dishwasher, High End Refrigerator, All Stainless Steel Kitchen Appliances** Parking On Site: Asmt Incl: **None**
 Dining: **Kitchen/Dining Combo** Parking Details: HERS Index Score:
 Attic: Driveway: **Concrete** Green Discl:
 Basement Details: **Finished, Exterior Access** Foundation: Green Rating Source:
 Bath Amn: **Double Sink** Exst Bas/Fnd: Green Feats:
 Fireplace Details: **Electric** Disability Access: **No** Sale Terms:
 Fireplace Location: **Family Room** Disability Details: Possession: **Closing**
 Electricity: **Circuit Breakers** Exposure: Occ Date:
 Equipment: Lot Size: **Less Than .25 Acre** Rural:
 Other Structures: Lot Size Source: Addl. Sales Info.: **None**
 Door Features: Lot Desc: **Corner** Broker Owned/Interest: **No**
 Window Features: Relist:
 Gas Supplier: **Nicor Gas** Zero Lot Line:
 Electric Supplier: **Commonwealth Edison**

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MLS #: 12140753

Prepared By: Marcin Chojnacki | Citypoint Illinois LLC | 12/27/2024 10:36 AM



Detached Single MLS #: **12116103** List Price: **\$330,000**
 Status: **CLSD** List Date: **07/22/2024** Orig List Price: **\$345,000**
 Area: **473** List Dt Rec: **07/22/2024** Sold Price: **\$330,000**
 Address: **16609 Kimbark Ave , South Holland, IL 60473**
 Directions: **Cottage Grove to 166th Street, East to Kimbark, South to property.**

Closed: **11/13/2024** Contract: **10/03/2024** Lst. Mkt. Time: **74**
 Off Market: **10/03/2024** Financing: **FHA** Concessions:
 Year Built: **1970** Blt Before 78: **Yes** Contingency:
 Dimensions: **81X115X88X1160** Curr. Leased:
 Ownership: **Fee Simple** Subdivision: Model:
 Corp Limits: **South Holland** Township: **Thornton** County: **Cook**

Coordinates: # Fireplaces: **1**
 Rooms: **7** Bathrooms **2 / 0** Parking: **Garage**
 (full/half):
 Bedrooms: **3** Master Bath: **Full** # Spaces: **Gar:2.5**
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl.
 In Price:

Mobility Score: -

Remarks: **Meticulously kept ALL BRICK corner ranch features 3 bedrooms, 2 full baths with a FULL FINISHED basement. The entire home was REMODELED in 2023. Eat-in kitchen boasts quartz counter, white cabinets, stainless appliances, hardwood flooring, and chandelier. Cozy up in your main floor family room with brick gas fireplace. Main floor rooms have beautiful hardwood flooring. NEW APPLIANCES 2023. Furnace, windows, hot water heater and A/C all new in 2023 also. Exterior is complimented with an abundance of trees (including a Pear tree) and flowers, with a fenced in yard. Everything has been done for you! Simply move in and make this beauty yours! Don't miss this one!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Greenwood (150)	Amount:	Amount: \$9,655	Waterfront: No
Junior High: Mckinley (150)	Frequency: Not Applicable	PIN: 29234090010000	Appx SF: 1744**
High School: Thornwood (205)	Special Assessments: No	Mult PINs:	SF Source: Assessor
	Special Service Area: No	Tax Year: 2023	Bldg. Assess. SF:
	Master Association:	Tax Exmps: None	Acreage: 0.223
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Level Square Footage Details: **Upper Sq Ft: 0, Main Sq Ft: 1744, Finished Lower Sq Ft: 1200, Unfinished Lower Sq Ft: 544, Above Grade Total Sq Ft: 2944, Aprox. Total Finished Sq Ft: 2944, Total Finished/Unfinished Sq Ft: 3488

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X13	Main Level	Hardwood		Master Bedroom	12X15	Main Level	Hardwood	
Dining Room	11X13	Main Level	Hardwood		2nd Bedroom	11X13	Main Level	Hardwood	
Kitchen	11X14	Main Level	Hardwood		3rd Bedroom	12X9	Main Level		
Family Room	25X13	Main Level	Hardwood		4th Bedroom		Not Applicable		
Laundry Room	8X26	Basement	Vinyl						
Foyer	11X6	Main Level	Hardwood						

Interior Property Features:

Exterior Property Features: **Patio**

Age: 51-60 Years	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 1 Story	Additional Rooms: Foyer	Sewer: Sewer-Public
Style: Ranch	Garage Ownership:	Water: Lake Michigan
Exterior: Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas	Garage Details: Garage Door Opener(s)	Amenities:
Kitchen: Island	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Refrigerator, Washer, Dryer	Parking On Site:	HERS Index Score:
Dining: L-shaped	Parking Details:	Green Discl:
Attic:	Driveway: Concrete, Side Drive	Green Rating Source:
Basement Details: Finished	Foundation:	Green Feats:
Bath Amn:	Ext Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location: Basement	Disability Details:	Occ Date:
Electricity: 200+ Amp Service	Exposure:	Rural:
Equipment:	Lot Size: Less Than .25 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source: County Records	Broker Owned/Interest: No
Door Features:	Lot Desc: Corner	Relist:
Window Features:		Zero Lot Line:
Gas Supplier: Nicor Gas		
Electric Supplier: Commonwealth Edison		

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MLS #: 12116103

Prepared By: Marcin Chojnacki | Citypoint Illinois LLC | 12/27/2024 10:36 AM

MLS#: 12116103 Detached Single 16609 Kimbark AVE South Holland IL 60473



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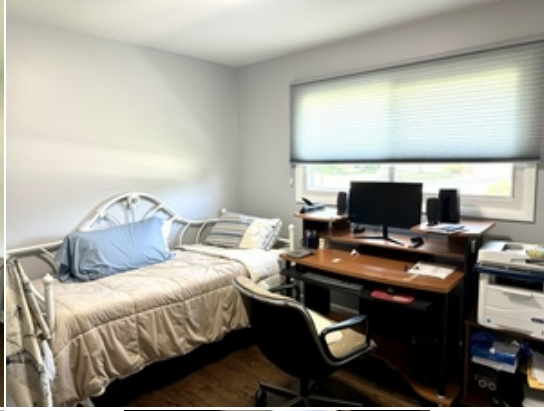
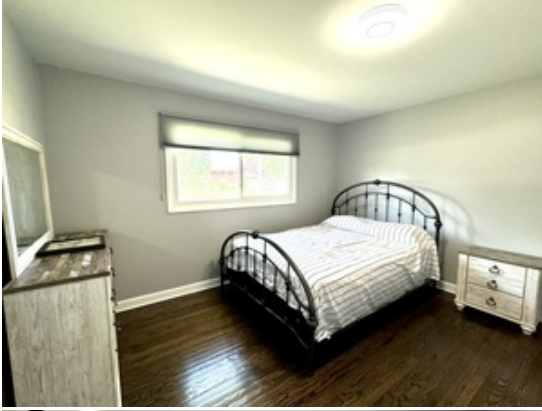


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Detached Single
 Status: **CLSD** MLS #: **12072198** List Price: **\$355,000**
 Area: **473** List Date: **06/01/2024** Orig List Price: **\$360,000**
 Address: **16410 University Ave , South Holland, IL 60473** List Dt Rec: **06/01/2024** Sold Price: **\$349,000**
 Directions: **16200nd to Woodlawn so. 1 block turn right to university**
 Lst. Mkt. Time: **14**
 Closed: **07/22/2024** Contract: **06/17/2024** Concessions:
 Off Market: **06/17/2024** Financing: **Conventional** Contingency:
 Year Built: **1963** Blt Before 78: **Yes** Curr. Leased:
 Dimensions: **45X125**
 Ownership: **Fee Simple** Subdivision: **Hoekstras Dutch Valley** Model: **Tri-level**
 Corp Limits: **South Holland** Township: **Thornton** County: **Cook**
 Coordinates: **S:16410 E:1100** # Fireplaces: **1**
 Rooms: **9** Bathrooms **3 / 0** Parking: **Garage**
 (full/half):
 Bedrooms: **4** Master Bath: **Full** # Spaces: **Gar:2**
 Basement: **Full, Walkout** Bsmnt. Bath: **Yes** Parking Incl.
 Buyer Ag. Comp.: **2% - \$400 (% of Net Sale Price)** In Price:
 Clsd Buyer Ag. Comp.: **2%-400 (% of Net Sale Price)**
 Mobility Score: **-**

Remarks: **THIS BRICK BEAUTY IS JUST WAITING FOR YOU TO CALL IT HOME! ABSOLUTELY BEAUTIFUL!! FULLY RENOVATED 4 BEDROOM, 3 BATH OVERSIZED SPLIT LEVEL. NEW ROOF, HARDWOOD FLOORS THROUGHOUT, CUSTOM KITCHEN WITH NEW CABINETS, TILE BACKSPLASH & STAINLESS APPLIANCES. 3 FULL BATHROOMS WITH CUSTOM TILE SURROUND, FIXTURES, & DOORS. LOTS OF CLOSETS AND STORAGE! FINISHED BASEMENT! LARGE BACKYARD, 2 CAR GARAGE, AND MUCH MORE. **CLOSE TO SCHOOLS, SHOPPING AND EXPRESS WAY** JUST NEED TO MOVE IN =) MAKE YOUR APPOINTMENT TODAY! THIS IS THE ONE!!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Madison (151)	Amount: \$0	Amount: \$3,719.02	Waterfront: No
Junior High: Eisenhower (151)	Frequency: Not	PIN: 29231110310000	Appx SF: 2049
High School: Thornwood (205)	Applicable	Mult PINs: Yes	SF Source: Landlord/Tenant/Seller
	Special Assessments: No	Tax Year: 2022	Bldg. Assess. SF:
	Special Service Area: No	Tax Exmps: Homeowner, Senior	Acreage:
	Master Association:		
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X19	Main Level	Carpet		Master Bedroom	13X15	2nd Level	Hardwood	
Dining Room	11X14	Main Level	Carpet		2nd Bedroom	11X11	2nd Level	Carpet	
Kitchen	8X12	Main Level	Ceramic Tile		3rd Bedroom	12X14	2nd Level	Hardwood	
Family Room	19X30	Lower	Vinyl		4th Bedroom	9X11	2nd Level	Hardwood	
Laundry Room	12X20	Walkout Basement	Other						
Breakfast Room	10X14	Main Level	Ceramic Tile						

Interior Property Features: **Skylight(s), Hardwood Floors**

Exterior Property Features: **Deck, Patio**

Age: 61-70 Years, Rehab in 2024	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: Split Level	Additional Rooms: Breakfast Room	Sewer: Sewer-Public, Sewer-Storm
Style: Tri-Level	Garage Ownership:	Water: Lake Michigan, Public
Exterior: Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Park/Playground, Pool, Tennis Courts, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen:	Parking Ownership:	Asmt Incl: None
Appliances:	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discl:
Attic:	Driveway: Concrete	Green Rating Source:
Basement Details: Finished	Foundation: Concrete	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details: Wood Burning	Disability Access: No	Possession: Closing
Fireplace Location: Family Room, Basement	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure:	Rural:
Equipment: Ceiling Fan	Lot Size: Less Than .25 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: Yes
Door Features:	Lot Desc: Fenced Yard, Irregular, Landscaped Professionally	Relist:
Window Features:		Zero Lot Line:

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MLS#: 12072198 Detached Single 16410 University AVE South Holland IL 60473



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