Detached Single MLS #: **06766758** STAT: **NEW** AREA: **73**
LDR: **01/08/2008** CTGF: LP: **$234,900**
LD: **01/07/2008** MRKT TIME: **44** OLP: **$234,900**
OMD: LISTING MRKT TIME: **6** SP:
CONT DT: SELLING OFC: FIN:
CLSD DT: SELLING AGT: PNT:
ADDRESS: **2015 N Nicole Ln**
CITY: **Round Lake Beach** ZIP: **60073-2286**
DIR: **ROLLINS AND CEDAR LAKE ROAD N2 EAGLE CREEK DRIVE**
BLT: **1991** B78: **N** CT: **0**
OWN: **Fee Simple** SUB: **WILLOW RIDGE**
CRP: **ROUND LAKE BEACH** CNY: **Lake** TWN: **AVON**
MODEL: **TWO-STORY** DIM: **60 X 117**
RMS: **9** BR: **4** BTH: **2.1** MBB: **Y** FP: **1** BMT: **Y** BB: **N** PKN: **G**
CARS: **2** WF: **N** Tax: **$5,802.90** TXY: **2006** TXC: **Homeowner**
SAS: **N** PIN: **06172120110000** MPN: **N** ASF: **1900** ACR:

ASM: FREQ: **Not Applicable** WI: CI:
GRS: DIST#: **116** JH: DIST#: **116** HS: DIST#: **116** OT: DIST#:
COORDINATES: NORTH: **35** SOUTH: **0** EAST: **0** WEST: **23**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	**13X14**	**Main Level**	**Wood Laminate**	**Y**	Utility Rm:	**5X11**	**Main Level**	**Wood Laminate**	**N**
Dining Room:	**8X13**	**Main Level**	**Wood Laminate**	**Y**	Den:	**14X30**	**Basement**	**Carpet**	
Kitchen:	**12X13**	**Main Level**	**Wood Laminate**	**Y**	Other:	**11X14**	**Basement**		
Family Room:	**14X19**	**Main Level**	**Wood Laminate**	**Y**					
Master Bedroom:	**12X14**	**2nd Level**	**Carpet**						
2nd Bedroom:	**10X12**	**2nd Level**	**Carpet**	**Y**					
3rd Bedroom:	**10X12**	**2nd Level**	**Carpet**	**Y**					
4th Bedroom:	**9X10**	**Main Level**	**Carpet**						
Breakfast Rm :	**7X12**	**Main Level**	**Wood Laminate**						

NC/AGE: **N/11-25 Years** OD:
AIR: **Central Air** KIT:
AMN: **Park/Playground** HEA: **Gas, Forced Air**
APP: **Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal** IMPW: **Lake Michigan**
ATC: **Unfinished** IMPS: **Sewer-Public**
BAS: **Full, Finished** IMPO: **Curbs/Gutters, Street Lights, Streets Paved**
BAT: **MBR - Full** INF: **School Bus Service, Commuter Train**
DIN: **Combined w/ LivRm (WLR)** LDS: **Fenced Yard, Wooded**
DRV: **Asphalt** Lot Size: **Less Than .25 Acre**
ELE: MAI: **None**
EQP: **Humidifier, TV-Cable, Ceiling Fan, Sump Pump** NCO:
EXT: **Aluminum/Vinyl/Steel Siding (AVS)** OTR: **Utility/Laundry-1st Floor**
FEA: **Deck, Vaulted/Cathedral Ceiling, Skylight/s, Storage Shed** POS: **Closing**
FND: **Concrete** ROF: **Asphalt/Glass (Shingles)**
FPL: **Location-Family Room** STY: **Traditional**
GAR: **Attached, 2 Car Garage** TPE: **2 Stories**
PAR: **Off Street** TRM: **Conventional, FHA, VA**

Remarks: **Original owners of this lovely 4 bdrm home have spent most of the last year updating nearly every room, and boy does it show! Looking much like a new model home with volume ceilings, laminate floors, skylights finished bsmnt & more there is nothing left but move in and enjoy. Huge deck & fncd yard backs to wooded area. New Hickory kitchen w/ SS appliances is a chefs dream. This is a definate must see.**

Agent Remarks: **A PLEASURE TO SHOW. DEFINATELY NEED TO BE ON YOUR LIST IF YOU ARE LOOKING FOR A CLEAN UPDATED HOME ON A GREAT LOT.**

INTERNET LISTING: **All** REMARKS INTERNET: **Y**
ADI: **Y** HEM: **Y** LIST: **Exclusive Right To Sell**
CC: **2.5** SCI: **None** EMAIL: **m6@marcfrisco.com**
SHO: **Call Listing Agent 847-589-8790**
OWNER: **OWNER OF RECORD** AON: **N** PHONE:
BROKER: **RE/MAX Elite Inc** ID#: **1689** PHONE:**(262) 694-8180**
AGENT: **MARC FRISCO ABR,CRS,GRI** ID#: **26605** PHONE:**(847) 589-8790**
CO-LIST: AAN: **FAX 800-979-6272**