



Attached Single Status: **NEW** MLS #: **06750173**
 Address: **3017 Peachtree Cir Unit 3017, Aurora**
 Bedrooms: **3** List Price: **\$259,900**
 Baths: **2.1** Rent Price:
 Total Rms: **6** Area: **507**
 Master Bedroom Bath: **Y** HO Assessments: **\$145**
 # Fireplaces: **1** Frequency:
 PIN: **0718209009** Taxes: **\$5,351**
 Spec Asmt/Serv Area: **N** Tax Year: **2006**
 Type Ownership: **Fee Simple** Tax Exemptions: **Homeowner**
 Agent Owned/Interest: **N** Year Built: **2001**
 Basement: **Y** Built Before 1978: **N**
 Parking Type: **Garage** # Cars: **2**
 Subdivision: **COUNTRY CLUB VILLAGE**
 Type: **Townhouse** Contract Date:
 Style: Sold Price:
 Rented Price:

Elementary: **BROOKS** District #: **204**
 Middle: **GRANGER** District #: **204**
 High: **WAUBONSIE** District #: **204**

Approx SF: **1800**
 Exterior: **Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)**
 Age: **1-5 Years**

Lot Dimensions: **55X30** Lot Size:
 Acres: Waterfront: **N** Coordinates: North: **0** South: **6** East: **0** West: **32**
 Directions: **EOLA TO INDIAN TRAIL (W) TO OAKHILL (S) TO PEACHTREE (E)**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	18X13	Main Level	Carpet	Y	4th Bedroom:				
Dining Room:	14X8	Main Level	Vinyl	Y	Laundry:	6X6	2nd Level	Vinyl	N
Kitchen:	14X8	Main Level	Vinyl	Y					
Family Room:	26X16	Lower	Carpet	N					
Master Bedroom:	17X14	2nd Level	Carpet	Y					
2nd Bedroom:	13X10	2nd Level	Carpet	Y					
3rd Bedroom:	13X10	2nd Level	Carpet	Y					

Air: **Central Air**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**

Assessments Include: **Common Insurance, Lawn Care, Snow Removal**

Basement: **Full, Finished**

Bath Amenities: **MBR - Full, Separate Shower, Double Sink**

Dining Room:

Features:

Fireplace: **Location-Living Room, Wood Burning, Attached Fireplace Doors/Screen, Gas Starter**

Garage: **Attached, 2 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)**

Heat/Fuel: **Gas, Forced Air**

Lot Description: **Common Grounds, Cul-de-sac, Landscaped**

Kitchen: **Eating Area-Table Space, Island, Pantry-Closet**

Other Rooms: **Family Room (FAM), Utility/Laundry-2nd Floor**

Professionally

Sewer: **Sewer-Public**

Water: **Public**

Remarks: **Freshly painted, upgraded 2 story townhome with huge finished basement! Foyer opens to living room w/brick fireplace & custom woodwork! Great eat-in kitchen has upgraded Maple cabinets, island, pantry & sliders to brick patio! Master suite has walk-in closet & luxury bath w/dual sinks, tub & separate shower! Nice sized 2nd & 3rd bedrooms. Naperville 204 schools, close to I-88, & less than 3 minutes to Metra train!**

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Prepared By: Joshua Dean - Joshua Dean Real Estate 12/12/2007