

# Highlights of this Home

**FENCED BACK YARD BACKS OT OPEN LAND!**



**299 PRAIRIEVIEW DRIVE  
OSWEGO, IL 60543**

**Offered at:  
\$359,900.**

\*LIKE NEW 4/5 BEDROOM HOME W/2STORY FAM RM \*POPULAR DEERPETH CREEK LOCATION  
\*SPACIOUS KITCHEN W/ OAK CABINETS & TILED FL \*VOLUME CEILING IN 2S FOYER W/TURNED STAIRS  
\*4 OR 5 BEDROOMS UPSTAIRS OR OFFICE/BONUS RM \*HUGE MBR SUITE W/WALK-IN CLOSET & PRIV. BTH  
\*NICELY DECORATED THROUGHOUT \*FAMILY RM LARGE ENOUGH FOR BIG SCREEN TV  
\*ENGLISH LOOKOUT BSMT WAITING 2 BE FINISHED \*PAVER BRICK WALK & INVITING FRONT PORCH

**TO SEE THIS HOME OR FOR FURTHER INFORMATION, CONTACT:**

**RON THOMAS**  
**RE/MAX AFFILIATES**

**630-420-1177 DIRECT**

**[www.findingahome.com](http://www.findingahome.com)**



**See Virtual Tour  
Of This Home  
On The Web!**



# NEW LISTING

06324501 DETACHED SINGLE FAMILY PRICE: **\$359,900** SALE PRICE: **\$0**  
STATUS: **NEW** MKT TIME: **2** OMD: CONTRACT: CLOSED:  
SELLING OFFICE: SELLING AGENT: POINTS: FINANCING: **0**  
AD: **299 PRAIRIEVIEW** CITY: **OSWEGO** AREA: **543**  
ZIP: **60543-0** SUB: **DEERPATH CREEK** CTY: **KEND** TOWNSHIP: **OSWEGO**  
CORPORATE LIMITS: **OSWEGO** MODEL: OWN: **HA** YR BUILT: **2002**  
BUILT BEFORE 78: **N** DIMENSIONS: **76X133** PIN: **0329107013**  
TAXES: **7881** TAX YR: **05** TXC: **H** SAS: **N** ASSOC DUES: **95** FREQUENCY: **A**

ROOMS: **9** BEDROOM: **4** BATHS: **2.1** MASTER BEDROOM BATH: **Y** BASEMENT BATH: **N**  
# FIREPLACES: **1** TYPE PARKING: **G** # CARS: **3** LOT SIZE: **LT .25 AC**  
STYLE: **TRADITIONAL** TYPE: **2 STORY** ROOF: **ASPHL\*** AGENT/INTEREST: **N**  
EXTERIOR: **AVS, \*** DINING ROOM: **SEP** BASEMENT: **FULL, ENGLISH**  
HEAT: **GAS, FORCED AIR** AIR: **CEN AIR** ELECTRIC: **CRCT BRKRS**  
ACREAGE: **0.23** WATER: **PUBLIC** SEWER: **SEWER-PUB**  
APPLIANCES: **OVEN/RNG, MICROWAVE, DSHWSH, DISP**  
MONTHLY ASSES. INCL: **OTHER**

ROOM	SIZE	L F W	ROOM	SIZE	L F W	SCHOOLS
LIVING RM:	<b>14X13</b>	<b>1 C Y</b>	MASTER BR:	<b>18X13</b>	<b>2 C Y</b>	GRADE: <b>EAST V</b> DIST: <b>308</b>
DINING RM:	<b>15X11</b>	<b>1 H Y</b>	2ND BEDRM	<b>11X10</b>	<b>2 C Y</b>	JUNIOR: <b>TRAUGH</b> DIST: <b>308</b>
KITCHEN:	<b>18X15</b>	<b>1 T Y</b>	3RD BEDRM:	<b>12X12</b>	<b>2 C Y</b>	HIGH: <b>OSWEGO</b> DIST: <b>308</b>
FAMILY RM:	<b>19X14</b>	<b>1 C Y</b>	4TH BEDRM:	<b>16X13</b>	<b>2 C Y</b>	OTHER: DIST:
DEN:	<b>15X12</b>	<b>2 C N</b>	LDY:	<b>10X08</b>	<b>1 T Y</b>	
:		<b>N</b>	:		<b>N</b>	
:		<b>N</b>	APPROX. SQ. FT:	<b>2770</b>	POSSESSION:	<b>CLOSING</b>

REMARKS: **CASTLETOWN BUILT HOME W/OUTSTANDING CURB APPEAL! BRICK PAVER WALK LEADS 2 COVERED FRONT PORCH, 3CAR GAR! 2STORY FOYER 2 GREET YOU W/TURNED OAK STAIRCASE! OAK KITCHEN CABINETS & CERAMIC TILED FLOOR & STONE TILED BACKSPLASH!SOARING 2STORY FAM RM W/FIREPLACE, 5 LARGE BED RMS, STUNNING MASTER SUITE,FENCED YARD, BIG DECK & FULL LOOKOUT BSMT! BACKS 2 OPEN LAND**

DIRECTIONS: **RT71 2 PLNFIELD RD S 2 GROVE RT 2 MORGAN VALLEY W 2 STR**  
MAP COORDINATES: NORTH: **0** WEST: **37** EAST: **0** SOUTH: **13**

BROKER: **RE/MAX AFFILIATES, INC.** ID: **23097** OFFICE PHONE: **630-420-2002**  
AGENT: **RON THOMAS** ID#: **231898** AGENT'S PHONE #1: **630-420-1177**  
E-MAIL: **ron@findingahome.com** AGENT'S PHONE #2: **630-420-1177 DIRECT**  
COLISTER: **WWW.FINDINGAHOME.COM** AGENT'S PHONE #3: **630-420-1177 FAX**

**INFORMATION NOT GUARANTEED-CHECK FLOOD INSURANCE-ROOM SIZE ROUNDED TO THE NEAREST FOOT**

Marketed By:  
Ron Thomas RE/MAX Affiliates  
630-420-1177

# Special Property Features

## **Formal Living Room & Dining Room:**

Living Room Has Carpet & Crown Molding w/ Two Casement Windows Overlooking Front Porch  
Dining Room Has Oak Floors, Crown Molding & Chair Rail  
Both Rooms Very Nicely Decorated & Window Treatments Will Stay

## **Kitchen & Breakfast Rooms:**

Kitchen w/ Oak Cabinets, White Appliances & Large Penninsula Island w/ Breakfast Bar Seating  
Ceramic Tiled Floor Throughout Kitchen & Breakfast Area & Through The Two Story Foyer  
There Is Stone Tile Backsplash Over The Wood Edged Counter Tops + Some Under Cabinet Lighting  
Walk Out From Brkfast Rm 2 Large Custom Deck & Good Sized Private Fenced Yard That Backs 2 Open Land

## **Family Room:**

Two Story Family Rm Ceiling w/ Woodburning Fireplace That Has Ceramic Log Kit & Upgraded Glass Doors  
Upgraded Berber Carpet & Honeycomb Window Blinds  
Room Is Large Enough For Your Big Screen TV

## **Master Bedroom Suite & Bath:**

LARGE MBR w/ Tray Ceiling, Walk-In Closet & Private Bath w/ Two-Person Jet Tub & Separate Shower  
Master Closet with Closet Organizers  
Tray Ceiling w/ Fan & Light

## **Additional Bedrooms:**

All Bedrooms Are Very Spacious & Tastfully Decorated  
All Bedrooms w/Ceiling Fan & Light  
All Window Treatments Stay Except Pink Drapes That Match Bedding In Girls Room  
4<sup>th</sup> Bedroom Has Bonus Room Addition Over Garage That Is Great For Kids Play Room Or Home Office

## **First Floor Utility Room:**

Located Off Garage Door On Main Floor & Has Upper & Shelving Unit + Utility Tub

## **Other Exterior Features:**

Front Paver Walk & Large Front Porch (One You Can Actually Use)  
Maintenance Free Siding, Alum. Soffit & Facia On Exterior Elevation  
3 Car Attached Garage w/ Electric Door Opener On Large Door w/Keypad Outside  
Custom Deck & Fenced Back Yard Located Backing To Quiet Farm Land

## **Other Interior Features:**

Full English LOOKOUT Bsmt  
Stained Oak Woodwork & 6-Panel Pine Doors Throughout  
White On White Appliances In Kitchen  
5<sup>th</sup> Bedroom Or Bonus Play Room Addition Off 4<sup>th</sup> Bedroom

*Thank you for considering 299 Prairieview Drive for your new home. If there are any questions not covered in this information, please have your Realtor contact:*

***Ron Thomas***  

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***RE/MAX Affiliates***  
***420-1177 Direct***



Rear Of Home Is Fenced & Has Lg. Deck



Tiled Floor & Stone Tiled Backsplash



Formal Dining Rm w/ Hardwood Floor



Two Story Family Rm w/ Fireplace



Formal Living Rm w/ Crown Molding

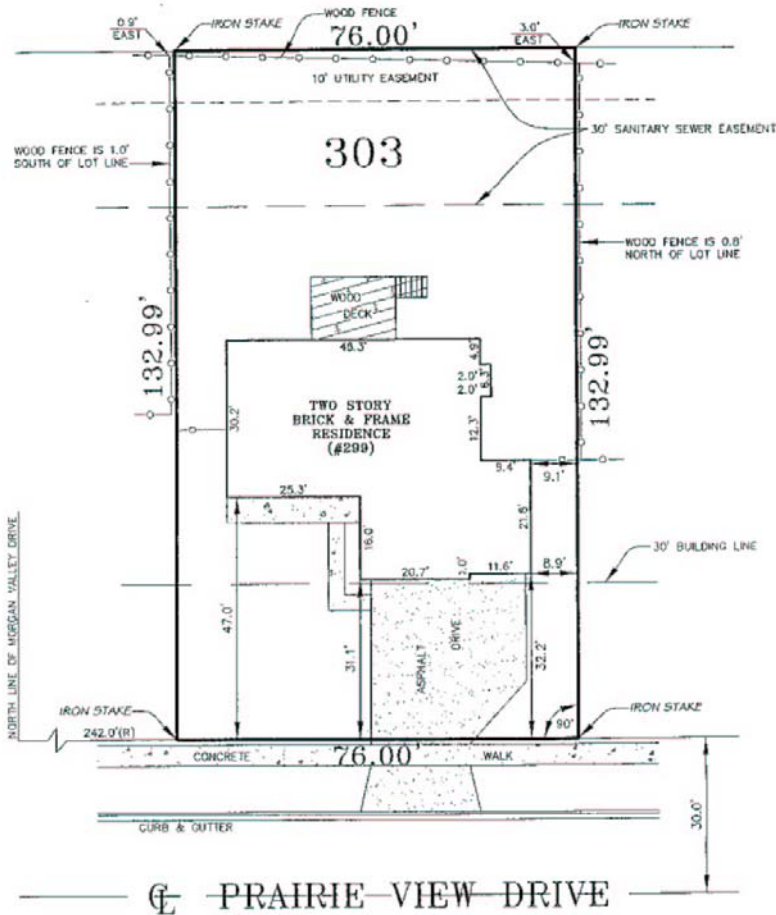


Private Fenced Rear Yard

# 299 Prairieview Drive, Oswego, IL

## PLAT OF SURVEY OF

LOT 303 IN DERPATH CREEK UNITS 5 AND 6, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 2000 AS DOCUMENT 0012160, IN THE VILLAGE OF OSWEGO, KENDALL COUNTY, ILLINOIS.



SCALE: 20'

PREPARED FOR: EDWIN H. SHAPIRO (ATTORNEY AT LAW)  
 JOB ADDRESS: 299 PRAIRIE VIEW DR., OSWEGO, IL  
 SELLER/BUYER: ARMOUR / RUSSO  
 JOB NO.: 03-06-0057

**NEKOLA**  
 SIGNATURE SURVEY  
 A DIVISION OF MORRIS ENGINEERING  
 400 N. SCHMIDT RD., SUITE 209  
 BOONVILLE, IL 62418

(STATE OF ILLINOIS)  
 (COUNTY OF WILL) SS

NEKOLA SIGNATURE SURVEY DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

DATED THIS 19TH DAY OF JUNE, 2003.

*Wayne W. Nekola*