

Highlights of this Home

PRICED BELOW ORIGINAL PURCHASE PRICE!



**OWNERS LOSS
IS BUYER'S
GAIN! PRICED WAY
BELOW ORIG
PURCHASE \$\$\$**

**3076 TROON DRIVE
MONTGOMERY, IL 60538**

**Offered at:
\$165,000.**

- *THREE BEDROOM + LOFT + 1ST FL DEN
- *VOLUME CEILING IN MASTER BED RM
- *GREAT KITCH W/ LOTS OF CHEERY STAINED CAB
- *UPGRADED MBTH (SEP.SHOWER/TUB) & CORIAN
- *PREMIUM LOT AWAY FROM ROAD W/COURTYARD
- *LIVING RM W/ FIREPLACE & TV NICHE
- *TURNED OAK RAILING W/PAINTED SPINDLES
- *UPGRADED KITCHEN APPLIANCES
- *ALL BTHS HAVE CORIAN TYPE VANITIES
- *TWO CAR ATTACHED GARAGE W/EDO

TO SEE THIS HOME OR FOR FURTHER INFORMATION, CONTACT:

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

RON THOMAS
RE/MAX of Naperville

630-420-1177 DIRECT

www.findingahome.com



NEW LISTING

ATTACHED SINGLE FAMILY PRICE: **\$165,000** SALE PRICE: **\$0**
STATUS: **NEW** MKT TIME: OMD: CONTRACT: CLOSED:
SELLING OFFICE: SELLING AGENT: POINTS: FINANCING: **0**
AD: **3076 TROON DRIVE** UNIT: **1** CITY: **MONTGOMERY**
AREA: **538** ZIP: **60538-0** SUB: **BLACKBERRY CROSSING WEST** CTY: **KEND** OWN: **HA**
TOWNSHIP: **BRISTO L** CORP. LIMITS: **MONTGOMERY** MODEL: **GLENSHIRE** YR BUILT: **2005**
BUILT BEFORE 78: **N** DIMENSIONS: **COMMON** PIN: **0202103037**
TAXES: \$5472. TAX YR: **07** TXC: **N** SAS: **N** MONTHLY ASSESS: **\$170** TOTAL UNITS: **8**

FLR #: **1** ROOMS: **7** BEDROOMS: **3** BATHS: **2.1** MASTER BR BATH: **Y** BASEMENT BATH: **N**
FP: **1** TYPE PARKING: **G** # OF CARS: **2** HIGH PKN FEE: LOW PKN FEE:
APPRX. SQ. FT.: TYPE: **TOWNHSE** EXTERIOR: **AVS, BR** EXP.: **E, W**
PET ALLWD: **Y** MAX WT: CO-OP ANN TX DEDUCT: **0** TAX DED YR: **0** DAYS APVL: **0**
WATERFRONT: **N** DINING ROOM: BASEMENT: **NONE**
HEAT: **GAS, FORCED AIR** AIR: **CEN AIR** COMMON AREA AMENITIES:
WATER: **PUBLIC** SEWER: **SEWER-PUB** POSSESSION: **CLOSING**
UNIT-FEATURES: **PRVT ENTRANCE, END UNIT, LNDRY IN UNIT, VLTD CEILINGS, PATIO**
APPLIANCES: **OVEN/RNG, DSHWSH, MICRO, DISP** MONTHLY ASSESS. INCL: **COMMON INS, OTHER**

ROOM	SIZE	L F W	ROOM	SIZE	L F W		
LIVING RM:	11X14	1 CY	MASTER BR:	13X16	2 CY	GRADE: LAKWO	DIST: 308
DINING RM:		N	2ND BEDRM:	12X10	2 CY	JUNIOR:	DIST: 308
KITCHEN:	12X17	1 VY	3RD BEDRM:	11X11	2 CY	HIGH: OSWEGO	DIST: 308
FAMILY RM:		N	4TH BEDRM:		N	OTHER:	DIST:
LOFT:	15X16	2 CY	DEN:	10X10	1 CY		TERMS: CONV OWN OCC: %
LDY:	08X06	2 V		N		AGENT/INTEREST: N	COMMON AREA OWNED:
:		N					

Remarks: **PRICED BELOW ORIG. PURCHASE PRICE 4 QUICK SALE! SHARP THREE BED RM END UNIT W/ MANY UPGRADES. CHERRYWOOD CABINETS THRUOUT! LIVING RM W/FIREPLACE & BUILT-IN TV NICHE UPGRADED APPLIANCES! EXPANDED FLOOR PLAN W/THREE BED RMS + LARGE LOFT UPSTAIRS! FIRST FLOOR DEN W/GLASS FRENCH DOORS! STAINED OAK RAILING W/PAINTED SPINDLES! UPGRADED GARDEN BATH W/SEP.SHOWER! SHORT SALE. ALLOW TIME FOR BANK RESPONSE!**

DIRECTIONS: **RT 30 W OF ORCHARD TO GORDON(S) TO TROON E GALLANT FOX**
MAP COORDINATES: NORTH: **0** WEST: **39** EAST: **0** SOUTH: **10**

BROKER: **RE/MAX OF NAPERVILLE** ID: **23030** OFFICE PHONE: **630-420-1220**
AGENT: **RON THOMAS** ID#: **231898** AGENT'S PHONE #1: **630 420-1177**
E-MAIL: **RON@FINDINGAHOME.COM** AGENT'S PHONE #2: **RON@FINDINGAHOME.COM**
COLISTER: **WWW.FINDINGAHOME.COM**

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

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

Special Property Features

Living Room:

Spacious Living Room Open To Kitchen/Brkfast Room
Living Room Offers Extra Windows (End Unit) Plus TV Niche & Fireplace w/Gas Logs
Upgraded White Trim Package w/White Six Panel Doors / White Painted Trim Throughout

Kitchen & Breakfast Rooms:

Spacious Kitchen w/ Raised Panle Cherrrywood Stained Cabinets & White on White Appliances
Upgraded Oven, Built-In Microwave & Dishwasher Stay

Loft/Bonus Room Or Family Room:

Located At The Top Of The Stairs For Open Space Bonus
All Windows Treatments Stay

First Floor Den Or Office:

Double Glass French Doors Located Off Front Foyer
Neutral Beige Carpet

Master Bedroom Suite & Bath:

Spacious MBR w/Cathedral Ceiling, Walk-In Closet & Private Garden Bath w/ Soaking Tub & Separate Shower
Ceiling Fan At Ceiling
Double Sink Solid Surface Corian Type Vanities In MBth and Hall Bath

Additional Bedrooms & Loft:

Bedrooms 2 & 3 Are Spacious
Recently Painted And Neutral Paint Colors

Second Floor Utility Room:

Located Off Upstairs Hall

Other Exterior Features:

2 Car Attached Garage w/ Electric Door Opener
Premium Courtyard Location –Away From Main Road

Other Interior Features:

Home Is In Move-In Condition & Has Been Completely Maintained, But Is Offered In "AS IS" Condition
Expanded Glenshire Model To Provide Three Bedrooms, Bonus Loft/Family Room + 1st Floor Den
1st Floor Den w/ Glass French Doors For Privacy
9FT 1st Floor Ceilings
Upgraded Colonist Trim, Oak Railings w/ Painted Spindles & 6-Panel Doors
Upgraded Solid Surface Corian Type Vanities In All Baths
Raised Panel Cherry Stained Cabinets & Large Breakfast Island In Kitchen
Central Air Conditioning

Thank you for considering 3076 Troon Drive for your new home. If there are any questions not covered in this information, please have your Realtor contact:

Ron Thomas
RE/MAX of Naperville
420-1177 Direct

Room sizes are approximate and the property is offered subject to errors, omissions and withdrawal by our principals.
The information is deemed accurate but not guaranteed. Please verify any information yourself for accuracy.



Rear View Of Home With Patio



Cherrywood Stained Raised Panel Cabinets



Another View Of Kitchen w/Brkfast Bar



Living Rm w/Fireplace & End Unit Windows



1st Floor Den/Office w/ Glass French Doors



Corian MBth w/Sep Shower & Soaker Tub