



Detached Single Status: **PRICE REDUCED** MLS #: **06701043**
 Address: **6312 Longford Dr, Mchenry, 60050**
 Bedrooms: **4** Price: **\$254,900**
 Baths: **2.1**
 Total Rms: **9** Area: **50**
 Master Bedroom Bath: **Y** HO Assessments: **\$281**
 # Fireplaces: **1** Frequency: **Annual**
 PIN: **0932277008** Taxes: **\$5,940.89**
 Special Assessment/Service Area: **N** Tax Year: **2006**
 Type Ownership: **Fee Simple** Tax Exemptions: **Homeowner**
 Agent Owned/Interest: **N** Year Built: **2004**
 Basement: **Y** Built Before 1978: **N**
 Parking Type: **Garage** # Cars: **2**
 Subdivision: **LEGEND LAKES** Model: **ARDEN**
 Type: **2 Stories** Contract Date:
 Style: **Contemporary** Closed Date:
 Approx SF: **2154** Sold Price:
 Exterior: **Aluminum/Vinyl/Steel Siding (AVS)**
 Age: **1-5 Years**

Elementary: **VALLEY VIEW** District #: **15**
 Middle: **PARKLAND** District #: **15**
 High: **McHENRY** District #: **156**

Lot Dimensions: **86X140** Lot Size: **.25-.49 Acre**
 Acres: Waterfront: **N** Coordinates: North: **32** South: **0** East: **0** West: **34**

Directions: **B VALLEY RD CURRAN N DARTMOOR W FARMSTD N LONGFORD**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	14X12	Main Level	Carpet	Y	4th Bedroom:	11X10	2nd Level	Carpet	Y
Dining Room:	12X11	Main Level	Carpet	Y	Foyer:	10X8	Main Level	Vinyl	Y
Kitchen:	14X8	Main Level	Vinyl	Y	Utility Rm:	10X6	Main Level	Vinyl	Y
Family Room:	16X15	Main Level	Carpet	Y	Breakfast Rm:	14X9	Main Level	Vinyl	Y
Master Bedroom:	18X12	2nd Level	Carpet	Y					
2nd Bedroom:	13X10	2nd Level	Carpet	Y					
3rd Bedroom:	11X10	2nd Level	Carpet	Y					

Air: **Central Air**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal**
 Assessments Include: **Common Insurance**
 Basement: **Full, Unfinished**
 Bath Amenities: **MBR - Full, Separate Shower**
 Dining Room: **Separate (SEP)**
 Features: **Patio, Vaulted/Cathedral Ceiling, Porch, Gazebo**
 Fireplace: **Location-Family Room, Heatilator Type System**
 Garage: **Attached, 2 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)**
 Heat/Fuel: **Gas, Forced Air**
 Lot Description: **Landscaped Professionally**
 Sewer: **Sewer-Public**

Kitchen: **Island, Pantry-Closet**
 Other Rooms: **Family Room (FAM), Utility/Laundry-1st Floor**
 Water: **Public**

Remarks: **BEST BARGAIN IN LEGEND LAKES - 4 BEDROOM, 2.5 BATH HOME ON A CHOICE STREET. TAKE ADVANTAGE OF BANK SHORT SALE FOR AN IMPROVED ARDEN MODEL W/PLENTY OF UPGRADES: 2-STORY FOYER; 9' MAIN LEVEL CEILINGS; FULL BASEMENT; DIRECT VENT FIREPLACE; LARGE FENCED BACKYARD W/HUGE PATIO AND GAZEBO; 20X32' EXTENDED 2+ CAR GARAGE W/INSULATED DOOR & CEILING; EXTRA ELECTRIC, CABLE, PHONES, FANS, DOORS & WINDOWS+MORE. MOVE-IN CONDITION! OFFERS SUBJECT TO BANK APPROVAL. TAKE A VIRTUAL TOUR AT WWW.VIRTUALREALTY.COM/TOURS/6312**

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Prepared By: JOHN FRIEDMANN GRI - VIRTUAL REALTY GROUP, INC.