



**Detached Single**

Status: **NEW**  
Area: **13**  
Address: **6311 Lake Shore Dr , Cary, IL 60013**

MLS #: **11638225**  
List Date: **09/26/2022**  
List Dt Rec: **09/26/2022**

List Price: **\$255,000**  
Orig List Price: **\$255,000**  
Sold Price:

Directions: **Silver Lake Trail to South which turns into Lake Shore Drive. 3rd house on the left with boulders on either side of driveway.**

Sold by:  
Closed:  
Off Market:  
Year Built: **1974**  
Dimensions: **60X137.7X60X137.2**  
Ownership: **Fee Simple**  
Corp Limits: **Unincorporated**  
Coordinates:  
Rooms: **6**  
Bedrooms: **2**  
Basement: **None**

Contract:  
Financing:  
Blt Before 78: **Yes**  
Subdivision:  
Township: **Nunda**  
Bathrooms **1 / 2**  
(full/half):  
Master Bath: **Half**  
Bsmnt. Bath: **No**

Mkt. Time (Lst./Tot.): **1/1**  
Concessions:  
Contingency:  
Curr. Leased:  
Model: **Raised Ranch**  
County: **Mc Henry**  
# Fireplaces:  
Parking: **Garage**  
# Spaces: **Gar:2**  
Parking Incl. In Price:

Remarks: **Well loved home for many years. Outside city limits. Country setting in unincorporated part of Cary. Quiet area of Cary. Well maintained exterior. New A/C, Furnace, and Hot Water Heater in 2021. New roof in 2017. Nice fenced-in backyard that backs up to creek that connects Silver Lake with Lake Killarney. Will be move-in ready November 1, 2022. Investor-friendly home. Will consider any and all offers. Being sold AS IS.**

<u>School Data</u>	<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Elementary: (26) Junior High: (155) High School: (155)	Amount: Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: Master Assc. Freq.: <b>Not Required</b>	Amount: <b>\$3,022.42</b> PIN: <b>1901127037</b> Mult PINs: Tax Year: <b>2021</b> Tax Exmps: <b>Homeowner, Senior, Senior Freeze</b>	Waterfront: <b>No</b> Appx SF: <b>2250</b> SF Source: <b>Assessor</b> Bldg. Assess. SF: <b>2250</b> Acreage:

Square Footage Comments:

<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>	<u>Room Name</u>	<u>Size</u>	<u>Level</u>	<u>Flooring</u>	<u>Win Trmt</u>
Living Room	19X12	Main Level	Carpet	Blinds, Window Treatments	Master Bedroom	16X12	Main Level	Carpet	Drapes
Dining Room	12X12	Main Level	Carpet	Blinds	2nd Bedroom	12X11	Main Level	Carpet	Blinds
Kitchen	12X13	Main Level	Carpet	Drapes	3rd Bedroom		Not Applicable		
Family Room	18X22	Lower	Carpet	Shutters	4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: <b>41-50 Years</b> Type: <b>Raised Ranch</b> Style: <b>Bi-Level</b> Exterior: <b>Aluminum Siding, Brick</b> Air Cond: <b>Central Air</b> Heating: <b>Gas, Forced Air</b> Kitchen: <b>Eating Area-Table Space</b> Appliances: <b>Oven/Range, Refrigerator, Washer, Dryer, Water Softener, Water Softener Rented, Gas Oven</b> Dining: <b>Separate</b> Attic: Basement Details: <b>None</b> Bath Amn: Fireplace Details: Fireplace Location: Electricity: <b>Circuit Breakers</b> Equipment: Other Structures: Door Features: Window Features: Gas Supplier: <b>Nicor Gas</b> Electric Supplier: <b>Commonwealth Edison</b>	Laundry Features: Additional Rooms: <b>No additional rooms</b> Garage Ownership: <b>Owned</b> Garage On Site: <b>Yes</b> Garage Type: <b>Attached</b> Garage Details: Parking Ownership: Parking On Site: Parking Details: Driveway: Foundation: Exst Bas/Fnd: Disability Access: <b>No</b> Disability Details: Exposure: Lot Size: <b>.25-.49 Acre</b> Lot Size Source: Lot Desc:	Roof: Sewer: <b>Septic-Private</b> Water: <b>Well-Private</b> Const Opts: General Info: <b>None</b> Amenities: Asmt Incl: <b>None</b> HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: <b>Closing</b> Occ Date: Rural: Vacant: Relist: Zero Lot Line:
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Broker Private Remarks:

Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Buyer Ag. Comp.: <b>3% - \$295 (of Gross Sale Price)</b> <b>?</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>No</b> Addl. Sales Info.: <b>None</b>	Addr on Internet?: <b>Yes</b> Broker Notices: Lock Box: Special Comp Info: <b>Variable</b>
Showing Inst: <b>Seller has requested to schedule all appointments, Call Karen at 847.989.4885. Offers MUST be sent to, and negotiated by, listing agent, NO EXCEPTIONS. All information provided by seller; buyer must verify. LISTING COMPANY DOES NOT HOLD EARNEST MONEY.</b>	Cont. to Show?:	Expiration Date: <b>09/25/2023</b>
Mgmt. Co: Owner: <b>Karen L. Pietsch</b> Broker: <b>4 Sale Realty Advantage (26778) / (847) 601-9359</b> List Broker: <b>Karen L Pietsch (87800) / (847) 989-4885 / karenpietsch0313@gmail.com</b>	Contact Name: Ph #: <b>847.989.4885</b>	Phone: Broker Owned/Interest: <b>Yes</b>

CoList Broker:

More Agent Contact Info: **847.989.4885**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Karen L Pietsch | 09/27/2022 12:21 PM