

MLS: 196731

Status: Active

## ResidentialProperty

Address: 2454 Valley View

Price \$279,000



Photos

Docs

Maps

Sq Ft Approx: **2200**  
 Obtained From: **Other**  
 Rooms: **8** Baths Full: **2**  
 Bedrooms: **4** Baths - No Tub: **1**  
 First Floor Bdrm: **No** Baths Half: **3**  
 Above Grade Bdrms: **4** Baths Total: **3**  
 Below Grade Bdrms: **0**  
 Master Bdrm Bath: **Yes**  
 Garage: **3 Car, Attached**  
 Gar Measurements:  
 Basement: **Full**  
 Style: **2 Story**  
 Levels No.: Yr Built: **2006**  
 Det Single Fam: **Yes** DOM: **765**

Room	Lv	Dimensions	Flooring	W.T.
Living Room	1	25.7 x 12.10	Carpet	No
Dining Room	1	11.7 x 10.7	Ceramic	No
Kitchen	1	13.4 x 12.6	Ceramic	No
Master Bedroom	2	14.1 x 13	Carpet	No
Bedroom 2	2	11.10 x 10.6	Carpet	No
Bedroom 3	2	10.7 x 9.11	Carpet	No
Bedroom 4	2	10.6 x 9.1	Carpet	No
Utility	1	7 x 5	Ceramic	No

City: **Kankakee** Owner: **Hostmann-Steinberg**  
 State: **IL** Owner Phone #:  
 Zip: **60901** Agent Owned: **No**  
 Township: **Limestone-7** Lead Paint Discl: **No**  
 County: **Kankakee** Contingencies: **None**  
 Subdivision: **River Bend** Var Rate Com: **No**  
 Crossroad: **Route #113** List Agreement: **Exclusive Right to Sell**  
 Grid: **730** Exceptions: **No**  
 Parcel #: **07-08-23-303-056** Short Sale: **No**  
 Lot Size: **100x220.53x100.44x211** Foreclosure: **No**  
 Acres-Total: Possession: **At Close**  
 Waterfront: **None** Zoning: **Residential**  
 Prop Type: **Existing** Tax Year: **2010**  
 Exterior: **Brick, Vinyl** Total Taxes: **7769.02**  
 Heat: **Gas, Forced Air** Tax Exemption: **None**  
 Cooling: **Central** Assoc Fee: **Yes**  
 Elec. Supplier: **Com Ed** Assoc Fee Amt \$: **75**  
 Water: **Well** Assoc Fee Per: **Yr**  
 Sewer: **Septic** Condo Fee \$:  
 Water Heater: **Gas** Fee Per:  
 Appliances: **Range, Refrigerator, Microwave, Dishwasher, Washer, Dryer, Water Softener-Own**  
 Fireplace #: **1**  
 Driveway Type: **Concrete**  
 Features: **Cathedral Ceiling, Deck, Fireplace Gas, Whirlpool Tub, Walk-in Closet, Sump Pump, Smoke Alarm, Pantry, Ceiling Fans, Cable TV, Balcony**  
 Pub Sch District: **Herscher Com-2**  
 Legal Description:  
 Private Remarks: **Commisssion Paid on Net Sales Price. No Commission Paid on Seller Concessions.**  
 Internet Display: **Yes**  
 Lock Box: **No Key Appt. Only**  
 Gen Showing Instr: **Call or Text Listing Agent @ 815-955-2392**

Public Remarks: **Custom Built Home in RiverBend Subdivision with A River View from the Covered Front Porch. Large Eat in Kitchen w/Maple Cabinets, Stainless Appliances, Granite Counters, Pantry Closet, Picture Window, and access to Back Deck. Master Suite has Vaulted Ceilings, Walk-In Closet. Huge Master Bath Features: Whirl Pool Tub, Shower w/Dual Body Sprays, Private Toilet, Maple Cabinets w/ Double Vanities..**

Directions: **Route#113 West to RiverBend Subd..Left into Subd home is the 2nd one on your Right.**

Compensation: **2.5 Net** Agent Fax: **(866)906-0489** Agent Email: **pbaron@nugentcurtis.com**  
 Listing Agent: **Pamela Baron, Broker** Agent Phone: **(815)955-2392** Co-List Agent:  
 Listing Office: **Nugent Curtis Real Estate LLC** Office Phone: **(815)929-9095** Co-List Office:

Selling Price: Closing Date: Sold Financing:  
 Selling Agent: Agent Phone: Co-Sell Agent:  
 Selling Office: Office Phone: Co-Sell Office:  
 Seller Concessions: Buyer: