

MLS: 200344

Status: Active

ResidentialProperty

Address: 1324 Cobb Blvd.

Price \$314,000



Photos

Maps

Sq Ft Approx: **2300**
 Obtained From: **Other**
 Rooms: **8** Baths Full: **1**
 Bedrooms: **4** Baths - No Tub:
 First Floor Bdrm: **No** Baths Half: **1**
 Above Grade Bdrms: **4** Baths Total: **2**
 Below Grade Bdrms: **0**
 Master Bdrm Bath: **No**

Garage: **2 Car, Detached**
 Gar Measurements:
 Basement: **Full**
 Style: **2 Story**
 Levels No.: **2** Yr Built: **1928**
 Det Single Fam: **Yes**

Room	Lv	Dimensions	Flooring	W.T.
Living Room	1	14' x 25'	Hardwood	Yes
Dining Room	1	15'-6" x 13'	Hardwood	Yes
Kitchen	1	9' x 13'-6"	Linoleum	No
Sun/FI Rm-Htd	1	12' x 8'	Linoleum	No
Master Bedroom	2	13' x 16'	Hardwood	Yes
Bedroom 2	2	10'-6" x 13'	Hardwood	Yes
Bedroom 3	3	13'-6" x 11'	Hardwood	Yes
Bedroom 4	2	9' x 8'	Hardwood	No

City: **Kankakee**
 State: **IL**
 Zip: **60901**
 Township: **Kankakee-16**
 County: **Kankakee**
 Subdivision:
 Crossroad:
 Grid: **571**
 Parcel #: **16-17-08-204-020**
 Lot Size: **65' x 300'**
 Acres-Total: **0.48**
 Waterfront: **River**
 Prop Type: **Existing**
 Exterior: **Brick, Stone**
 Heat: **Hot Water**
 Cooling: **None**
 Elec. Supplier: **Com Ed**

Agent Owned: **No**
 Lead Paint Discl: **Yes**
 Contingencies: **None**
 Var Rate Com: **No**
 List Agreement: **Exclusive Right to Sell**
 Exceptions: **No**
 Possession: **At Close**
 Zoning: **Residential**
 Tax Year: **2009**
 Total Taxes: **\$8,318.84**
 Tax Exemption: **Homestead & Sr. Citz**
 Assoc Fee: **No**
 Assoc Fee Amt \$:
 Assoc Fee Per:
 Condo Fee \$: **0**
 Fee Per:

Water: **City**
 Sewer: **City**
 Water Heater: **Gas**
 Appliances: **Dishwasher, Disposal, Microwave, Refrigerator, Range**

Fireplace #: **1**
 Driveway Type: **Concrete**
 Features: **Balcony, Ceiling Fans, Deck, Fireplace Wood, Hardwood Floors, Walk-in Closet**

Pub Sch District: **Kankakee Chapt-111**Legal Description: **Riverside 2nd Addition Lot 15 Block 18 08-30-13W**

Public Remarks: **Beautiful brick home on the boatable area of the Kankakee River. Home is located on 70+/-' of river frontage with great views. The home features 3 full bedrooms and a smaller 4th bedroom or office with 1 1/2 baths, dining room, large living room with wood burning fireplace and bonus heated sun room off of kitchen and dining room. All rooms have been repainted in neutral colors and finished hardwood floors throughout except for the kitchen and sunroom. Newer windows installed in 90's, concrete driveway in 2005, new rubber membrane roof over sunroom in 2009 and shingle roof replaced in 1996. Extra features include laundry chute, ceiling fans, window treatments, composite deck overlooking river and utility shed in rear yard.**

Directions: **Take Court Street (Route 17) to Indiana Avenue and turn South. Turn left at River Street and proceed to South Chicago Avenue and turn right. Proceed along Chicago Avenue past park and along river. Merge right onto Cobb Blvd to 1324 Cobb Blvd.**

Selling Price: