



**Detached Single**      MLS #: **11444492**      List Price: **\$349,000**  
 Status: **CLSD**      List Date: **06/21/2022**      Orig List Price: **\$349,000**  
 Area: **440**      List Dt Rec: **06/23/2022**      Sold Price: **\$310,000 (F)**  
 Address: **178 Brookwood Ln East, Bolingbrook, IL 60440**  
 Directions: **Boughton Rd -East- of Weber to Brookwood Ln, -South- to Brookwood Ln E, -Left- on Brookwood Ln E to house. Alternate: Weber Rd -South- of Boughton Rd to Jennifer Ln, -East- to Brookwood Ln W, -Right- on Collingwood Ln, -Left- on Brookwood Ln E to house.**

Closed: **08/31/2022**      Contract: **07/11/2022**      Lst. Mkt. Time: **21**  
 Off Market: **07/11/2022**      Financing: **Conventional**      Concessions:  
 Year Built: **1990**      Blt Before 78: **No**      Contingency:  
 Dimensions: **75X120**      Curr. Leased: **No**  
 Ownership: **Fee Simple**      Subdivision: **Brookwood Estates**      Model: **Charleston**

Corp Limits: **Bolingbrook**      Township: **DuPage**      County: **Will**  
 Coordinates:      # Fireplaces: **1**  
 Rooms: **14**      Bathrooms (full/half): **3 / 1**      Parking: **Garage**

Bedrooms: **4+1 bsmt**      Master Bath: **Full**      # Spaces: **Gar:2**  
 Basement: **Partial**      Bsmnt. Bath: **Yes**      Parking Incl. **Yes**  
    In Price:

Buyer Ag. Comp.: **3% - SEE AGENT REMARKS (% of Net Sale Price)**  
 Mobility Score: **-**

Remarks: **Make this spacious home yours! Over 3000 sq ft home plus finished basement. 2 story family room. Entertaining space off dining room. Butler/easting area leads to back deck. Master bedroom has cathedral ceilings, walk-in closet, and en suite bath. Supersized 2nd bedroom has 2 closets. 3rd bedroom leads to playroom. OR close off the playroom and open it with 2nd story den to have 5 above grade bedrooms. Current 5th bedroom in basement with escape window. Rec Rm in basement. Full bath in basement. 2 car garage and extended driveway. 2 garden sheds in fenced yard. 2 HVAC systems. \*Lender Owned. Property needs work and is sold AS-IS, Where-is. Property will not qualify for an FHA loan. With a sizable down payment (35% or more), seller would consider carrying for 1-2 years at 8% to give the buyer time to remodel and refinance institutionally.\***

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>Jamie Mcgee (365U)</b>	Amount:	Amount: <b>\$10,691.70</b>	Waterfront: <b>No</b>
Junior High: <b>Jane Addams (365U)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>1202083060050000</b>	Appx SF: <b>3007**</b>
High School: <b>Bolingbrook (365U)</b>	Special Assessments: <b>Unknown</b>	Mult PINs: <b>No</b>	SF Source: <b>Assessor</b>
	Special Service Area: <b>No</b>	Tax Year: <b>2021</b>	Bldg. Assess. SF:
	Master Association:	Tax Exmps: <b>Homeowner</b>	Acreage: <b>0.21</b>
	Master Assc. Freq.: <b>Not Required</b>		

Square Footage Comments: **Square Footage of each level is estimated based on TWP Assessor notes**  
 \*\*Level Square Footage Details: **Upper Sq Ft: 1633, Main Sq Ft: 1374, Above Grade Total Sq Ft: 3007, Finished Basement Sq Ft: 900, Unfinished Basement Sq Ft: 100, Total Basement Sq Ft: 1000, Aprox. Total Finished Sq Ft: 3907, Total Finished/Unfinished Sq Ft: 4007**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>26X13</b>	<b>Main Level</b>	<b>Ceramic Tile</b>		Master Bedroom	<b>20X13</b>	<b>2nd Level</b>		
Dining Room	<b>19X13</b>	<b>Main Level</b>	<b>Ceramic Tile</b>		2nd Bedroom	<b>20X13</b>	<b>2nd Level</b>		
Kitchen	<b>18X13</b>	<b>Main Level</b>	<b>Vinyl</b>		3rd Bedroom	<b>19X11</b>	<b>2nd Level</b>		
Family Room	<b>17X17</b>	<b>Main Level</b>	<b>Ceramic Tile</b>		4th Bedroom	<b>10X10</b>	<b>2nd Level</b>		
Laundry Room	<b>14X8</b>	<b>Basement</b>			Play Room	<b>24X13</b>	<b>2nd Level</b>	<b>Wood Laminate</b>	
Foyer	<b>13X5</b>	<b>Main Level</b>	<b>Ceramic Tile</b>		Walk In Closet	<b>7X5</b>	<b>2nd Level</b>		
Breakfast Room	<b>24X13</b>	<b>Main Level</b>	<b>Vinyl</b>		5th Bedroom	<b>20X18</b>	<b>Basement</b>	<b>Vinyl</b>	
Eating Area	<b>13X9</b>	<b>Main Level</b>	<b>Vinyl</b>		Recreation Room	<b>25X20</b>	<b>Basement</b>	<b>Vinyl</b>	
Den	<b>12X8</b>	<b>2nd Level</b>	<b>Wood Laminate</b>						

Interior Property Features: **Vaulted/Cathedral Ceilings, Wood Laminate Floors, Walk-In Closet(s)**

Exterior Property Features: **Deck, Patio**

Age: **31-40 Years**      Laundry Features: **Gas Dryer Hookup, Sink**      Roof: **Asphalt/Glass (Shingles)**  
 Type: **2 Stories**      Additional Rooms: **Foyer, Play Room, Breakfast Room, Walk In Closet, Eating Area, 5th Bedroom, Den, Recreation Room**      Sewer: **Sewer-Public**  
 Style: **Traditional**      Garage Ownership: **Owned**      Water: **Private Company**  
 Exterior: **Vinyl Siding**      Garage On Site: **Yes**      Const Opts:  
 Air Cond: **Central Air, 2 Separate Systems**      Garage Type: **Attached**      General Info: **None**  
 Heating: **Gas, Forced Air, 2+ Sep Heating Systems**      Garage Details: **Garage Door Opener(s)**      Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**  
 Kitchen: **Island, Pantry-Closet, Breakfast Room**      Parking Ownership:  
 Appliances: **Oven/Range, Dishwasher**      Parking On Site:  
 Dining: **Separate**      Parking Details:  
 Attic: **Finished**      Driveway: **Concrete**  
 Basement Details: **Finished, Crawl**      Foundation: **Concrete**  
 Bath Amn:  
 Fireplace Details: **Gas Logs**      Exst Bas/Fnd:  
 Fireplace Location: **Family Room**      Disability Access: **No**

Possession: **Closing**  
 Occ Date:

Electricity:**Circuit Breakers, 200+ Amp Service**

Equipment:**Water-Softener Owned, Ceiling Fan, Sump Pump**

Other Structures:**Shed(s)**

Door Features:

Window Features:

Gas Supplier:**Nicor Gas**

Electric Supplier:**Commonwealth Edison**

Disability Details:

Exposure:

Lot Size:**Less Than .25 Acre**

Lot Size Source:**County Records**

Lot Desc:**Wood Fence**

Rural:**No**

Addl. Sales Info.:**REO/Lender Owned**

Broker Owned/Interest:**No**

Relist:

Zero Lot Line:

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Broker: **Able Realty, Inc. (79749) / (815) 388-9300**

List Broker: **Anthony Cavalea IV (704986) / (773) 368-5614 / Tony@AbleRealty.net**

CoList Broker: [More Agent Contact Info:](#)

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MLS #: 11444492

Prepared By: Anthony Cavalea IV | Able Realty, Inc. | 06/17/2023 03:31 PM



**Exterior Front**



**Living Room**



**Dining/Living Room**



**Dining/Living Room**



**Dining Room**



**Living Room**



**Dining/Living Room**



**Family Room**



**Family Room**



**Breakfast Room**



**Breakfast Room**



**Eating Area**



**Kitchen**



**Kitchen**



**Kitchen**



**Kitchen**



**1/2 Bath**



**Garage**



**Garage**



**Hallway**



**Master Bedroom**



**View**



**Master Bath**



**Walk In Closet**



**2nd Bedroom**



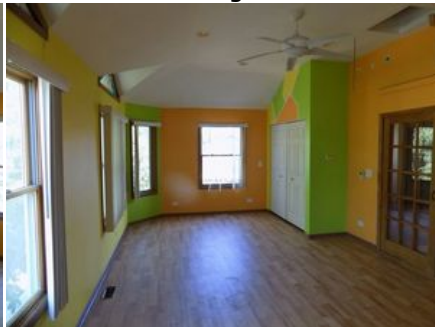
**3rd Bedroom**



**4th Bedroom**



**Play Room**



**Play Room**



**Den**



**Bathroom**



**Recreation Room**



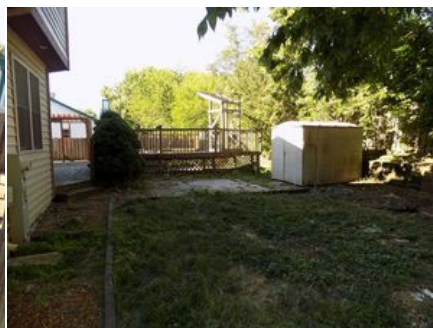
**Bathroom**



**Exterior Back**



**Deck**



**Yard/Garden**