



<< 1 of 9 >>

Attached Single MLS #: **06996479** STAT: **PCHG** AREA: **148**
 LDR: **08/16/2008** CTGF: LP: **\$239,900**
 LD: **08/16/2008** LISTING MRKT TIME: **20** SP: **\$249,900**
 OMD: SELLING OFC: FIN: PNT:
 CONT DT: SELLING AGT: UNIT#: **1143** TNU: **6**
 CLSD DT: ADDRESS: **1143 E Cambria Ln** CITY: **Lombard** ZIP: **60148**
 SUB/COMPLEX: **Cambria** BLT: **1993** B78: **N**
 OWN: **Condo** Leased/XD: MODEL: **PEMBROKE**
 DIR: **Meysers to Jackson E to Addison S to E Cambria Ln, NORTH**
 CRP: **LOMBARD** CNY: **Du Page** TWN: **YORK**
 RMS: **6** BR: **3** BTH: **2** MBB: **Y** FP: **1** BMT: **N** BB: **N** PKN: **G** CARS: **1**
 DIM: **COMMON** TXY: **2007** TXC: **Homeowner** ATD: TDY:
 ASF: **1360** UFL: **1** DAY: **30** TAX: **\$3,282** LPF: HPF:
 POO: OWS: SAS: **N** PTA: **Y** MPW: WF: **N**
 NC: **N** OD: CT: PIN: **0616119287** MP: **N**

ASM: **\$188** Master Assoc. Fee: **N** WI: CI:
 GRS: DIST#: **45** JH: DIST#: **45** HS: DIST#: **88** OT: DIST#: **COD**
 COORDINATES: NORTH: **0** SOUTH: **0** EAST: **0** WEST: **18**

Room Details, Utilities and Features

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	17X14	2nd Level	Carpet	Y					
Dining Room:	10X10	2nd Level	Carpet	Y					
Kitchen:	13X11	2nd Level	Vinyl	Y					
Family Room:		Not Applicable							
Master Bedroom:	16X12	2nd Level	Carpet	Y					
2nd Bedroom:	12X11	2nd Level	Carpet	Y					
3rd Bedroom:	10X10	2nd Level	Carpet	Y					
4th Bedroom:									
Laundry:	8X5	2nd Level	Vinyl	N					

AGE: **11-25 Years** IMPW: **Lake Michigan**
 AIR: **Central Air** IMPS: **Sewer-Public**
 CAA: **Park/Playground** IMPO: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved**
 APP: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal** INF: **Commuter Train**
 BAS: **None** KIT: **Eating Area-Table Space, Pantry-Closet**
 BAT: **MBR - Full** LDS: MAI: **Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**
 DIN: **Separate (SEP)** NCO: OTR: **Gallery/Foyer, Utility/Laundry-2nd Floor**
 DRV: **Asphalt** MGT: **Manager Off-site**
 ELE: **Circuit Breakers** PET: **Cats OK, Dogs OK**
 EQP: **Fire Sprinklers, Ceiling Fan** POS: **Closing**
 EXP: **N (North), S (South)** ROF: **Asphalt/Glass (Shingles)**
 EXT: **Aluminum/Vinyl/Steel Siding (AVS), Brick (BR)** TPC: **Townhouse**
 FND: TRM: **Conventional**
 FPL: **Location-Living Room, Gas Starter** UFE: **Private Entrance, Laundry/Hook-Up In Unit, Balcony, Vaulted/Cathedral Ceilings, Storms/Screens**
 GAR: **Attached, 1 Car Garage, Garage Door Opener(s) (Auto)**
 PAR: **Off Street**
 HEA: **Gas, Forced Air**

Remarks: **Rarely offered 3bd/2.1bth w/fireplace.Popular Pembroke model in true move-in condition!South-facing lvrn,neutral paint, carpeting&white trim assit in distributing natural lite throughout open fl plan.Cathedral ceilings in lvrn&master bdrm! Master bedroom has walk-in closet & private vanity. Upgrades include a tastefully designed fireplace,6-pan/doors. Outside balcony overlooks quiet grassy area. You're gonna luv it!**

Agent Remarks: **CENTRALLY LOCATED, MINUTES TO METRA, PARKS SCHOOLS SHOPPING, DOWNTOWN LOMBARD, I-88,I-290,1-55, ROUTES 38,53,83, SCHOOLS, FOREST PRESERVES, OAKBROOK AND YORKTOWN SHOPPING CENTERS, YET TUCKED INTO A QUIET AND WELL MAINTANINED NEIGHBORHOOD.**

INTERNET LISTING: **All** REMARKS INTERNET: **Y**
 ADI: **Y** HEM: **Y** LIST: **Exclusive Agency**
 CC: **2.5-200** SCI: **None** EMAIL: **Gregg@TeamSlapak.com; TeamGreggSlapak@comcast.net**
 SHO: **SHOW AT WILL/REMOVE SHOES OR WEAR COVERS/SENTRILOCK** LBOX:
 OWNER: **OOR** AON: **N** PHONE:
 BROKER: **Realty Executives Premiere** ID#: **23163** PHONE:**(630) 668-1199**
 AGENT: **Gregg Slapak** ID#: **215492** PHONE:**(630) 443-7170**
 CO-LIST: AAN: **WWW.TEAMSLAPAK.COM**