



**Detached Single**  
 Status: **ACTV**  
 Area: **1338**  
 Address: **105 N Nelson St , Manlius, Illinois 61338**  
 Directions: **Route 40 to Manlius spur East to Nelson Street, turn north.**

MLS #: **07955658**  
 List Date: **12/06/2011**  
 List Dt Rec: **12/06/2011**  
 List Price: **\$49,500**  
 Orig List Price: **\$49,500**  
 Sold Price:

Closed:  
 Off Market:  
 Year Built: **1949**  
 Dimensions: **75X150**  
 Ownership: **Fee Simple**  
 Corp Limits: **Manlius**  
 Coordinates: **N: S: E: W:**  
 Rooms: **5**  
 Bedrooms: **2**  
 Basement: **Partial**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Manlius**  
 Bathrooms **1 / 0**  
 (full/half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Lst. Mkt. Time: **33**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Bureau**  
 # Fireplaces:  
 Parking: **Garage**  
 # Spaces: **Gar:1**  
 Parking Incl. **Yes**  
 In Price:

Remarks: **Adorable 1 story bungalow with 2 bedrooms, full basement, new furnace ('05), central air ('06), roof ('05), and electric service updated in 2006. Attached garage protects you from the elements. Close to school. Superior residence or investor opportunity. Low maintenance vinyl siding. Pricing and features demand that you take a look!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (340)	Amount: \$0	Amount: \$1,090	Waterfront: No
Junior High: (340)	Frequency: Not Applicable	PIN: 0815406003 (Map)	Appx SF: 880
High School: (340)	Special Assessments: No	Mult PINs:	SF Source: Assessor
Other:	Special Service Area: No	Tax Year: 2010	Acreage:
	Master Association: No	Tax Exmps: None	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	21X12	Main Level	Carpet	Blinds	Master Bedroom	12X9	Main Level	Carpet	Blinds
Dining Room	6X9	Main Level	Wood	Blinds	2nd Bedroom	11X9	Main Level	Carpet	
Kitchen	11X9	Main Level	Wood	Blinds	3rd Bedroom		Not Applicable		
Family Room		Not Applicable	Laminate		4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Wood Laminate Floors**

Exterior Property Features: **Storms/Screens**

Age: <b>61-70 Years</b>	Additional Rooms: <b>No additional rooms</b>	Roof: <b>Asphalt/Glass (Shingles)</b>
Type: <b>1 Story</b>	Garage Ownership: <b>Owned</b>	Sewer: <b>Sewer-Public</b>
Style: <b>Bungalow</b>	Garage On Site: <b>Yes</b>	Water: <b>Public</b>
Exterior: <b>Vinyl Siding</b>	Garage Type: <b>Attached</b>	Const Opts:
Air Cond: <b>Central Air</b>	Garage Details: <b>Garage Door Opener(s)</b>	General Info: <b>School Bus Service</b>
Heating: <b>Gas, Forced Air</b>	Parking Ownership:	Amenities: <b>Park/Playground, Sidewalks, Street Paved</b>
Kitchen: <b>Eating Area-Table Space</b>	Parking On Site:	Asmt Incl: <b>None</b>
Appliances: <b>Oven/Range, Refrigerator</b>	Parking Details:	HERS Index Score:
Dining: <b>Separate</b>	Driveway: <b>Asphalt</b>	Green Discl: <b>No</b>
Attic:	Foundation: <b>Block</b>	Green Rating Source:
Basement Details: <b>Unfinished</b>	Exst Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: <b>No</b>	Sale Terms:
Fireplace Details:	Disability Details:	Possession: <b>Closing</b>
Fireplace Location:	Exposure: <b>W (West)</b>	Occ Date:
Electricity: <b>Circuit Breakers</b>	Lot Size: <b>.25-.49 Acre</b>	Addl. Sales Info: <b>None</b>
Equipment:	Lot Desc:	

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MLS #: 07955658

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