



Detached Single
 Status: **PCHG**
 Area: **1356**
 Address: **540 Hidden Lake Dr , Princeton, Illinois 61356**
 Directions: **From Courthouse go West on Park Ave to Hidden Lake Dr, turn right, home is last on left**
 MLS #: **07592171**
 List Date: **07/26/2010**
 List Dt Rec: **07/27/2010**
 List Price: **\$264,900**
 Orig List Price: **\$274,900**
 Sold Price:
 Lst. Mkt. Time: **367**
 Points:
 Contract:
 Financing:
 Contingency:
 Curr. Leased: **No**
 Closed:
 Off Market:
 Year Built: **1964**
 Dimensions: **142.75X275**
 Ownership: **Fee Simple**
 Corp Limits: **Princeton**
 Coordinates: **N: S: E: W:**
 Rooms: **8**
 Bedrooms: **4**
 Basement: **None**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision:
 Township: **Princeton**
 Model:
 County: **Bureau**
 # Fireplaces: **1**
 Parking: **Garage**
 Bathrooms **2 / 1**
 (full/half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 # Spaces: **Gar:2**
 Parking Incl.
 In Price:

Remarks: **Sprawling brick ranch on cul-de-sac, 3-4 spacious BRs, MBR w/bath overlooks patio; LR features massive FP on 1 wall, sliding doors to 3 season sunroom. Sunroom adjacent to Kit & LR. FR is inviting & cozy w/4th BR. Beautiful trees on lot. Quiet & secluded setting. Inc. 1/4 interest in 3.84 acres of land, which was former lake area. Newer roof & gutters; newer sunroom windows; newer counter, sink & faucets in MBR.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (115)	Amount: \$0	Amount: \$6,441.38	Waterfront: No
Junior High: (115)	Frequency: Not Applicable	PIN: 1617327001	Appx SF: 3000
High School: (500)	Special Assessments: No	Mult PINs: No	SF Source: Assessor
Other:	Special Service Area: No	Tax Year: 2010	Acreage: 0.88
	Master Association: No	Tax Exmps: Senior	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X27	Main Level	Carpet	Y	Master Bedroom	14X19	Main Level	Carpet	Y
Dining Room	12X15	Main Level	Carpet	Y	2nd Bedroom	14X14	Main Level	Carpet	Y
Kitchen	12X21	Main Level	Vinyl	Y	3rd Bedroom	12X12	Main Level	Carpet	Y
Family Room	24X24	Main Level	Carpet	Y	4th Bedroom	10X14	Main Level	Carpet	Y
Laundry Room									
Sun/Florida Room	12X12	Main Level	Carpet	None					

Interior Property Features:

Exterior Property Features: **Patio**

Age: 41-50 Years, Recent Rehab	Additional Rooms: Sun/Florida Room	Roof: Asphalt/Glass (Shingles)
Type: 1 Story	Garage Ownership: Owned	Sewer: Septic-Private
Style: Ranch	Garage On Site:	Water: Public
Exterior: Brick	Garage Type: Attached	Const Opts:
Air Cond: Central Air	Garage Details:	General Info: School Bus Service
Heating: Gas, Forced Air	Parking Ownership:	Amenities: Park/Playground, Pool, Tennis Courts, Pond/Lake, Street Lights, Street Paved
Kitchen: Eating Area-Table Space	Parking On Site:	Asmt Incl: None
Appliances: Dishwasher	Parking Details:	HERS Index Score:
Dining: Separate	Driveway: Concrete	Green Discl:
Attic: Unfinished	Foundation: Concrete	Green Rating Source:
Basement Details: None	Ext Bas/Fnd:	Green Feats:
Bath Amn:	Disability Access: No	Sale Terms: Conventional, FHA
Fireplace Details:	Disability Details:	Possession: Closing
Fireplace Location: Living Room	Exposure:	Occ Date:
Electricity: Circuit Breakers	Lot Size: .50-.99 Acre	Add. Sales Info.: None
Equipment: TV-Cable, CO Detectors, Ceiling Fan	Lot Desc: Irregular	

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MLS #: 07592171

Prepared By: Madeline Fuller | The Property Merchants Co. | 07/27/2011 09:15 AM



