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2070 Clearwater Way

- 3 Bedroom custom-built PACE ranch home
- 2 full baths - master has whirlpool
- 9' Partial Basemen w/ Crawl, Rough-ins and Radiant Heating
- Large Kitchen w/Island, Custom Oak Cabs
- New Hardwood Floors/ Carpet, Roof 3yrs old
- Wooded lot backs to creek
- Living Room, Formal Dining Room, Sun Room + Breakfast Area
- Vaulted Ceilings, Custom Oak Trim/Doors
- Absolutely impeccable condition—come take a look.

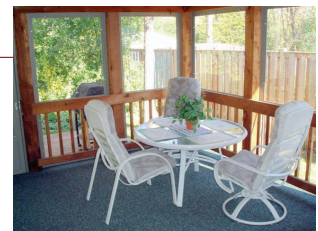


2070 Clearwater Way | Elgin | IL. | 60123

Eric Rogers



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This absolutely gorgeous custom-built home is within walking distance of the Elgin METRA Station and is close to Randall Road shopping. Quality PACE construction features nearly 2,000 square feet of living, large kitchen with custom oak cabinets, island and GE appliances. Gleaming hardwood floors and plush carpet are brand new and beautiful. Enjoy the seclusion of this fully-wooded lot that backs to forest preserve and the creek. Relax out on the deck or in the windowed 3-season room. The great room has a vaulted ceiling up to 11' at the highest and features a wood-burning/gas fireplace. The entire home features custom oak trim and casement windows and there are several ceiling fans. Walk down to the 9' partial basement with crawl just waiting to be finished. This home has been perfectly maintained and is in top condition—you don't have to do a thing—just move in and enjoy your new home.

Information presented here deemed accurate but not guaranteed. Each office independently owned and operated.

Please Call for Current Price



First Floor Features



Breakfast Room

Located just off of the kitchen and with a great view of the neighborhood, the breakfast room offers plenty of space for even a large kitchen table. New hardwood floors are easy to clean and the casement windows feature oak trim and let in lots of natural light.

Kitchen

One of the true highlights of the home—this kitchen features a ceramic double bowl sink, new hardwood floors and GE appliances. It also includes a GE Spacesaver above-range microwave saving you extra counter space. There is a large food pantry for storage as well as an island giving you extra flexibility. The beautiful oak cabinets with lazy susans offer lots of storage space and a ceiling fan helps circulate the air when the central air conditioning isn't needed.



Great Room

This ranch home features an enormous great room with vaulted ceilings up to 11 feet at the highest point. This room also features a full wood-burning fireplace that is currently converted to gas with gas logs. The double casement windows let in lots of natural light and you'll love the beautiful new hardwood floors. In the background, there is a walk-down basement and the foyer which features a sunlight. To the right of the picture is a large formal dining room and a sliding door leads out to the three-season room.



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3-Season Room

Located off of the dining room, the three season room is a great place to relax from spring through fall. With space for a table and both screens and storm windows, this will be your new favorite location for dining during the non-winter months. A door leads out to the deck and the windows afford great views of the fully-wooded lot.

Master Bedroom

Perfect for those that love a spacious bedroom, this huge 16x16 master suite offers plenty of room for even the biggest bedroom set with space to spare for a small sitting room or work area. A large walk-in closet provides plenty of storage space for clothes and the master bathroom is located just to the right of the picture. The three casement windows here feature a great view of the woods and the new plush carpet is beautiful.



Second Bedroom

The large second bedroom is perfect for guests or additional family members. With a large closet, views of the neighborhood and new carpet, there is plenty of living room.



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Third Bedroom

The third bedroom in this home is currently being used as a TV room but has a spacious closet and is perfect for additional guests and family members. Note the new carpet and oak trim/window trim here and the casement windows.

Laundry Room

The laundry room is also the mud-room and is located just off of the garage. With ceramic tile floors and a large laundry tub, this room also features a row of storage cabinets as well as a large closet with pocket doors. The washer and dryer both are included in the sales price of this home.



Additional Features



Back Yard

A true feature of this home is the back yard—with a fully-wooded lot that backs to the creek, you'll enjoy the relaxing natural setting. The back yard also features a deck, perfect for grilling or relaxing in the shade.

There are several other important features that this home includes such as a partial basement with 9' ceilings, plumbing rough-ins for a third full bathroom and a large crawlspace. The basement also features a radiant heating system perfect for the winter and a separate dedicated water heater is hooked up to manage the demands. This home is a custom PACE home and features a 3-year old roof with architectural shingles, a new sump-pump with battery back up system and a security system. The home also features a one year home warranty for your peace of mind.

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Detached Single MLS #: **06729306** STAT: **NEW** AREA: **123**
 LDR: **11/12/2007** CTGF: LP: _____
 LD: **11/12/2007** MRKT TIME: **4** OLP: _____
 OMD: LISTING MRKT TIME: **4** SP: _____
 CONT DT: SELLING OFC: FIN: _____
 CLSD DT: SELLING AGT: PNT: _____
 ADDRESS: **2070 Clearwater Way**
 CITY: **Elgin** ZIP: **60123**
 DIR: **Randall to Royal Blvd go E to Clearwater - L follow 2hom**
 BLT: **1997** B78: **N** CT: _____
 OWN: **Fee Simple** SUB: **VALLEY CREEK**
 CRP: **ELGIN** CNY: **Kane** TWN: **ELGIN**
 MODEL: **CUSTOM** DIM: **145X70**
 RMS: **10** BR: **3** BTH: **2** MBB: **Y** FP: **1** BMT: **Y** BB: **N** PKN: **G**
 CARS: **2** WF: **Y** Tax: **\$9,098** TXY: **2006** TXC: **None**
 SAS: **N** PIN: **0609276023** MPN: **N** ASF: **1998** ACR: _____

ASM: FREQ: **Not Applicable** WI: CI: _____
 JH: **KIMBALL**
 GRS: **CREEKSIDE** DIST#: **46** MIDDLE DIST#: **46** HS: **LARKIN** DIST#: **46** OT: DIST#: _____
 SCHOOL
 COORDINATES: NORTH: **12** SOUTH: **0** EAST: **0** WEST: **36**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	27X19	Main Level	Hardwood	N	4th Bedroom:				
Dining Room:	14X12	Main Level	Hardwood	N	Breakfast Rm:	10X9	Main Level	Hardwood	N
Kitchen:	20X11	Main Level	Hardwood	N	Sunroom:	15X12	Main Level	Carpet	N
Family Room:					Foyer:	10X7	Main Level	Ceramic Tile	N
Master Bedroom:	16X16	Main Level	Carpet	N	Laundry:	9X8	Main Level	Ceramic Tile	N
2nd Bedroom:	13X11	Main Level	Carpet	N					
3rd Bedroom:	13X11	Main Level	Carpet	N					

NC: **N** OD: _____
 AGE: **6-10 Years** KIT: **Eating Area-Table Space, Island, Pantry-Butler**
 AIR: **Central Air** HEA: **Gas, Forced Air, Radiant**
 AMN: IMPW: **Public**
 APP: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal** IMPS: **Sewer-Public**
 ATC: **Unfinished** IMPO: **Curbs/Gutters, Sidewalks, Street Lights, Streets Paved**
 BAS: **Partial, Crawl** INF: **Home Warranty, School Bus Service, Commuter Train**
 BAT: **MBR - Full, Whirlpool, Separate Shower** LDS: **Landscaped Professionally, Stream, Wooded**
 DIN: **Separate (SEP)** Lot Size: **Less Than .25 Acre**
 DRV: **Concrete** MAI: **None**
 ELE: **Circuit Breakers, 200+ Amp Service** NCO: _____
 EQP: **Security System, Ceiling Fan, Sump Pump** OTR: **1st Floor Bedroom, Family Room (FAM), Gallery/Foyer, Great Room, In-Law Arrangement, Sunroom/Florida Room (SUN), Utility/Laundry-1st Floor**
 EXT: **Aluminum/Vinyl/Steel Siding (AVS)** POS: **Closing**
 FEA: **Deck, Vaulted/Cathedral Ceiling, Skylight/s, Porch** ROF: **Asphalt/Glass (Shingles)**
 FND: **Concrete** STY: **Ranch**
 FPL: **Location-Living Room** TPE: **1 Story**
 GAR: **Attached, 2.5 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s)** TRM: **Conventional, FHA, VA**
 PAR: **On-Site**

Remarks: **Custom PACE ranch home walking distance to METRA. Brand new hardwood floors and carpet. Greatroom with vaulted ceilings+fireplace. Custom oak trim and doors throughout home. Large kitchen with island + eating area. Roof 3 yrs old. Large 9' partial basement/crawl with radiant heating system. Features include sunroom, deck, side-load garage, whirlpool in MBA, fully wooded lot backs to river. Agent related to seller.**

Agent Remarks:

INTERNET LISTING: **All** REMARKS INTERNET: **Y**
 ADI: LIST: _____
 HEM: EMAIL: **erogers@c21proteam.com**
 CC: SCI: _____
 SHO: AON: **Y** PHONE: _____
 OWNER: ID#: _____
 BROKER: **CENTURY 21 PRO-TEAM** ID#: _____
 AGENT: **Eric Rogers** AAN: _____
 CO-LIST: PHONE: **(630) 346-1041**