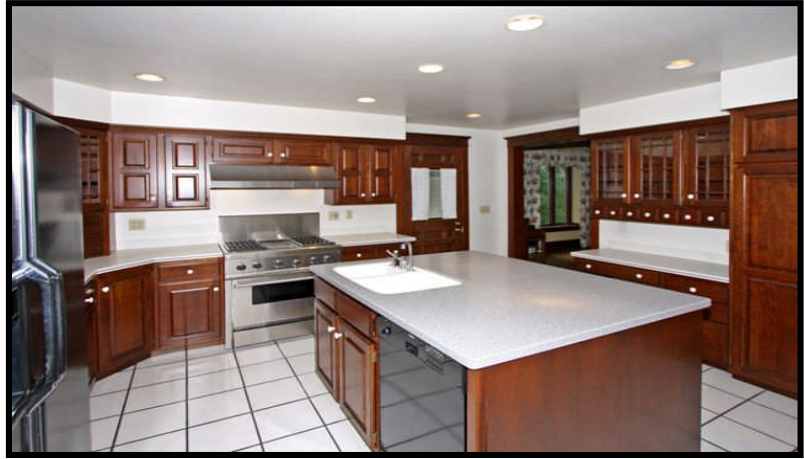


# Riverside Estate

## Fox River - Algonquin



### 909 North River Road

**County:** McHenry

**Real Estate Tax** – \$7,870 (07)

**Bedrooms:** 5

**Exterior:** Aluminum Siding

**Police Protection:** Algonquin Police

**Directions:** Algonquin Rd. (#62) to River Rd – North ½ mile to 909

**Elementary School:** Algonquin Lakes Elementary **Middle School:** Algonquin Middle School (300)

(6-8) **High School:** Dundee Crown High School (300)

**ADDITIONAL STRUCTURES:** Garage, Storage & Additional Residence

**Year Built** – 1904

**Total Rooms:** 11

**Dimensions:** 280x318x200x229

**Acreage:** 1.23 (53,637 sq.ft.)

**Fire Protection:** Algonquin Fire

**MLSNI:** 07032550

This building at the rear is composed of three buildings; the original residence built in 1904, the summer kitchen built in 1906 and a new residential/utility building built in 1998 with a very large (1,720 sq.ft.) radiant heated garage/working space on the first level and same sized living quarters/office/studio on the second level. The second building is now vacant and was the summer kitchen years ago to keep the main house cool during the summer. This large rear building is truly a legitimate in-law residence with a separate entrance and mechanicals totally unrelated to the main residence. There are many, many occupancy possibilities, especially with many persons working from home.

#### **MECHANICALS & SIGNIFICANT EXTRAS:**

**Stove/Oven:** Thermadore “Restaurant Grade” stainless steel Professional – Natural Gas – Four Large Burners & Large Grille – “Restaurant Grade” Stainless Steel, Lighted Exhaust Vent with heavy duty filters (fan motor in the attic reducing operating noise), vented outside.

**Dishwasher:** Bosch “Premier” with Stainless Steel Interior & Black Glass exterior – multi cycles

**Kitchen Counter Tops & Black Splash:** Corian on counter tops and island with built-in two basin sink (in the island) – Sinkerator Disposal – mixer valve – flexible spray – soap dispenser

**Kitchen Cabinets:** Solid Cherry, High Quality, Custom Made Cabinets with tongue in groove joints – Large Cabinet Pantry with powerful roll-out shelves – planning desk – special knife drawer with recessed cutting board – richly stained wooden venetian blinds

**Refrigerator:** General Electric Refrigerator and Freezer, Side by Side, with Ice/Cold Water exterior dispenser

**Compactor:** Compact-all by General Electric

**HVAC: Main Building** Carrier, (forced air) Weather Maker 9200 – Ultra efficient – new in 2004 – Carrier Humidifier & Air Filter – whole house fan **Rear Building** Burnham Boiler, zoned – Whole House Exhaust Fan

**Two Water Heaters:** AO Smith – 40 Gallon, natural gas, quick recovery – Robinson 50 Gallon – ultra efficient, quick recovery

**Electrical Service:** 200 amps, Circuit Breakers – Custom Light Fixtures

**Roof:** Asphalt Shingle, Heavy Weight

**Driveway:** Asphalt, in excellent condition

**Washer/Dryer:** Kenmore's – Premier Models - Stainless Steel Tubs – Multi-Cycles (new in 2006)

<u>Main Building</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Window Treatments</u>
Kitchen & Eating Area	17' x 16'	Designer Ceramic Tile	Yes
Living Room	31' x 13'	Hardwood	Yes
Study - Library	15" x 9'	Hardwood	Yes
Bedroom #1	11' x 13'	Carpet	Yes
Bedroom #2	14' x 14'	Carpet	Yes
Bedroom #3	15' x 9'	Carpet	Yes
Screened Porch – River View	22' x 7'	Painted Wood	Yes
<u>Summer Kitchen</u>	22' x 13'	Vinyl Tile	No
<u>Rear Building</u>			
Master Bedroom	17' x 14'	Carpet	Yes
Family/Recreation Room	32' x 24'	Carpet	Yes
Garage	23'x 64'	Concrete with Drain	No

**AGE** – Main Building (1904) 104 Years / Summer Kitchen (1906) 102 Years / Rear Building (1998) 10 Years

**AIR CONDITIONING:** CENTRAL AIR

**NEIGHBORHOOD AMENITIES** – RIVER RIGHTS, PARKS, PLAY GROUNDS, TENNIS, HIKING PATHS

**ATTIC** – FULL - UNFINISHED

**BASEMENT** – FULL BASEMENT, UNFINISHED FINISHED

**MASTER BATH AMENITIES** – FULL BATHROOM IN MASTER SUITE – WHIRLPOOL BATH – SEPARATE SHOWER

**DINING ROOM** – INCLUDED WITH LIVING ROOM.

**DRIVEWAY & ENTRYWAY:** – ASPHALT

**ELECTRICITY** – 200 AMP SERVICE – CIRCUIT BREAKERS

**EQUIPMENT** – WATER SOFTNER (owned) – WATER FILTRATION SYSTEM (OZONE GENERATOR) - CABLE – CEILING FANS – WHOLE HOUSE FAN – CENTRAL VACUUM

**EXTERIOR** – ALUMINUM SIDING

**FEATURES** – SCREENED PORCH OVER-LOOKING THE FOX RIVER – PATIO – WET BAR - STORAGE BUILDING

**FOUNDATION** – CONCRETE, STONE

**FIREPLACES** – WOOD BURNING FIREPLACES LOCATED IN LIVING ROOM – HEATALATOR

**GARAGE** – HEATED (RADIANT) - ATTACHED – 5.0 CAR GARAGE – FIVE OVERHEAD GARAGE DOORS

**PARKING** – OFF STREET – SIDE APRON

**KITCHEN** – EATING AREA – TABLE SPACE – ISLAND – CLOSET PANTRY

**HVAC** – NATURAL GAS - ONE GAS FORCED AIR FURNACE – ONE BOILER – CENTRAL AIR

**IMPROVEMENTS** – PRIVATE WELL AND PUBLIC SEWER – STREETS PAVED

**INFORMATION** - SCHOOL BUS SERVICE

**LOT DESCRIPTION** – WATER VIEW, RIVER FRONT, WOODED & MEADOW, IRREGULAR SHAPED, PROFESSIONALLY LANDSCAPED

**LOT SIZE** – 1.23 ACRES

**ASSESSMENTS** – NONE

**OTHER ROOMS** – DEN/OFFICE/STUDY, LARGE LIVING ROOM, MASTER BEDROOM – LAUNDRY ROOM ON SECOND FLOOR – WORKSHOP IN LOWER LEVEL

**POSSESSION** – AT CLOSING

**ROOF** – HEAVY WEIGHT ASPHALT SHINGLES

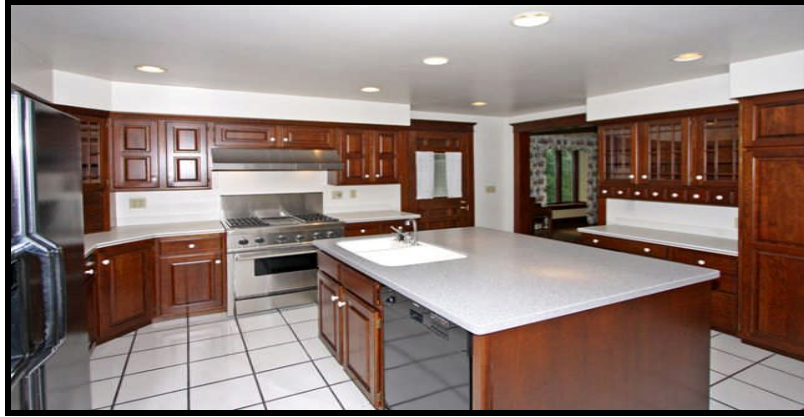
**STYLE** – FARM HOUSE

**TYPE** – 2 STORY

**TERMS** – CONVENTIONAL

**INCLUSIONS:** DOCK/PIER & STORAGE LOCKER

**EXCLUSIONS:** BOAT LIFT



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The information contained herein is deemed to be accurate but not guaranteed.