

2827 Rose Street A

Franklin Park

Offered at \$444,900



- 3 Bedrooms
- 2.5 Bath
- Open Layout
- Sound Windows
- SHaker Kitchen Cabinets
- Upgraded Countertops
- 2 1/2 Car Heated Garage
- 2500 Sq Ft (approx)
- Carpeted Bedrooms
- ALL Stainless Steel Appliances
- Vented Gas Remote Fireplace
- Tankless Water Heater

This beautifully custom built newly constructed Duplex in Franklin Park, Illinois stands out in this modern home, located close to highly rated elementary schools, major highways and close to the Chicago and all metropolitan areas. This new construction is centered near public pools, an Ice arena and newly renovated high school. Both Units (A & B) of this brand new duplex boast 2 story - 2500sq ft. layout with an open concept first floor. Each unit having 3 bedrooms, 2 1/2 bath with master-suite soaking tub, heated floors, double sinks, custom tile work and plenty of storage. This elevation highlights hand finished hardwood staircase. The first floor custom designed kitchen starts off with Quartz counter tops, stainless steel appliances and an eat-in Island great for quick meals and entertaining. Oversized sliding doors off the kitchen area lead to a private patio. Sound proof casement (Crank-out) windows make this unit extra quiet and as a bonus, both units have a 2 1/2 car heated garage with epoxy floors. And for those cold Chicago fall days and winter nights, enjoy the warmth of a 42" gas direct vent fireplace with remote temperature controller and integrated blower. Lastly, this property contains NO Homeowners Assessments (HOA)!



Justin Frazier

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All measurements and figures are approximate. Source of information is deemed reliable, but not verified.





Virtual Tour

Attached Single
Status: **ACTV**
Area: **131**

MLS #: **10992883**
List Date: **02/11/2021**
List Dt Rec: **02/11/2021**

List Price: **\$444,900**
Orig List Price: **\$459,900**
Sold Price:
SP Incl. **Yes**
Parking:

Address: **2827 Rose St Unit A, Franklin Park, IL 60131**
Directions: **Grand Ave North to Rose Street, West on Rose St to Property**

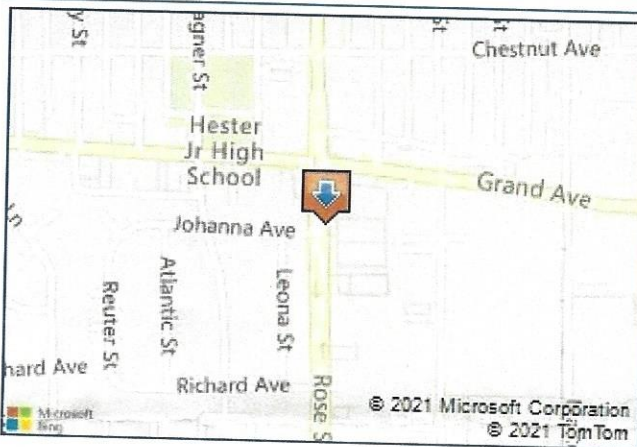
Closed:
Off Mkt:
Year Built: **2020**
Dimensions: **50X75**
Ownership: **Fee Simple**
Corp Limits: **Franklin Park**
Coordinates:
Rooms: **5**
Bedrooms: **3**
Basement: **None**
Waterfront: **No**
Total Units: **2**
Stories: **2**
% Own. Occ.:

Contract:
Financing:
Blt Before **78: No**
Subdivision:
Township: **Leyden**
Bathrooms **2/1**
(Full/Half):
Master Bath: **Full**
Bsmnt. Bath:
Appx SF: **2500**
Bldg. Assess. SF:
Unit Floor Lvl.: **2**
% Cmn. Own.:

Lst. Mkt. Time: **80**
Concessions:
Contingency:
Curr. Leased:
Model:
County: **Cook**
Fireplaces: **1**
Parking: **Garage**
Spaces: **Gar:2.5**
Parking Incl. **Yes**
In Price:
SF Source: **Builder**
Days for
Bd Apprvl: **45**
Fees/Approvals:

Check FHA Eligibility

Mobility Score: **46 - Fair Mobility!** ?



Remarks: **This beautifully custom built newly constructed Duplex in Franklin Park, Illinois stands out in this modern home, located close to highly rated elementary schools, major highways and close to the Chicago and all metropolitan areas. This new construction is centered near public pools, an Ice arena and newly renovated high school. Both Units (A & B) of this brand new duplex boast 2 story - 2500sq ft. layout with an open concept first floor. Each unit having 3 bedrooms, 2 1/2 bath with master-suite soaking tub, heated floors, double sinks, custom tile work and plenty of storage. This elevation highlights hand finished hardwood staircase. The first floor custom designed kitchen starts off with Quartz counter tops, stainless steel appliances and an eat-in Island great for quick meals and entertaining. Oversized sliding doors off the kitchen area lead to a private patio. Sound proof casement (Crank-out) windows make this unit extra quiet and as a bonus, both units have a 2 1/2 car heated garage with epoxy floors. And for those cold Chicago fall days and winter nights, enjoy the warmth of a 42" gas direct vent fireplace with remote temperature controller and integrated blower. Lastly, this property contains NO Homeowners Assessments (HOA)!**

School Data

Elementary: **(84)**
Junior High: **(84)**
High School: **(212)**

Assessments

Amount:
Frequency: **Monthly**
Special Assessments: **No**
Special Service Area: **No**
Master Association:
Master Ass. Freq.: **Not Required**

Tax

Amount: **\$1,418.83**
PIN: **12271200090000 /**
Mult PINs:
Tax Year: **2019**
Tax Exmps: **None**
Coop Tax Deduction:
Tax Deduction Year:

Pet Information

Pets Allowed: **Cats OK, Dogs OK**
Max Pet Weight: **ANY**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X17	Main Level	Ceramic Tile		Master Bedroom	14X18	2nd Level	Carpet	
Dining Room		Not Applicable			2nd Bedroom	12X15	2nd Level	Carpet	
Kitchen	14X16	Main Level	Ceramic Tile		3rd Bedroom	11X14	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	5X8	2nd Level							

Interior Property Features: **Wood Laminate Floors, 2nd Floor Laundry, Laundry Hook-Up in Unit, Walk-In Closet(s), Open Floorplan, Walk-In Closet(s)**
Exterior Property Features:

Age: **NEW Ready for Occupancy**

Type: **1/2 Duplex**

Exposure:

Exterior: **Frame, Stone**

Air Cond: **Central Air**

Heating: **Gas**

Kitchen: **Island**

Appliances:

Dining: **Kitchen/Dining Combo**

Bath Amn: **Separate Shower, Double Sink, Soaking Tub**

Fireplace Details: **Gas Logs**

Fireplace Location: **Family Room**

Electricity: **Circuit Breakers**

Equipment:

Additional Rooms: **No additional rooms**

Other Structures:

Door Features:

Window Features:

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Laundry Features: **Gas Dryer Hookup, In Unit**

Garage Ownership:

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details: **Garage Door Opener(s), Transmitter(s), Heated**

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): **/**

Driveway: **Concrete**

Basement Details: **None**

Foundation:

Ext Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Lot Size Source:

Sewer: **Sewer-Public**

Water: **Lake Michigan**

Const Opts:

General Info: **Commuter Bus, Interstate Access**

Amenities:

Asmt Ind: **None**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date: **02/01/2021**

Management:

Rural:

Add. Sales Info.: **None**

Broker Owned/Interest: **No**

Relist:

Zero Lot Line:

Broker: **Century 21 Affiliated (87483) / (708) 867-5454**

List Broker: **Justin Frazier (884212) / (773) 263-8875 / justinfrazier@c21affiliated.com; JustinFrazierRealty@gmail.com**

CoList Broker:

More Agent Contact Info:

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MLS #: 10992883

Prepared By: Justin Frazier | Century 21 Affiliated | 05/01/2021 09:02 PM