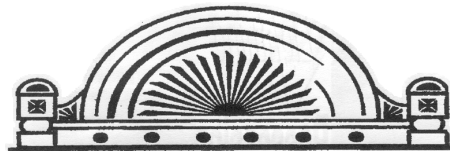


2 Bedroom Condo For Sale \$169,900

**641 Prairie View Court
Morrison, IL 61270
MLS#KKR5240**



Information thought to be accurate but not guaranteed.



Kenneth W. Kophamer Realty

118 E. Main St.
Morrison, IL 61270
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Salient Facts



Kenneth W. Kophamer

Road of Access: Prairie View Court
City: Morrison
School District: Morrison
County: Whiteside
Township: Mt. Pleasant

2007 Real Estate Taxes

Parcel # 09-19-201-008
Amount: \$316.38
Assessed Value: \$3,560

Standard Features:

2 x 6 Construction
200 amp electrical service
Vinyl Siding
Composite Shingles (35 year warranty)
Double-sided steel garage doors
6/12 Roof Pitch
220 Wiring for electrical dryer
Garbage Disposal
Three phone jacks with pull wires
Three TV jacks with pull wires
One Ceiling Box with dual switches for ceiling fan/lights
Armstrong vinyl floor coverings installed in Kitchen, Baths, and Utility area.
20' x 22' Attached Garage with Painted Drywall
1,548 SF of above ground living space
4 Season Room

Handicap Accessible Features:

36" wide doors
Main Floor Laundry

Rooms

Size

Utility	9' 9" x 5' 2 1/2"
Kitchen	9' 9" x 8' 9 1/2"
Dining Area	9' 9" x 13' 4"
Great Room	13' 11 1/2" x 24' 2 1/2"
4 Season Room	14' x 14'
Master Bedroom	13' 1" x 13' 4"
Full Master Bath	13' 4" x 9'
Bedroom 2	11' x 10' 8 1/2"
Full Bath	7' 6" x 5' 4"
Entry	6' x 7' 6"

Garage

Size

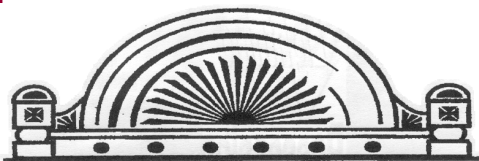
2 Car Attached	20' x 22'
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DETAILS: Designed by a team of experienced real estate professionals, this condo has many attractive features. There is a partial basement that increases the square footage by 1,064 square feet. The basement is equipped with an escape window, two smaller windows, a sump pump, and rough ins for an additional wash room. The main floor includes an eat-in bar off the kitchen with two can lights added in the kitchen to make a total of three lights connected to a dimmer switch. This unit also features spacious closets, two full baths, and a four season room that allows the natural light to flood into the great room. The entire home is equipped with flush, hollow core, oak veneer doors and oak trim with lever style door hardware. The property as has a carpeted basement, a deck off the sunroom, multiple outlets and phone jacks and exterior storm doors on the front. Appliances include stove, dishwasher and microwave.

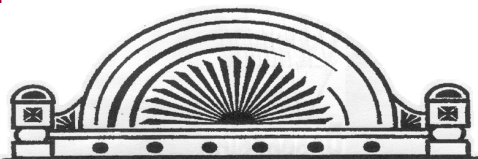
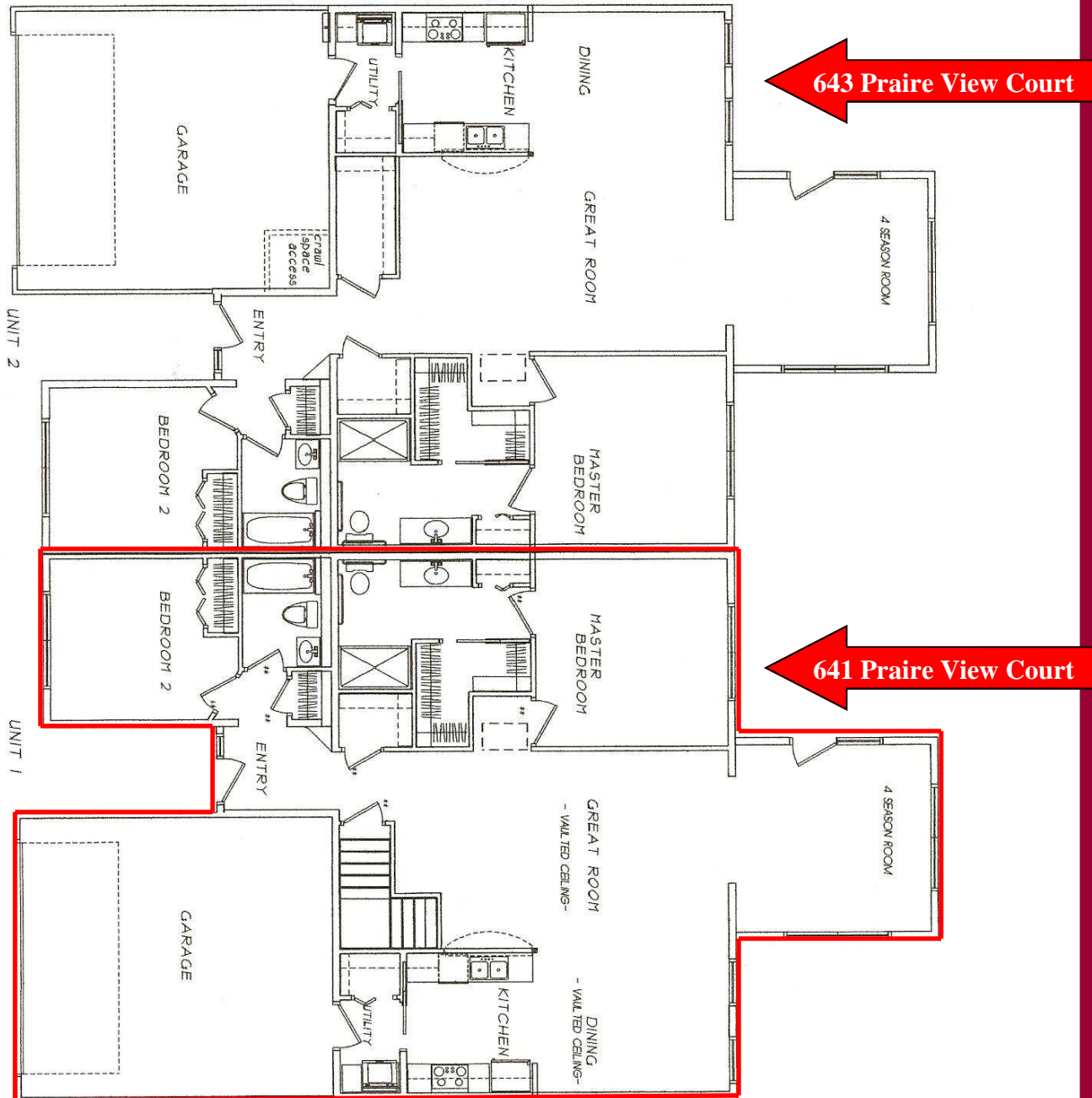
FUTURE UNITS: There are multiple upgrades that can be made to later units including your choice of flooring, carpet, cabinetry, an optional window in the great room, and you may choose to down-grade to no sunroom. A catalogue of other detailed options can also be found at our office. In addition to the interior choices, you also have the exterior option of having the entire front of the condo bricked or brick to the bottom of the windows.

PICTURES



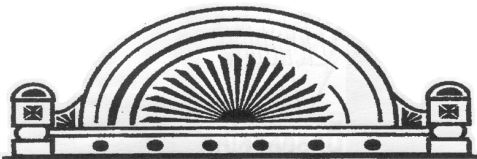
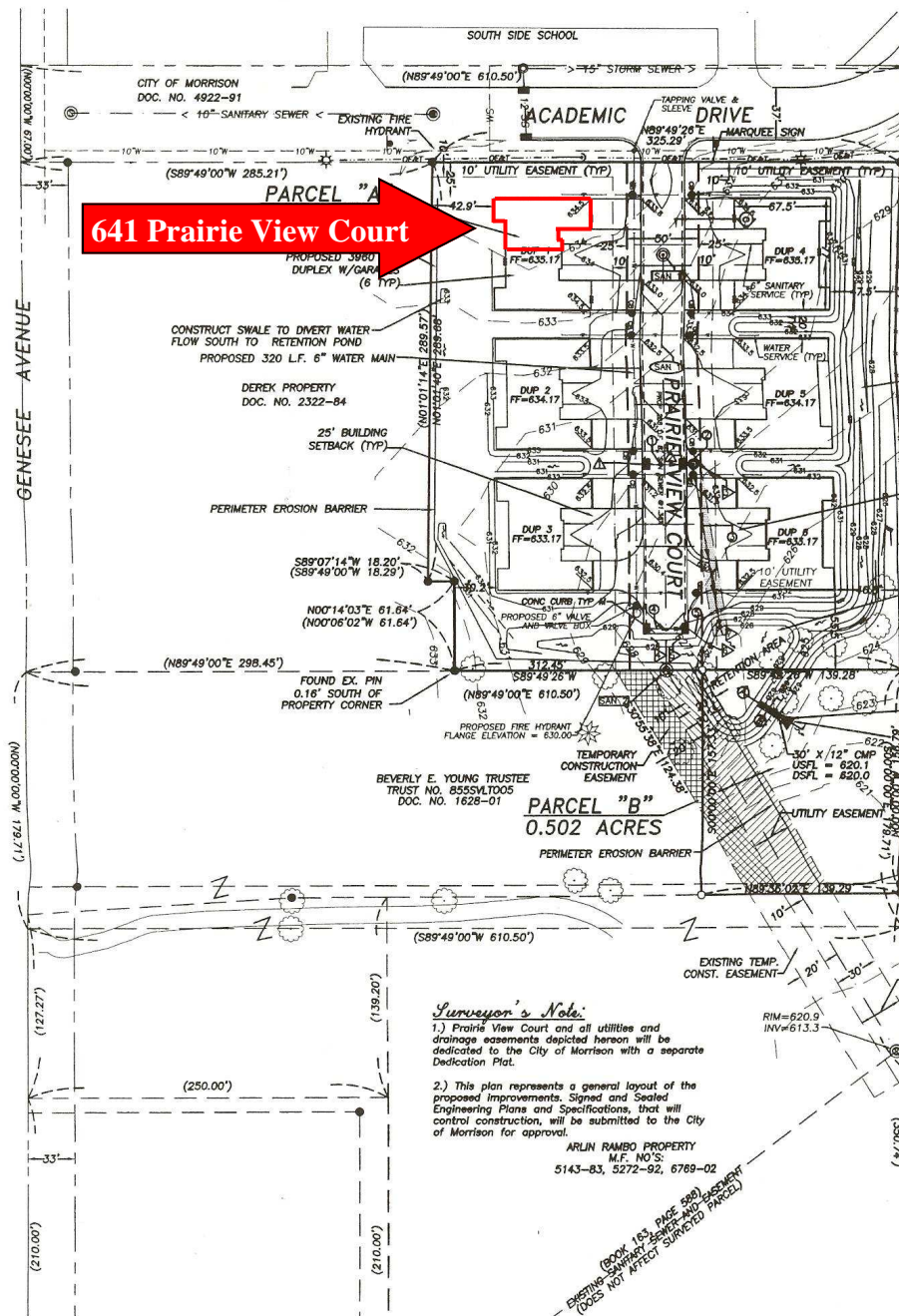
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FLOOR PLAN



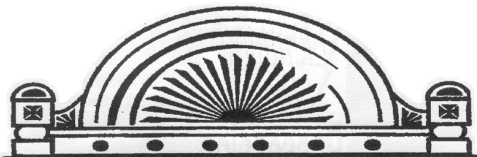
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SURVEY



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ASSESSOR'S TAX MAP



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CONTRACTORS

*Here is a list of contractors who contributed to the Prairie View South Project. While they can be contacted for questions, **they can only be hired through and with the consent of Prairie View South, LLC and Ken Kophamer Realty.***

A Town and Country Service – Kent Gravert (815) 772-2932 – Heating and Cooling
BOGOTT Plumbing, Inc.— Mike Knott (815) 772-4024—Sanitary Sewer, water, storm sewer system site work.

Carpets of Dalton – (706) 277-3132 – Main Floor Carpeting

Concrete Services, Ltd. – Robb Ketelsen (309) 796-0731 – Foundation walls and footings

CSI Homes – Gale Casteel (309) 937-5544 – The Manufactured Home

Dever Door – Chad Dever (815) 440-1205 – Garage Door

Floor Covering Express – Jason Smith (815) 626-5801 – Provided carpet and installation for carpet in the basement unit

Frary Lumber – Mark Marinangeli (815) 537-5151 – Lumber for decks and various projects

Fulton Seamless Gutters – (815) 589-4211 – Gutters and Downspouts

Kurtz Glass Co. – (815) 625-0880 – Mirrors in the bathrooms

Linton, Merle – Masonry work

M. B. & R. Concrete, Inc. – Mark Rubright (815) 622-2672 – Poured driveways, sidewalks, steps, basement floor, and garage floor

Morrison Blacktop, Inc.— Keith Stralow (815) 772-4033—Excavating and street work

Nelson's Electric – (815) 772-4051 – Set up all electrical needs

Norwest Surveying—(815) 772-7179—Land and Building Surveying

Osborn, Randy – Laid carpet on main level.

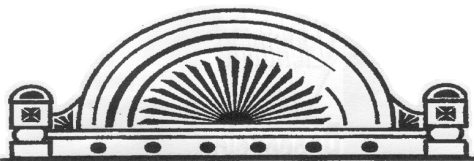
Patterson Renovation – Daryl Patterson – Various installation needs

Ryan's Tree Service— (815) 626-2322—Large landscaping work

Spangler's Landscaping – Lanny & Linda Spangler (815) 772-4318 – Landscaping along Academic Drive and around each unit

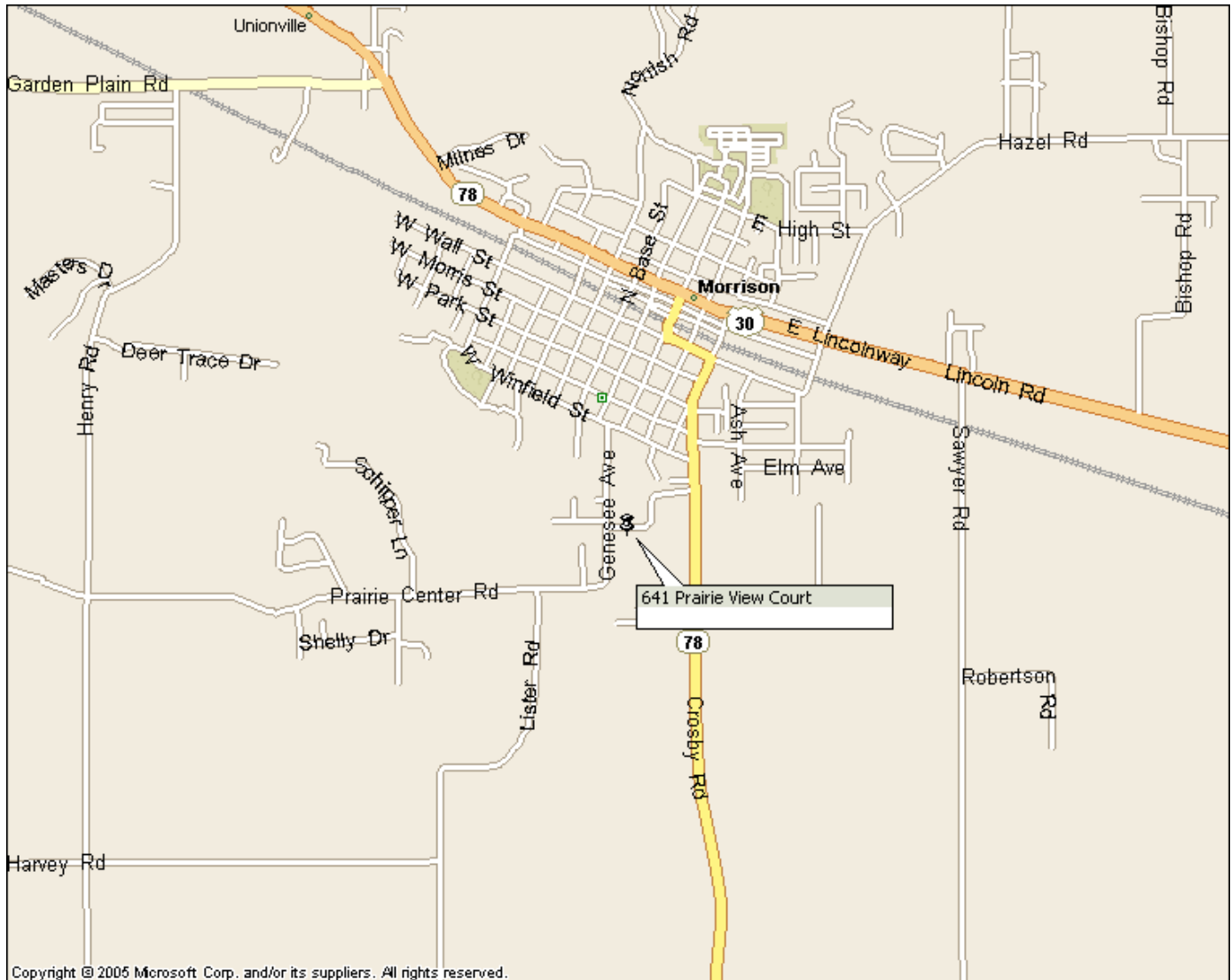
Tautz Trenching/Excavating—(815) 244-4401 - Excavating

Workman's Plumbing – Bob Workman (815) 772-2728 – Plumbing



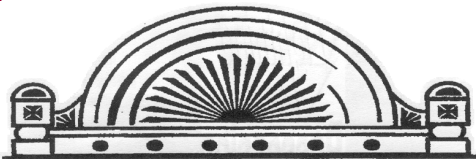
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LOCATION MAP



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From Route 30 take Cherry Street south to Winfield. Turn east onto Winfield and South onto Genesee Avenue. Next turn east onto Academic Drive which runs past the Morrison Southside School and turn south onto Prairie View Court.



Kenneth W. Kophamer Realty