



**Attached Single**  
 Status: **ACTV**  
 Area: **201**

MLS #: **07799550**  
 List Date: **05/05/2011**  
 List Dt Rec: **05/05/2011**

List Price: **\$270,000**  
 Orig List Price: **\$270,000**  
 Sold Price:  
 SP Incl: **Yes**  
 Parking:

Address: **800 Elgin Rd Unit 1413, Evanston, Illinois 60201**  
 Directions: **One block s of Benson, 1 block w of Sherman in Downtown Evanston**

Sold by:  
 Closed:  
 Off Mkt:  
 Year Built: **2005**  
 Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Evanston**  
 Coordinates: **N:11 W:2**  
 Rooms: **5**  
 Bedrooms: **1**  
 Basement: **None**  
 Waterfront: **No**  
 Total Units: **248**  
 % Own. Occ.:

Contract:  
 Financing:  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **Evanston**  
 Bathrooms **1/0**  
 (Full/Half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**  
 Appx SF: **925**  
 Unit Floor Lvl.: **13**  
 % Cmn. Own.:

Lst. Mkt. Time: **39**  
 Points:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces:  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl: **Yes**  
 In Price:  
 SF Source: **Builder**  
 # Days for **30**  
 Bd Apprvl:  
 Fees/Approvals:

Remarks: **Largest 1 bedroom plus Den in building. Larger then some 2 bedroom, 2 bath units. 925 sqft with fantastic view of lake. The Optima Horizons is the finest building in Evanston. Doorman, elevator, exercise room and great heated pool and manager onsite daily make this the place to live. BBQ on terrace or balcony as you watch the sunset or sunrise. Orig owner condo still looks brand new hates to sell but out grew.**

**School Data**

Elementary: **Dewey (65)**  
 Junior High: **Nichols (65)**  
 High School: **Evanston Twp (202)**  
 Other:

**Assessments**

Amount: **\$407**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**

**Tax**

Amount: **\$5,190**  
 PIN: **11181190361197**  
 Tax Year: **2009**  
 Tax Exmps: **Homeowner**  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

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

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X12	Main Level	Wood Laminate		Master Bedroom	14X10	Main Level	Wood Laminate	
Dining Room	12X9	Main Level	Wood Laminate		2nd Bedroom		Not Applicable		
Kitchen	8X8	Main Level	Ceramic Tile		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Den	12X9	Main Level	Wood Laminate	
Enclosed Balcony	0X0	Main Level							

Interior Property Features:

Exterior Property Features:

Age: **6-10 Years**  
 Type: **Condo**  
 Exposure: **S (South), E (East)**  
 Exterior: **Glass, Concrete**  
 Air Cond: **Central Air**  
 Heating: **Forced Air**  
 Kitchen: **Galley**  
 Appliances: **Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**  
 Dining: **Separate**  
 Bath Amn:  
 Fireplace Details:  
 Fireplace Location:  
 Electricity: **Circuit Breakers**  
 Equipment:  
 Additional Rooms: **Den, Enclosed Balcony**

Garage Ownership:  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Parking Fee (High/Low): /  
 Driveway: **Concrete**  
 Basement Details: **None**  
 Foundation:  
 Exst Bas/Fnd:  
 Roof:  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc:

Sewer: **Sewer-Public**  
 Water: **Public**  
 Const Opts:  
 General Info: **None**  
 Amenities: **Door Person, Elevator, Exercise Room, Storage, Party Room, Pool-Indoors**  
 Asmt Incl: **Heat, Air Conditioning, Water, Common Insurance, Doorman, TV/Cable, Pool, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms: **Conventional**  
 Possession: **Closing**  
 Est Occp Date:  
 Management: **Manager On-site, Monday through Friday**

Agent Remarks: **Call 800 858-7917 w/questions. 2 Parking spots next to each other on 3rd floor 144 & 145.**

Internet Listing: **All**

VOW AVM: **Yes**

Listing Type: **Exclusive Right to Sell**

Coop Comp: **2.5% - \$225 (on Net SP)**

Showing Inst: **Call LO 847-864-2600**

Mgmt. Co: **Wolin and Levin**

Owner: **Owner of Record**

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **Yes**

Holds Earnest Money: **Yes**

Additional Sales Information: **None**

Contact Name:

Ph #:

Addr on Internet?: **Yes**

Lock Box: **Metal Push Button**

Special Comp Info: **None**

Expiration Date:

Phone:

Agent Owned/Interest: **No**

Broker: **Coldwell Banker Residential**  
**(3920)**  
List Agent: **Noah Seidenberg (34700)**  
Co-lister:

Ph #: **(847) 864-2600**  
Ph #: **(800) 858-7917**  
Ph #:

Team:  
Email: **noah.seidenberg@cbexchange.com**  
More Agent Contact Info:  
Owner Can Rent:

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MLS #: 07799550

Prepared By: Noah Seidenberg | Coldwell Banker Residential | Cell: (800) 858-7917 | 06/12/2011 12:26 PM