



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

MLS #: **07787712**
 List Date: **04/22/2011**
 List Dt Rec: **04/22/2011**

List Price: **\$389,000**
 Orig List Price: **\$389,000**
 Sold Price:
 SP Incl. **No**
 Parking:

Address: **1720 Maple Ave Unit 1130, Evanston, Illinois 60201**
 Directions: **Maple St. across from Century Movie, west side of street, half block north of Church**

Sold by:
 Closed:
 Off Mkt:
 Year Built: **2003**
 Dimensions: **COMMON GROUND**
 Ownership: **Condo**
 Corp Limits: **Evanston**
 Coordinates: **N:11 E:2**
 Rooms: **5**
 Bedrooms: **2**
 Basement: **None**
 Waterfront: **No**
 Total Units: **203**
 % Own. Occ.:

Contract:
 Financing:
 Blt Before 78: **No**
 Subdivision: **Optima Views**
 Township: **Evanston**
 Bathrooms: **2/0**
 (Full/Half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**
 Appx SF: **1300**
 Unit Floor Lvl.: **11**
 % Cmn. Own.:

Lst. Mkt. Time: **52**
 Points:
 Contingency:
 Curr. Leased: **No**
 Model:
 County: **Cook**
 # Fireplaces:
 Parking: **Garage**
 # Spaces: **Gar:1**
 Parking Incl. **No**
 In Price:
 SF Source: **Landlord/Tenant/Seller**
 # Days for **0**
 Bd Apprvl:
 Fees/Approvals:

Remarks: **The Optima Views Evanston's premier high rise right in the middle of downtown. Walk to NU, Metra, EL, Movie and restaurants. Building has doorman, pool and exercise room, elevator as well as terrace and garage. Large condo with great views, floor to ceiling windows, hardwood floors, laundry and huge walk in closets. Pets ok.**

School Data

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

Assessments

Amount: **\$491**
 Frequency: **Monthly**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**

Tax

Amount: **\$6,905**
 PIN: **11181170141074**
 Tax Year: **2009**
 Tax Exmps: **None**
 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	22X19	Main Level	Hardwood		Master Bedroom	19X13	Main Level	Carpet	
Dining Room	COMBO	Main Level			2nd Bedroom	13X10	Main Level	Carpet	
Kitchen	10X9	Main Level	Ceramic Tile		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Enclosed Balcony	0X0	Main Level		

Interior Property Features:

Exterior Property Features:

Age: **6-10 Years**
 Type: **Condo, High Rise (7+ Stories)**
 Exposure: **S (South), E (East)**
 Exterior: **Glass, Concrete**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Eating Area-Breakfast Bar**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**
 Dining: **Combined w/ LivRm**
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity: **Circuit Breakers**
 Equipment:
 Additional Rooms: **Enclosed Balcony**

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

Sewer: **Sewer-Public**
 Water: **Lake Michigan, Public**
 Const Opts:
 General Info: **None**
 Amenities: **Door Person, Elevator, Exercise Room, Storage, Pool-Indoors**
 Asmt Incl: **Heat, Air Conditioning, Water, Parking, Common Insurance, Doorman, TV/Cable, Exercise Facilities, 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 Off-site**

Agent Remarks: **Call with questions 800-858-7917**

Internet Listing: **All**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2.5% - \$225 (on Gross SP)**
 Showing Inst: **24 Hour Notice Call LO 847-864-2600**
 Mgmnt. Co:
 Owner: **Owner of Record**
 Broker: **Coldwell Banker Residential (3920)**
 List Agent: **Noah Seidenberg (34700)**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Holds Earnest Money: **Yes**
 Additional Sales Information: **None**
 Contact Name:
 Ph #:
 Ph #: **(847) 864-2600**
 Ph #: **(800) 858-7917**

Addr on Internet?: **Yes**
 Lock Box: **Combination Box**
 Special Comp Info: **None**
 Expiration Date:
 Phone:
 Agent Owned/Interest: **No**
 Team:

Co-lister:

Ph #:

Email: noah.seidenberg@cbexchange.com

More Agent Contact Info:

Owner Can Rent:

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Prepared By: Noah Seidenberg | Coldwell Banker Residential | Cell: (800) 858-7917 | 06/12/2011 11:20 AM