



**Detached Single**

Status: **NEW** Area: **8013** Dimensions: **95 X 125**  
 Ownership: **Fee Simple** Corp Limits: **Chicago** Coordinates: **N:6201 W:3658**  
 Rooms: **18** Bedrooms: **7+2 bsmt** Basement: **Full**  
 MLS #: **08550511** List Date: **03/05/2014** List Dt Rec: **03/05/2014**  
 Address: **3658 W Granville Ave , Chicago, Illinois 60659**  
 Directions: **Northeast corner of Granville & Lawndale**  
 Sold by: \_\_\_\_\_ Contract: \_\_\_\_\_  
 Closed: \_\_\_\_\_ Financing: \_\_\_\_\_  
 Off Market: \_\_\_\_\_ Blt Before 78: **No**  
 Year Built: **2012** Subdivision: \_\_\_\_\_  
 Bathrooms **8 / 3** (full/half): \_\_\_\_\_  
 Master Bath: **Full** Bsmnt. Bath: **Yes**  
 List Price: **\$1,500,000** Orig List Price: **\$1,500,000** Sold Price: \_\_\_\_\_  
 Lst. Mkt. Time: **1** Points: \_\_\_\_\_  
 Contingency: \_\_\_\_\_ Curr. Leased: \_\_\_\_\_  
 Model: \_\_\_\_\_ County: **Cook**  
 # Fireplaces: \_\_\_\_\_  
 Parking: **Garage**  
 # Spaces: **Gar:2** Parking Incl. **Yes** In Price: \_\_\_\_\_

Utility Costs:

Remarks: **AUCTION! Luxurious 12,000sf custom limestone & slate French provincial mansion awaits finishing touches. 30 rms, 9 bedrms, 11 baths, full bsmt, spiral stairs, sprawling mstr suite, & elevator. Exterior features: balcony, deck, patio & porch. 'AS-IS' sale. Buyer to pay high bid plus 5% buyer's premium. \$1.5M is suggested opening bid; the unpublished reserve price is higher. Pre-auction offers highly encouraged!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b>	Amount: <b>\$0</b>	Amount: <b>\$3,892</b>	Waterfront: <b>No</b>
Junior High: <b>(299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>13021130170000 (Map)</b>	Appx SF: <b>12000</b>
High School: <b>(299)</b>	Special Assessments: <b>No</b>	Mult PINs: <b>Yes</b>	SF Source: <b>Estimated</b>
Other:	Special Service Area: <b>No</b>	Tax Year: <b>2012</b>	Acreage: <b>0.0875</b>
	Master Association: <b>No</b>	Tax Exmps: <b>None</b>	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	28X22	Main Level			Master Bedroom	17X17	2nd Level		
Dining Room	25X17	Main Level			2nd Bedroom	16X13	2nd Level		
Kitchen	22X14	Main Level			3rd Bedroom	16X13	2nd Level		
Family Room	15X14	Main Level			4th Bedroom	17X17	2nd Level		
Laundry Room	8X12	Basement							
5th Bedroom	20X16	2nd Level			6th Bedroom	15X13	Basement		
7th Bedroom	18X14	Basement			8th Bedroom	17X14	3rd Level		
9th Bedroom	14X14	3rd Level			Recreation Room	45X23	Basement		
Sitting Room	21X12	2nd Level			Breakfast Room	16X14	Main Level		
Study	14X11	2nd Level			Library	19X16	Main Level		

Interior Property Features:

Exterior Property Features: **Balcony, Deck, Patio, Porch**

Age: **1-5 Years** Type: **3 Stories** Style: **French Provincial** Exterior: **Stucco, Limestone, Slate** Air Cond: **Central Air, Zoned** Heating: **Forced Air, Radiant, Indv Controls, Zoned** Kitchen: \_\_\_\_\_ Appliances: \_\_\_\_\_ Dining: \_\_\_\_\_ Attic: **Finished** Basement Details: **Finished** Bath Amn: \_\_\_\_\_ Fireplace Details: \_\_\_\_\_ Fireplace Location: \_\_\_\_\_ Electricity: **Circuit Breakers** Equipment: \_\_\_\_\_  
 Additional Rooms: **5th Bedroom, 6th Bedroom, 7th Bedroom, 8th Bedroom, 9th Bedroom, Breakfast Room, Foyer, Library, Pantry, Recreation Room, Sitting Room, Study, Utility Room-Lower Level** Garage Ownership: **Owned** Garage On Site: **Yes** Garage Type: **Attached** Garage Details: **Heated** Parking Ownership: \_\_\_\_\_ Parking On Site: \_\_\_\_\_ Parking Details: \_\_\_\_\_ Driveway: \_\_\_\_\_ Foundation: **Concrete** Exst Bas/Fnd: \_\_\_\_\_ Disability Access: **No** Disability Details: \_\_\_\_\_ Exposure: \_\_\_\_\_ Lot Size: **.25-.49 Acre** Lot Desc: **Corner**  
 Roof: **Slate** Sewer: **Sewer-Public** Water: **Lake Michigan** Const Opts: \_\_\_\_\_ General Info: **None** Amenities: \_\_\_\_\_ Asmt Incl: **None** HERS Index Score: \_\_\_\_\_ Green Discl: \_\_\_\_\_ Green Rating Source: \_\_\_\_\_ Green Feats: \_\_\_\_\_ Sale Terms: \_\_\_\_\_ Possession: **Closing** Occ Date: \_\_\_\_\_ **Walk Score®: 63 - Somewhat Walkable**

Agent Remarks: **Subject to terms of auction. Online auction April 5- 7, 2014. Call or email for details. Buyer's Premium is 5%. Starting bid is \$1.5M. Refer to auction website for more details: <http://www.svnauctionworks.com/auctions/2/residential>**

Internet Listing: <b>All</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Agent Notices: _____
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>No</b>	Lock Box: _____
Coop Comp: <b>2% (on Gross SP)</b>	Addl. Sales Info.: <b>None</b>	Special Comp Info: <b>None</b>
Showing Inst: <b>Call/text or email 312.912.3724 or david@specialassets.com</b>	Cont. to Show?: _____	Expiration Date: _____

Mgmt. Co:  
Owner: **OOR**  
Broker: **Special Assets Inc**  
**(16571)**  
List Agent: **David Goldberg (185695)**  
Co-lister:

Contact Name:  
Ph #:  
Ph #: **(847) 675-8700**  
Ph #: **(312) 425-9800x21**  
Ph #:

Phone:  
Agent Owned/Interest: **No**  
Team:  
Email: **david@specialassets.com**  
More Agent Contact Info:

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MLS #: 08550511

Prepared By: David Goldberg | Special Assets Inc | 03/05/2014 01:52 PM