



MLS #: CA1026701 **Status:** Active **Cat:** Residential **LP:** \$399,000
Addr: 50 Durbin Terrace **Unit #**
City: Chatham IL **Zip Code:** 62629
County: Sangamon **Subdivision:** The Highlands
Type: Single Family **Ann Taxes:** \$19.12 **Tax Year:** 2022
Tax ID: 28-12.0-207-003 **Add'l Parcel IDs**
Approx Acres: **Wtr Linear Ft:** **Apx Lot Size:** 11,096 SQ FT
Legal: LOT 126 THE HIGHLANDS SUB 1ST ADDN 12-14-6 (11,096 SQ FT)

# Bedrooms:	3	# Fireplaces:	1	Year	2023	Source	Owner of Record
	3rd Fl	Upper	Main	r	Bsmt	Addl	Total
Full Baths:	0	0	2	0	0	0	2
Half Baths:	0	0	1	0	0	0	1

Surveil: None
Util:
Virtually Staged?:

Directions to Property: from main street turn west onto teal drive, follow to plover and turn south to firefly. at intersection turn west and follow to Durbin

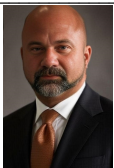
Room	Dimensions	Lvl	Floor	Room	Dimensions	Lvl	r	Egress	Bath	Size	Room	Dimensions	Lvl	r
Living:	16.00 x 19.00	M		Bedrm	12.00 x 15.00	M	C	Y	Private	Full	Den/Ofc:	x		
Great:	x			Bedrm	10.00 x 12.00	M	C	Y	None		Laundry:	9.00 x 6.60	M	
Family:	x			Bedrm	10.00 x 11.00	M	C	Y	None		Rec Rm:	x		
Fml Din:	x			Bedrm	x							x		
Inf Din:	12.00 x 10.00	M	LV	Bedrm	x							x		
Kitchen:	12.00 x 9.00	M	LV	Garage:	Y		x	#Cars	2.0		Remotes			

Elem Schl: Chatham	Mid Schl: Ball-Chatham SD	High Schl: Chatham District #5	Total SqFt: 1642
Mo. Assn Fee:	55+ Dev: N	Fin 3rd Fl Lvl	Fin Addtnl
Ann. Assn Fee:	Repo: No	Fin Upper Lvl	Total Lower Lvl SqFt:
New Const: Yes Under Development	Short Sale: No	Fin Main Lvl SqFt: 1,642	Finish Bsmt SqFt:
	RELO:	Fin Lower Lvl	Total Bsmt SqFt: 1,642
	Incentive: No		

This model is to be built this summer 2024, call your agent and get your contract in before it's in the ground. Construction time normally take 160 days from completion date of the foundation. This Energy efficient modern ranch farmhouse includes walk-in closets and a bathroom accessible from the hallway. We can build this home with an optional 3rd car garage, adding to its functionality and appeal. Custom built landing zone. High end Garage Doors fully insulated. Beautiful Stamped concrete Front and Rear Porch. Envirofoam Closed cell foam in walls and attic. Roof deck application of insulation to allow clean and accessible storage area in the entire attic. sound control in all interior walls, Full unfinished basement with option for finishing the area with 2 more bedrooms and Game room. Downspouts are dug underground to pop-ups to move water from the home. Electric Car charger in garage for your EV car. High efficiency heat pump system. 3 beds, 2 full baths. master bed with large walk in closet and large master bath. This home can be built on this lot or choose from 15 available lots. Build this home with our New Program, No construction loan- Fully financed by The builder with only \$1,000 earnest money down and a copy of your approval letter from your bank!!!

Style	Ranch
CONSTRUCTION TYPE	Frame
EXTERIOR	Brick, Vinyl Siding, Wood Siding, Stone
ROOFING	Shingles
GARAGE/PARKING	Attached
BASEMENT	Crawl Space
HEATING/COOLING	Gas, Water Heater - Gas, Central Air
WATER/SEWER	Public Water, Public Sewer
KITCHEN/DINING	Dining Informal
APPLIANCES	Dishwasher, Microwave Oven, Range/Oven, Refrigerator
LOT DESCRIPTION	Level
INFORMATION ON FILE	None
HIGH EFFICIENCY FEATURES	High Efficiency Heating, High Efficiency Wtr Htr, ES Construction, Other High Efficiency, ES Appliances, High Efficiency Air Cond., Spray Foam
TAX EXEMPTIONS	None

Unit #	Condo:	Conversion:	Condo Proj:	Rental
Unit	Building	Elevator:	Addl Fees:	Pets Allowed:



Dan Wallace
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 Legacy R.E. Professionals
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Original Price: \$399,000	Concessions \$:	List Date: 1/5/2024	Activation Date (if applicable): 2/20/2024
Sold Price:	Sold Conc. Info:	Agent Owned: Y	Agent Related to Owner: N
Close Date:	How Sold:	Days on Market: 61	
Type of Sale:	Co-Op Compensation: 2.0	Cumulative DOM: 264	