

Residential

MLS #

CA1026614

Listing Price **\$439,900**

Address

**51 Durbin Terrace**



City	Chatham
State	IL
Zip	62629
Area/Tract	Chatham, Etc
County	Sangamon
Agent Owned	Yes
Parcel ID#/Tax ID	28-12.0-206-008
Annual Taxes	\$19.12
Tax Year	2022
Elementary School	Chatham
High School/School District	Chatham District #5
Style	Ranch
Year Built	2023
Zoning	R-1
Mand Assoc Mthly Fee	No
Mthly Assoc Fee \$	
Mand Assoc Ann Fee	No
Annual Assoc Fee \$	
# Cars	3.0
Agent is Designated Managing Broker	Yes
Owner Name	Legacy Real Estate Professionals LLC / Dan Wallace
Owner Name 2	
Include on Internet	Yes
Days On Market	113
List Date	12/30/2023
Original Price	\$455,000
Co-Op Compensation	2

[Schedule a Showing](#)

Fin Main Level SQFT	2,189	# Bedrooms	3
Fin Upper Level SQFT		# Full Baths-Main	2
Fin 3rd Floor Level SQFT		# Full Baths - Upper	0
Fin Lower Level SQFT		# Full Baths-Lower	0
Total Lower Level SQFT		# Full Baths-Basement	0
Fin Basement SQFT		# 1/2 Baths-Main	0
Total Basement SQFT		# 1/2 Baths-Upper	0
Fin Addl SQFT		# 1/2 Baths-Lower	0
Total Fin SQFT	2,189	# 1/2 Baths-Basement	0

Kitchen	M	21.00	15.00	Luxury Vinyl Plank
Formal Din				
Informal Din	M	13.00	16.00	
Living				Luxury Vinyl Plank
Family				
Bdrm1	M	16.00	15.00	
Bdrm2	M	13.80	14.80	
Bdrm3	M	16.00	12.80	Carpet
Bdrm4				Carpet
Bdrm5				Carpet
Laundry	M	11.70	6.60	

APPLIANCES	Dishwasher, Microwave Oven, Range/Oven, Refrigerator
BASEMENT	Crawl Space
EXTERIOR	Brick, Vinyl Siding, Wood Siding, Stone
GARAGE/PARKING	Attached
HEATING/COOLING	Gas, Water Heater - Gas, Central Air
ROOFING	Shingles
SHOWING INSTRUCTIONS	Showing Time
WATER/SEWER	Public Water, Public Sewer

**Public Remarks** Just completed. Move in ready now!!! High efficiency new construction home. This is not your average Builders Grade home. This home is built like a homeowner would construct it themselves. Constructed with The Best in Building Materials, LP Smart Side 30-year Real Wood siding, Advantek Flooring, Zip system walls and Roof Sheathing. Solid Wood doors that have been stained. Wood Blinds. Polished stone countertops, Custom built shelving in pantry. Custom built landing zone. High end Garage insulated Doors. 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, Dry Crawl space with closed cell foam. Downspouts are dug underground to pop-ups to move water from the home. Electric Car charger in garage for your EV car. High efficiency furnace system. 3 beds, 2

**Abbrev. Parcel Description** LOT 107 THE HIGHLANDS SUB 1ST ADDN 12-14-6 (10,260 SQ FT)

**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



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