Property Features

316 Arbor Hill Court | New Lenox

MLS #12773587

General Details

1995
YEAR BUILT

3	2
BEDROOMS	BATHROOMS
1,300	TBD
ABOVE-GRADE SQ.FT.	BELOW-GRADE FINISHED SQ.FT

- ★ **EXCELLENT LOCATION!** Great proximity to highly-rated schools, terrific parks, a plethora of restaurants and shopping, expressways, and all the AMAZING community activities that New Lenox hosts at the Village Commons all year long!
- ★ **FINISHED BASEMENT + ROUGH-IN FOR A FUTURE BATHROOM**
- ★ **2.5-CAR ATTACHED GARAGE:** Automatic Overhead Door Opener (new in 2022)
- ★ **GRASSY BACKYARD AREA**

Exterior Details

- ★ **ASPHALT-SHINGLED ROOF** (new in 2015 or 2016)
- ★ **SKYLIGHTS** (Main Level Bath new in 2025; Upstairs new in 2024)
- ★ **WOOD SIDING** (recently painted by the HOA)
- ★ **VINYL REPLACEMENT WINDOWS** (all new in 2010)
- ★ **ASPHALT DRIVEWAY**
- ★ **PROFESSIONALLY MAINTAINED GROUNDS**
- ★ **CONCRETE PATIO**

Main Level

- ★ **INVITING FOYER with COAT CLOSET**
- ★ **LIVING ROOM / DINING ROOM:** Luxury Vinyl Plank Flooring (new in 2014)**;** Direct Access to the Patio (new Slider in 2015)
- ★ **KITCHEN:** An abundance of cabinets and counter space; Ceramic Tile Flooring; GE suite of appliances new in 2019: Refrigerator, Range, Dishwasher, Microwave
- ★ **3-PIECE BATH**

Second Level

- ★ **SPACIOUS PRIMARY SUITE:** Great Closet Space; direct access to the Full-Bath; Private Balcony overlooking the yard (new Slider in 2015)
- ★ **BEDROOM 2**
- ★ **BEDROOM 3:** Private Balcony overlooking the yard (new Slider in 2015)
- ★ **FULL BATH**
- ★ **LINEN CLOSET**

Finished Basement

- ★ **SPACIOUS OPEN AREA** for your future Rec Room/Game Room, Family Room, Teen Space, Playroom, Theater Room, or Home Gym...**IMAGINE THE POSSIBILITIES!**
- ★ **STORAGE ROOM / FUTURE BATHROOM:** Plumbing is already roughed-in!
- ★ **LAUNDRY / MECHANICAL ROOM:** Washer & Dryer stay; Utility Sink
- ★ **UNDER-STAIRS STORAGE CLOSET**

Mechanicals

- ★ **CENTRAL A/C and FURNACE** (new in 2014)
- ★ **EJECTOR PUMP**
- ★ **SUMP PUMP** (new in 2026) **with a WATCHDOG BATTERY BACKUP**
- ★ **40-GALLON WATER HEATER** (new in 2025)

Condo Association

- ★ **SELF-MANAGED CONDO ASSOCIATION:** President: Brett ~ 815/922-2278
- ★ **2026 MONTHLY DUES: $200.00, which includes:**

  Common Insurance ~ Exterior Maintenance ~ Driveway Repairs & Maintenance ~ Lawn Cutting ~ Shrub Maintenance (in front) ~ Snow Removal after 2 inches.

BAIRD & WARNER
It's *easier* here.

(All Information provided is accurate to the best of Seller's knowledge and subject to change without notice.)