



Attached Single MLS #: **06939013** STAT: **NEW** AREA: **8008**
 LDR: **06/24/2008** CTGF: LP: **\$775,000**
 LD: **06/24/2008** OLP: **\$775,000**
 OMD: LISTING MKRT TIME: **1** SP:
 CONT DT: SELLING OFC: FIN:
 CLSD DT: SELLING AGT: PNT:
 ADDRESS: **401 N Wabash Ave** UNIT#: **2230** TNU: **758**
 CITY: **Chicago** ZIP: **60611**
 SUB/COMPLEX: BLT: **2008** B78: **N**
 OWN: **Condo** Leased/XD: **N** MODEL:
 DIR: **Ohio East to Wabash South to 401 N Wabash at River**
 CRP: **CHICAGO** CNY: **Cook** TWN: **NORTH CHICAGO**
 RMS: **1 BR: 0** BTH: **1** MBB: **Y** FP: **0** BMT: **N** BB: **N** PKN: **G** CARS: **1**
 DIM: **COMMON** TXY: **2006** TXC: ATD: TDY:
 ASF: **674** UFL: **22** DAY: **0** TAX: **NEW** LPF: HPF:
 POO: OWS: SAS: **N** PTA: **Y** MPW: WF: **Y**
 NC: **Y** OD: **06/24/2008** CT: PIN: **17044310310000** MP:

ASM: **\$630** Master Assoc. Fee: **N** WI: **R** CI: **R**
 GRs: DIST#: **299** JH: DIST#: **299** HS: DIST#: **299** OT: DIST#: **299**
 COORDINATES: NORTH: **401** SOUTH: **0** EAST: **100** WEST: **0**

Room Details, Utilities and Features

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	14X22	Main Level	Carpet	Y					
Dining Room:		Not Applicable							
Kitchen:		Not Applicable							
Family Room:		Not Applicable							
Master Bedroom:		Not Applicable							
2nd Bedroom:									
3rd Bedroom:									
4th Bedroom:									

AGE: **NEW Ready for Occupancy** IMPW: **Lake Michigan**
 AIR: **Central Air** IMPS: **Sewer-Public**
 CAA: **Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, Storage, Health Club, On Site Manager/Engineer, Party Room, Sundeck, Pool-Indoors, Receiving Room, Restaurant, Sauna, Security Door Locks, Service Elevator, Steam Room, Valet/Cleaner, Whirlpool** IMPO: **Curbs/Gutters, Gated Entry, Sidewalks, Street Lights**
 APP: **Oven/Range, Refrigerator** INF: **Listing Agent Must Accompany**
 BAS: **None** KIT:
 BAT: **MBR - Full, Whirlpool** LDS: **Landscaped Professionally, River Front, Water View**
 DIN: **Combined w/ LivRm (WLR)** MAI: **Heat, Air Conditioning, Water, Electric, Gas, Common Insurance, Security, Doorman, TV/Cable, Clubhouse, Exercise Facilities, Pool, Exterior Maintenance, Scavenger, Snow Removal**
 DRV: **Concrete** NCO:
 ELE: **Circuit Breakers, 200+ Amp Service** OTR:
 EQP: **TV-Cable, Fire Sprinklers, CO Detectors** MGT: **Developer Controls, Manager On-site**
 EXP: **City, Lake/Water** PET: **Cats OK, Dogs OK**
 EXT: **Aluminum/Vinyl/Steel Siding (AVS), Glass (GL)** POS: **Closing**
 FND: **Concrete, Reinforced Caisson** ROF:
 FPL:
 GAR: **Attached, On-Site** TPC: **High Rise, Studio**
 PAR: **Underground/Covered, Visitor Parking, Valet, On-Site** TRM: **Conventional**
 HEA: **Electric, Zoned** UFE: **Handicapped Access, Elevator, Storage**

Remarks: **1 of Only 3 extra lrg studio hotel condos located at So curve of tower providing awesome direct river views. Excellent rental stats for this oversized 675 SF studio situated ideally between two 1 BR units. Dramatic below mrkt pricing due to early investing offers, generous equity upon closing. Elgntly furnished LR/BR/Off & Kit w/MIELE, WOLF & SUB-ZERO. Spa BA, 2 flat screens, pool, River walk & all Trump has to offer**

Agent Remarks:

INTERNET LISTING: All	REMARKS INTERNET: Y	LIST: Exclusive Agency
ADI: Y	HEM: Y	EMAIL: Alexis@Eldorrado.com
CC: 2.5% -\$195	SCI: None	
SHO: 773-588-7777 APPT DESK / NEED CELL AND EMAIL		
OWNER: OOR	AON: N	PHONE:
BROKER: Eldorrado Chicago Real Estate	ID#: 18454	PHONE: (773) 588-7777
AGENT: ALEXIS ELDORRADO	ID#: 134403	PHONE: (773) 588-7777
CO-LIST:	AAN: www.Eldorrado.com	