



**Detached Single**

Status: **NEW**  
Area: **1021**

MLS #: **11781092**  
List Date: **05/10/2023**  
List Dt Rec: **05/11/2023**

List Price: **\$649,900**  
Orig List Price: **\$649,900**  
Sold Price:

Address: **1735 Forest Hills Dr , Dixon, IL 61021**  
Directions: **Located between Dixon and Sterling. From Dixon take Route 2, then right onto North Frontage Road and then left onto Forest Hills Drive.**

Closed:  
Off Market:  
Year Built: **2001**

Contract:  
Financing:  
Blt Before 78: **No**

Lst. Mkt. Time: **3**  
Concessions:  
Contingency:  
Curr. Leased:

Dimensions: **6**  
Ownership: **Fee Simple**  
Corp Limits: **Unincorporated**  
Coordinates:

Subdivision:  
Township: **Palmyra**

Model:  
County: **Lee**  
# Fireplaces: **3**  
Parking: **Garage**

Rooms: **15**  
Bedrooms: **4**

Bathrooms **4 / 3**  
(full/half):  
Master Bath: **Full, Whirlpool & Sep Shwr**

# Spaces: **Gar:4**

Basement: **Walkout**

Bsmnt. Bath: **Yes**

Parking Incl.  
In Price:

Buyer Ag. Comp.: **3% (% of Net Sale Price)**  
Mobility Score: -

Remarks: **Exquisite home on 6 acres in Forest Hills Subdivision located between Dixon and Sterling. The 2 story entry highlights the curved open staircase. There is a fireplace in the living room and master bedroom. The sitting room/hearth area has a see thru fireplace into the 4 season room. Each bedroom has its own bath and walk in closet. The spacious eat in kitchen includes an electric oven and gas top, dishwasher, microwave, disposal, trash compactor, reverse osmosis system, and built in desk. The home also features a 2nd staircase conveniently located near the kitchen, surround sound system, 5'x6' sauna in the walk out basement, trayed ceilings, Anderson windows, and 14'x19' deck off the 4 season room. There is approximately 4,332 square feet above grade and 1,558 finished walk out basement area. The property also includes a 24'x60' steel building with cement floor. Additional land is available and the taxes are assessed with a larger parcel.**

**School Data**

Elementary: **(170)**  
Junior High: **(170)**  
High School: **(170)**

**Assessments**

Amount:  
Frequency: **Not Applicable**  
Special Assessments: **No**  
Special Service Area: **No**  
Master Association:  
Master Assc. Freq.: **Not Required**

**Tax**

Amount: **\$11,693.08**  
PIN: **16070230001000**  
Mult PINs:  
Tax Year: **2021**  
Tax Exmps: **Homeowner, Senior**

**Miscellaneous**

Waterfront: **No**  
Appx SF: **5890**  
SF Source: **Assessor**  
Bldg. Assess. SF:  
Acreage: **6**

**Square Footage Comments:**

| Room Name               | Size  | Level            | Flooring     | Win Trmt | Room Name       | Size  | Level            | Flooring | Win Trmt |
|-------------------------|-------|------------------|--------------|----------|-----------------|-------|------------------|----------|----------|
| Living Room             | 16X22 | Main Level       | Carpet       |          | Master Bedroom  | 15X25 | Main Level       | Carpet   |          |
| Dining Room             | 13X14 | Main Level       | Carpet       |          | 2nd Bedroom     | 11X15 | 2nd Level        | Carpet   |          |
| Kitchen                 | 23X20 | Main Level       | Ceramic Tile |          | 3rd Bedroom     | 12X14 | 2nd Level        | Carpet   |          |
| Family Room             | 14X12 | Walkout Basement | Carpet       |          | 4th Bedroom     | 17X12 | 2nd Level        | Carpet   |          |
| Laundry Room            | 12X7  | Main Level       |              |          |                 |       |                  |          |          |
| Office                  | 20X14 | Walkout Basement | Carpet       |          | Library         | 12X13 | Main Level       | Carpet   |          |
| Bonus                   | 24X8  | 2nd Level        | Carpet       |          | Recreation Room | 16X19 | Walkout Basement | Carpet   |          |
| Sitting Room            | 14X12 | Main Level       | Carpet       |          | Sewing Room     | 19X17 | Walkout Basement | Vinyl    |          |
| Sun/Florida Room Heated | 15X15 | Main Level       | Carpet       |          | Foyer           | 17X10 | Main Level       | Hardwood |          |

Interior Property Features: **Skylight(s), Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, Walk-In Closet(s), Bookcases, Separate Dining Room**  
Exterior Property Features: **Deck**

Age: **21-25 Years**

Type: **2 Stories**

Style:

Exterior: **Brick**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen: **Eating Area-Table Space**

Appliances: **Microwave, Dishwasher, Disposal, Compactor-Trash, Water Softener Owned, Gas Cooktop, Electric Oven**

Dining: **Separate**

Attic:

Basement Details: **Partially Finished**

Bath Amn:

Fireplace Details: **See through/Multi Sided, Gas Logs**

Fireplace Location: **Living Room, Bedroom, Hearth Room**

Electricity:

Equipment: **Water-Softener Owned, Central Vacuum, Security System, Ceiling Fan, Sump Pump, Electronic Air Filters**

Other Structures: **Outbuilding**

Door Features:

Window Features:

Laundry Features:

Additional Rooms: **Office, Library, Bonus, Recreation Room, Sitting Room, Sewing Room, Sun/Florida Room Heated, Foyer**

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Driveway: **Concrete**

Foundation:

Exst Bas/Fnd:

Disability Access: **No**

Disability Details:

Exposure:

Lot Size: **6.0-7.99 Acres**

Lot Size Source:

Lot Desc: **Irregular**

Roof:

Sewer: **Septic-Private**

Water: **Well-Private**

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:

Rural:

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

Relist:

Zero Lot Line:

Broker: **Northwest Illinois Realty, LLC (93654) / (815) 631-8550**

List Broker: **John Rosengren (930363) / (815) 631-8550 / JohnRosengren@gmail.com; johnrosengren@gmail.com**

CoList Broker:

More Agent Contact Info:

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