

THE MANSION Bed and Breakfast

305 Oregon Ave. W. Dundee, IL 60118



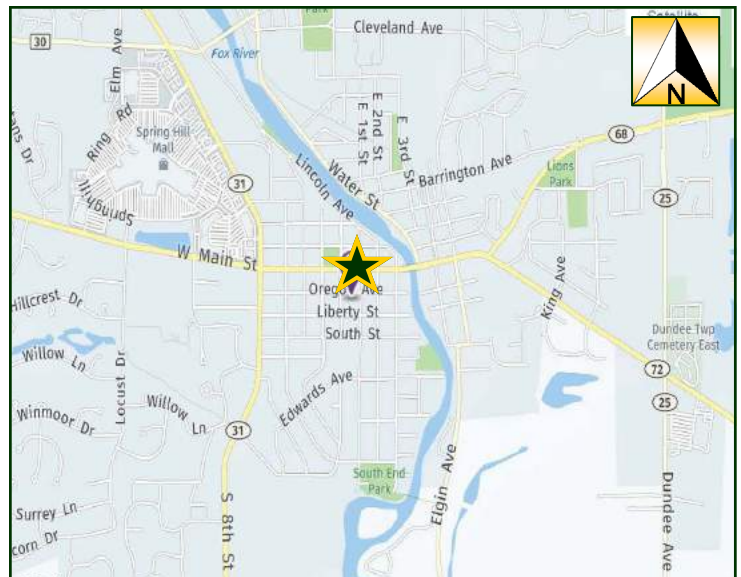
The Mansion Bed and Breakfast, originally built in 1907. Rare Tudor structure with income producing components of 3 apartments, 4 long term stay rooms and 4 bed and breakfast guest rooms. Current owners bought a diamond in the rough and poured over \$500K into it. 12,480 SF above grade plus 3,559 SF unfinished basement. Needs new energy to utilize to fullest extent. Books and records are available. Property retains much of its original charm with exquisite woodwork and leaded stained glass. 28 rooms overall. Could be used as a single family home with additional income. One block from downtown restaurants and shopping. List of furniture, fixtures and equipment Available. **SERIOUS QUALIFIED BUYERS ONLY.**

Income Producing Components:

- 3 Apartments • 4 Long Term Stay Rooms
- 4 Bed & Breakfast Guest Rooms
- Fully Sprinklered
- 28 Rooms • 10 Bathrooms
- 12,480 SF Above grade
- 3,559 SF Unfinished Basement
- Real Estate Taxes (2016) \$14,714.00
- One Block from Downtown Restaurants and Shopping.
- Books, Records and List of FF&E Available

\$1,100,000
(Business and Real Estate)

PIN#03-22-485-002



MLS: 09653004

Loopnet: 20416794

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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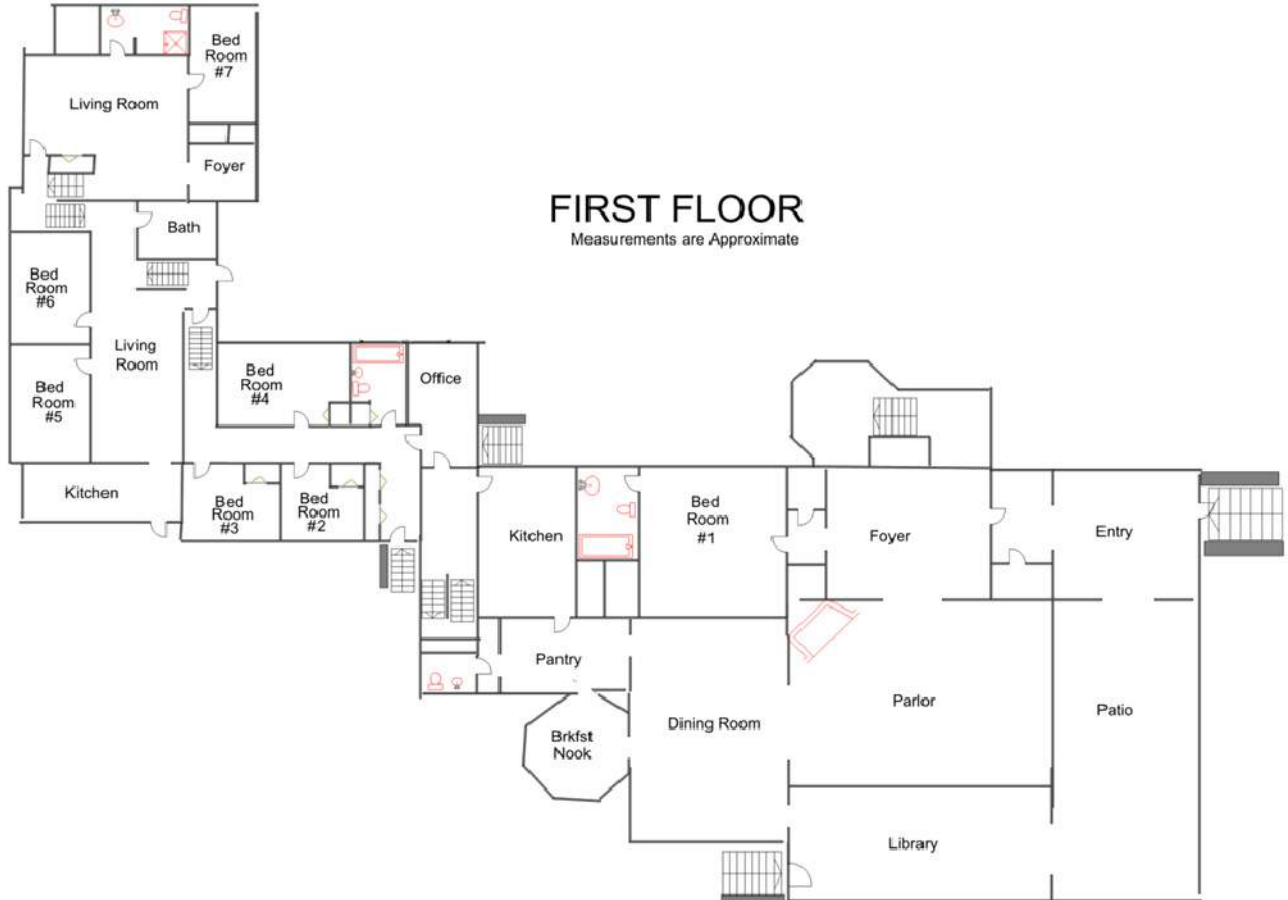
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FIRST FLOOR

5,744 SF

Patio	10x26	Entry	12x12	Bedroom #2	12x12
Library	10x22	Parlor	22x15	Bedroom #3	12x12
Foyer	12x16	Dining Room	13x18	Bedroom #4	12x18
Bedroom #1	12x15	Kitchen	15x9	Bedroom #5	12x15
Pantry	13x7	Breakfast Nook	10x10	Bedroom #6	15x12
Hall	4x12	Office	10x23	Apt. Kitchen	7x21
Apt. Foyer	10x10	Apt. Living	22x19	Apt. Living Room	10x21
Bedroom #7	10x19	Apt. Bath	15x4	Apt. Bath	10x10



SECOND FLOOR
3,471 SF

Master Bdrm.	15x20	Jacuzzi Room	14x12	Bathroom	7x9
Hall	4x15	Bathroom	8x11	Sitting Room	10x14
Bedroom #2	13x20	Bedroom #3	10x14	Bathroom	5x10
Exterior Deck	28x32	Veranda #2	8x21	Bedroom #4	7x22
Kitchen	13x21	Bedroom #5	11x13	Sitting Room	6x6
Veranda #3	7x16 10x12	Living Room	19x22	Bathroom	5x6



THIRD FLOOR
1,190 SF

Stairway Sitting Area	6x10	Bedroom #1	8x8
Bathroom	6x9	Closet	3x15
Bedroom #2	13x9 6x9	Living Room	9x31 12x9
Bedroom #3	12x21	Hall	3x15

THIRD FLOOR
(attic)

Measurements are Approximate



BASEMENT
3,012 SF

Prep Area	18x20	Workshop	23x15
Kitchen	12x16	Storage	23x18
Bath 1	4x7	Hexagon Rm.	8x8
Hall	19x11	Hexagon	9x9
Laundry Room	34x14	Small Rm.	9x9
Boiler Room	21x12	Small Rm.	6x7
Storage	10x8		

