HOME FOR SALE

COMMERCIAL POTENTIAL

PROPERTY FEATURES:

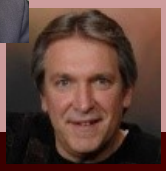
- *Living Room: 16 x 11*
- *Kitchen: 20 x 12*
- *Dining Room: 16 x 16*
- *Master Bedroom: 13 x 16*
- *Bedroom #2: 13 x 11*
- *Bedroom #3: 14 x 13*
- *Den: 15 x 15*
- *Bonus Room: 26 x 14*
- *2 Full Bathrooms*
- *Partial Basement*
- *2 Car Detached Garage*
- *Add'l 10 Parking Spaces*
- *Approx. 1,686 sq. ft.*
- *Approx. .25 Acre*
- *Walk to Downtown*
- *Many Possibilities*

91 E. Grand Ave.
Lake Villa, IL 60046

Asking

$224,900

Prominent Lake Villa, two story home can be a used as a residence, commercial office, duplex or combination of all three!! Many options for buyers to consider. Great location at the Southwest corner of Grand Avenue and McKinley. Lots of parking on side and rear of lot. Massive deck with handicap ramp. First floor kitchen will wow you with quality cabinets, Corian counter top, rosewood floors, built-in seats with storage, and large pantry with sliding barn doors. Living dining room combo has original wood floors. First floor master bedroom with bay window and walk-in closet. Upper level has two additional bedrooms, library/den area and unfinished bonus room for 2nd kitchen/dining area. Vaulted ceilings and additional full bathroom with classic pedestal sink. Full basement with access to rear yard. Lots of hardscape, horse shoe and burn pits. Detached garage. Newer roof and HVAC. Quality siding, upgraded windows. Many unique features. Walk to downtown restaurants and stores, school, and the park. Near train station for the commuter. Home needs your finishing touches. Long time owners looking to downsize.



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All information is Not Guaranteed

Detached Single
Status: **CTG**
Area: **46**
Address: **91 E Grand Ave , Lake Villa, IL 60046**
Directions: **From Grand and Route 83 go west to SW corner of McKinley and Grand Avenue**

MLS #: **10938761**
List Date: **11/20/2020**
List Dt Rec: **11/20/2020**

List Price: **$224,900**
Orig List Price: **$224,900**
Sold Price:
Lst. Mkt. Time: **4**

Closed:
Off Market:
Year Built: **1927**
Dimensions: **66 X 165**
Ownership: **Fee Simple**
Corp Limits: **Lake Villa**
Coordinates:
Rooms: **8**
Bedrooms: **3**
Basement: **Partial**

Contract: **11/23/2020**
Financing:
Blt Before 78: **Yes**
Subdivision:
Township: **Lake Villa**
Bathrooms (full/half): **2 / 0**
Master Bath: **None**
Bsmnt. Bath: **Yes**

Concessions:
Contingency: **A/I**
Curr. Leased: **No**
Model:
County: **Lake**
Fireplaces:
Parking: **Garage, Exterior Space(s)**
Spaces: **Gar:2 Ext:10**
Parking Incl In Price: **Yes**

Mobility Score: **38 - Minimal Mobility.**

Remarks: **Prominent Lake Villa, two story home can be a used as a residence, commercial office, duplex or combination of all three!! Many options for buyers to consider. Great location at the Southwest corner of Grand Avenue and McKinley. Lots of parking on side and rear of lot. Massive deck with handicap ramp. First floor kitchen will wow you with quality cabinets, Corian counter top, rosewood floors, built-in seats with storage, and large pantry with sliding barn doors. Living dining room combo has original wood floors. First floor master bedroom with bay window and walk-in closet. Upper level has two additional bedrooms, library/den area and unfinished bonus room for 2nd kitchen/dining area. Vaulted ceilings and additional full bathroom with classic pedestal sink. Full basement with access to rear yard. Lots of hardscape, horse shoe and burn pits. Detached garage. Newer roof and HVAC. Quality siding, upgraded windows. Many unique features. Walk to downtown restaurants and stores, school, and the park. Near train station for the commuter. Home needs your finishing touches. Long time owners looking to downsize.**

School Data
Elementary: **Olive C Martin (41)**
Junior High: **Peter J Palombi (41)**
High School: **Lakes Community (117)**

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

Tax
Amount: **$4,870.30**
PIN: **06041010050000**
Mult PINs: **No**
Tax Year: **2019**
Tax Exmps: **Homeowner, Senior**

Miscellaneous
Waterfront: **No**
Appx SF: **1686****
SF Source: **Assessor**
Bldg. Assess. SF:
Acreage: **0.25**

Square Footage Comments: **Upper level kitchen/dining area unfinished and not in total SF**
Level Square Footage Details: **Upper Sq Ft: 648, Main Sq Ft: 1038, Above Grade Total Sq Ft: 1686, Unfinished Basement Sq Ft: 628, Total Basement Sq Ft: 628, Aprox. Total Finished Sq Ft: 1686, Total Finished/Unfinished Sq Ft: 2314

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X11	Main Level	Hardwood		Master Bedroom	13X16	Main Level	Wood Laminate	
Dining Room	16X16	Main Level	Hardwood		2nd Bedroom	13X11	2nd Level	Carpet	
Kitchen	20X12	Main Level	Hardwood		3rd Bedroom	14X13	2nd Level	Other	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Den	15X15	2nd Level	Other		Bonus	26X14	2nd Level	Other	

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Hardwood Floors, Wood Laminate Floors, 1st Floor Bedroom, 1st Floor Full Bath, Walk-In Closet(s), Bookcases, Historic/Period Mlwk, Beamed Ceilings, Some Carpeting, Some Window Treatmnt, Some Wood Floors, Dining Combo, Drapes/Blinds, Some Insulated Wndws, Walk-In Closet(s)**
Exterior Property Features: **Deck, Porch, Brick Paver Patio, Storms/Screens, Fire Pit, Workshop**

Age: **91-100 Years, Rehab in 1995**
Type: **2 Stories**
Style: **Victorian**
Exterior: **Aluminum Siding**
Air Cond: **Central Air**
Heating: **Gas, Forced Air**
Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space, Pantry-Closet, Pantry, SolidSurfaceCounter**
Appliances: **Oven/Range, Microwave, Refrigerator, Washer, Dryer, Gas Cooktop, Gas Oven**
Dining: **Combined w/ LivRm**
Attic: **Unfinished**
Basement Details: **Unfinished, Crawl, Exterior Access, Concrete (Basement), Storage Space**
Bath Amn:
Fireplace Details:
Fireplace Location:
Electricity: **100 Amp Service**
Equipment: **Ceiling Fan, Sump Pump**
Other Structures: **Garage(s)**
Door Features: **Sliding Doors**
Window Features: **Bay Window(s), Double Pane Windows, Drapes, Insulated Windows, Screens, Skylight(s), Window Coverings, Window Treatments, Wood Frames**
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Laundry Features: **Gas Dryer Hookup, In Unit**
Additional Rooms: **Den, Bonus**
Garage Ownership: **Owned**
Garage On Site: **Yes**
Garage Type: **Detached**
Garage Details:
Parking Ownership: **Owned**
Parking On Site: **Yes**
Parking Details: **Off Alley, Off Street, Visitor Parking, Alley Access, Direct Access, Parking Lot**
Driveway: **Asphalt**
Foundation: **Brick, Concrete**
Exst Bas/Fnd:
Disability Access: **Yes**
Disability Details: **Ramp - Main Level, Wheelchair Ramp(s)**
Exposure: **N (North)**
Lot Size: **.25-.49 Acre**
Lot Size Source: **County Records**
Lot Desc: **Corner, Mature Trees, Garden, Sidewalks, Streetlights**

Roof: **Asphalt/Glass (Shingles)**
Sewer: **Sewer-Public**
Water: **Lake Michigan, Public**
Const Opts:
General Info: **School Bus Service, Commuter Train**
Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
Asmt Incl: **None**
HERS Index Score:
Green Discl:
Green Rating Source:
Green Feats:
Sale Terms:
Possession: **Closing**
Occ Date:
Rural: **No**
Addl. Sales Info.: **List Broker Must Accompany**
Broker Owned/Interest: **No**
Relist:
Zero Lot Line:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
CoList Broker: **Timothy Conner (14283) / (847) 877-5822**
More Agent Contact Info: **847-508-5263**

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