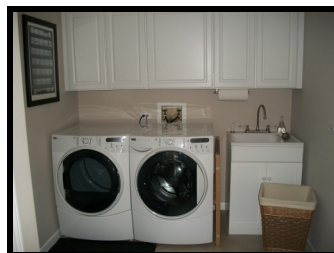
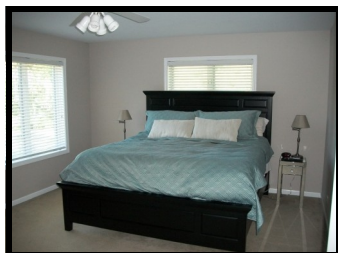
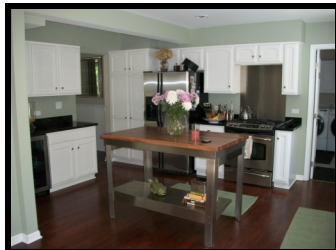
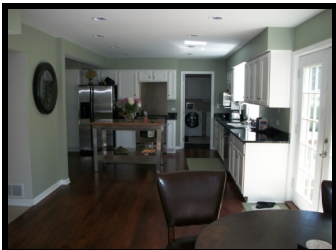


Home For Sale

*Robert E. Frank
Real Estate, Inc.*

Serving Your Real Estate Needs in
Lake & McHenry Counties Since 1980

37160 & 37168 N. Granada, Lake Villa, IL 60046



**Robert E. Frank, GRI
Owner / Broker
Tim Conner-Realtor**

**P.O. Box 1111
829 Milwaukee Ave.
Lake Villa, IL 60046**

Phone: 847-356-LAND

Fax: 847-356-3311

Robert Cell: 847-508-5263

Tim Cell: 847-877-5822

E-mail:

Landman5263@ameritech.net

Landman5263@aol.com

We're on

Features:

- Four Bedrooms
 - 13 x 18
 - 12 x 12
 - 12 x 10
 - 12 x 9
- Two Full Bathrooms
One Half Bathroom
- Living Room: 24 x 12
- Kitchen: 12 x 16
- Dining Room: 12 x 11
- Laundry: 8 x 7
- 2.5 Car Attached Garage
- Fully Fenced Back Yard

Directions:

Grand Ave. & Route 45, West to
Granada, South to Home

\$209,900

New hardwood floors greet you when you enter this two story home with lovely living room and new stone faced fireplace. Open floor plan flows to the beautiful kitchen with new stainless steel appliances including built in wine fridge & granite countertops. Sliders lead to a huge deck and new flag-stone patio. Lots of privacy in the fully fenced rear yard. Large double lot with plenty of room for play set and pool. Full unfinished basement awaits your personal touch. This four bedroom home has extra area upstairs for office/play place. Bonus storage attic over garage! Large walk in closet in master bedroom. Easy to show. Must see today!

www.robertefrankrealestate.com

All Information is not Guaranteed



Detached Single MLS #: **07586849** List Price: **\$209,900**
 Status: **ACTV** List Date: **07/20/2010** Orig List Price: **\$209,900**
 Area: **46** List Dt Rec: **07/20/2010** Sold Price:
 Address: **37160 N Granada Boulevard, Lake Villa 60046** Contingency Flag:
 Directions: **GRAND & 45 W2 GRANADA, S2 HOME**
 Sold by: Listing Market Time: **8**
 Off Market: Contract: Points:
 Closed: Financing: Census Tract: **8610.13**
 Year Built: **1990** Built B4 78: **No** Currently Leased: **No**
 Ownership: **Fee Simple** Subdivision: **Venetian Village**
 Model: Dimensions: **100 X 135**
 Corp Limits: **Lake Villa** County: **Lake**
 Township: **Lake Villa**
 Rooms: **7** Bedrooms: **4** Bathrooms: **2.1**
 Master Bath: **No** Basement: **Yes** Basement Bath: **No**
 Parking: **Garage** Cars: **2** Fireplaces: **2**

School Data	Coordinates	Assessments	Tax	Miscellaneous
Elementary: B J HOOPER ELEMENTARY SCHOOL (41)	North: 37	Amount: \$0	Amount: \$6,212	Waterfront: No
Junior High: PETER J PALOMBI SCHOOL (41)	South: 0	Not	PIN: 06023220200000	Wall Insul:
High School: GRAYSLAKE NORTH HIGH SCHOOL (127)	West: 20	Frequency: Applicable	Mult PINs: Yes	Ceiling Insul:
Other:	East: 0	Special: No	Tax Year: 2009	Appx SF: 2048
			Tax Exmps: None	Acreage: 0.31

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	24X12	Main Level	Hardwood		Master Bedroom	13X18	Main Level	Carpet	
Dining Room	12X11	Main Level	Hardwood		2nd Bedroom	12X12	2nd Level	Carpet	
Kitchen	12X16	Main Level	Hardwood		3rd Bedroom	12X10	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom	12X9	2nd Level	Carpet	
Laundry	8X7	Main Level	Ceramic Tile						

Age: **11-25 Years** Features: **Deck** Oth Info: **None**
 Air Cond: **Central Air** Foundation: **Concrete** Lot Desc: **Fenced Yard**
 Amenities: Exst Bas/Fnd: Lot Size: **.25-.49 Acre**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Refrigerator-Bar, Washer, Dryer** Fireplace: **Location-Living Room, Location-Basement** Asmt Incl: **None**
 Attic: **Unfinished** Garage: **Attached, 2.5 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), On-Site** Const Opts:
 Basement: **Full, Unfinished** Parking: **Off Street, On-Site** Other Rooms: **1st Floor Bedroom, Utility/Laundry-1st Floor**
 Bath Amn: Occ Date: Possession: **Closing**
 Dining: Kitchen: **Island, Pantry-Closet** Roof: **Asphalt/Glass (Shingles)**
 Driveway: **Asphalt** Heating: **Gas, Forced Air** Style: **Traditional**
 Electricity: **100 Amp Service** Water: **Well-Private** Type: **2 Stories**
 Equipment: **Ceiling Fan, Sump Pump** Sewer: **Septic-Private** Sale Terms:
 Exterior: **Aluminum/Vinyl/Steel Siding** Oth Impr: **Streets Paved** Green Rating Source:
 HERS Index Score: Exposure: **E (East)** Green Feats:

Remarks: **New hardwood floors greet you when you enter this 2 story home with lovely LR & new stone faced fireplace. Open floor plan flows to the beautiful kitchen w new SS appliances including built in wine fridge. Sliders lead to huge deck & new flagstone patio. Lots of privacy in the fully fenced rear yard. Large double lot w plenty of room for play set & pool. Extra area for bonus room! Addl storage over garage! Must see!**

Agent Remarks:

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box: Metal Push Button
Coop Comp: 2.5% - \$175		Special Comp Info: None
Showing Inst: Call LA at 847-508-5263 or ShowingAssist		
Owner: OOR	Ph #: Agent Owned/Interest?: No	
Broker: Robert E. Frank Real Estate (2412)	Ph #: (847) 356-5263	Team:
List Agent: Robert Frank (11927)	Ph #: (847) 356-5263	Email: Landman5263@ameritech.net; Landman5263@aol.com
Co-lister: Timothy Conner	Ph #: (847) 877-5822	More Agent Contact Info: Cell 847-508-5263

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Prepared By: Robert Frank - Robert E. Frank Real Estate 07/27/2010 01:00 PM