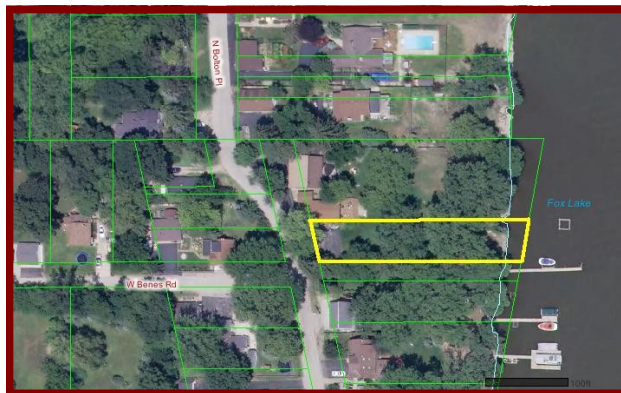




# Waterfront Lot For Sale

*Robert E. Frank*  
*Real Estate, Inc.*  
Serving Your Real Estate Needs in  
Lake & McHenry Counties Since 1980

38167 N. Bolton Pl., Antioch, IL 60002

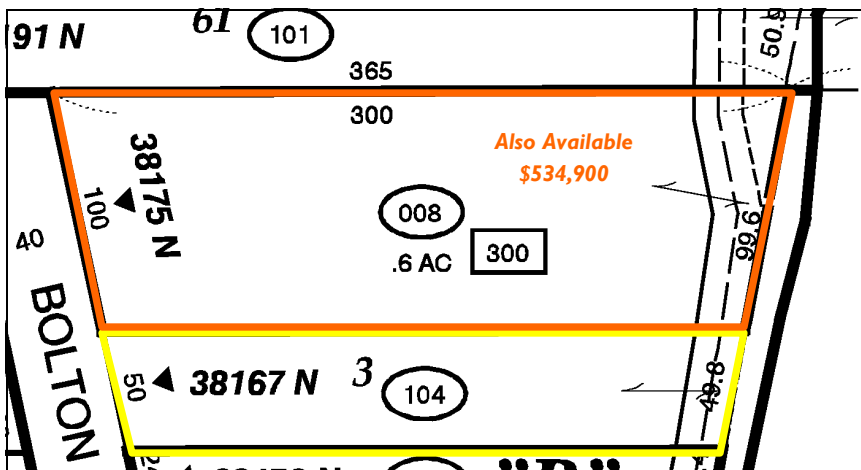


**Robert E. Frank, GRI**  
**Owner / Broker**  
**Tim Conner-Realtor**

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

Phone: 847-356-LAND  
Fax: 847-356-3311  
Robert Cell: 847-508-5263

E-mail:  
Landman5263@ameritech.net  
Landman5263@aol.com



**Features:**

- 50 Feet of Waterfront
- Garage Included
- Adjoining Property Available
- Driveway Installed

**Directions:**

Grass Lake Rd. West of  
Route 59 to Ackerman,  
South to Lakeside, to  
Bolton

# \$209,900

\$209,900 buys this 50 foot waterfront lot on Fox Lake with garage on water's edge! Combine with MLS #07307479 for a total of 150 feet of water frontage! Call listing office to walk the property with your clients / builders. Seller will allow buyer time for due diligence, septic testing, etc... Super opportunity to have new construction on the Chain! Asphalt driveway already installed.



**Land**  
 Status: **PCHG**  
 List Price: **\$209,900**  
 Rent Price: **\$0**  
 Rental Unit:  
 Address: **38167 N Bolton Place, Antioch 60002**  
 Directions: **Grass Lake Rd. West of Rt. 59 to Ackerman, South to Lakeside, to Bolton**  
 Sold by:  
 Off Mkt Date:  
 Closed Date:  
 Owner: **Fee Simple**  
 Frnt Footage: **50**  
 Corp Limits: **Antioch**  
 Township: **Antioch**  
 Rooms:  
 Fireplaces:  
 Basement:

MLS #: **07410699**  
 List Date: **01/08/2010**  
 Orig List Price: **\$249,000**  
 Orig Rnt Price: **\$0**  
 Lease Type:  
 Contract Date:  
 Finance Code:  
 Subdivision: **Indian Point**  
 Dimensions: **50 X 290 X 49.8 X 280**  
 Bedrooms:  
 Parking:  
 Cars:

Area: **2**  
 List Dt Rec: **01/08/2010**  
 Sold Price:  
 Rented Price:  
 Actual Zoning: **Single Family**  
 Contingency:  
 List Mkt Time: **181**  
 Points:  
 Census Tract: **8608.08**  
 Subdvn Lot #:  
 County: **Lake**  
 Bathrooms:  
 Mstr Bath:  
 Bmt Bath:

**School Data**

Elementary: **GRASS LAKE ELEMENTARY SCHOOL (36)**  
 Junior High: **GRASS LAKE ELEMENTARY SCHOOL (36)**  
 High School: **ANTIOCH COMMUNITY HIGH SCHOOL (117)**  
 Other:

**Coordinates**

North: **26**  
 South: **0**  
 West: **38**  
 East: **0**

**Tax**

Amount: **\$2,944.03**  
 PIN: **01353041040000**  
 Mult PINs: **No**  
 Tax Year: **2008**  
 Tax Exmps: **None**

**Miscellaneous**

Waterfront: **Yes**  
 Acreage: **0.28**  
 Special: **No**  
 Loans:  
 Equity:

**Backup Package: Yes**

Appx Land Sq Ft: **12475**  
 Tot Lots Avail: **1**  
 Min Req/Sq Ft (1):  
 Min Req/Sq Ft (2):  
 Other Min Req Sq Ft:

Air Cond:  
 Land Amenities: **Pond/Lake, Water Rights**  
 Backup Info: **Aerial Map, Topographic Maps**  
 Basement:  
 Bldg Improvements: **Bldg/s No House, Garage/s**  
 Client Needs:  
 Client Will:  
 Construction:  
 Current Use: **Residential-Single Family**  
 Exterior:

Foundation:  
 Farms Type:  
 Features: **Public Road**  
 Heat/Fuel:  
 Oth Info: **None**  
 Known Existing Liens:  
 Land Description: **Pond/Lake**  
 Location: **Lake Front, Water Front, Water View**  
 Lot Size: **.25-.49 Acre**  
 Ownership Type: **Individual**

Potential Use: **Residential-Single Family**  
 Possession: **Closing**  
 Road Surface: **Asphalt**  
 Rail Availability: **None**  
 Style:  
 Tenant Pays:  
 Type:  
 Sale Terms:  
 Utilities: **Electric to Site, Gas to Site**

Remarks: **\$219,900 buys this 50 foot waterfront lot on Fox Lake with garage on water's edge! Combine with MLS #07410691 for a total of 150 of water frontage! Call listing office to walk the property with your clients / builders. Seller will allow buyer time for due diligence, septic testing, etc... Super opportunity to have new construction on the Chain! Asphalt driveway already installed!**

**Agent Remarks:**

Internet Listing: **All**  
 VOW AVM: **Yes**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.5% - \$150**  
 Showing Inst: **Call LA at 847-508-5263 to Walk Property**  
 Owner: **OOR**  
 Broker: **Robert E. Frank Real Estate (2412)**  
 List Agent: **Robert Frank (11927)**  
 Co-lister: **Timothy Conner**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Holds Earnest Money: **Yes**  
 Special Comp Info: **None**

Ph #:  
 Ph #: **(847) 356-5263**  
 Ph #: **(847) 356-5263**  
 Ph #: **(847) 877-5822**

Addr on Internet?: **Yes**  
 Lock Box: **None**  
 Agent Owned/Interest?: **No**  
 Team:  
 Email: **Landman5263@ameritech.net; Landman5263@aol.com**  
 More Agent Contact Info: **847-508-5263**

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Prepared By: Robert Frank - Robert E. Frank Real Estate 07/07/2010 11:22 AM