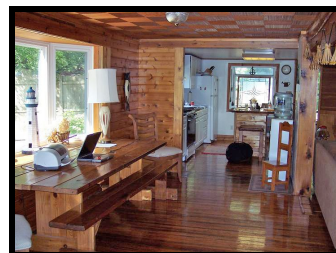
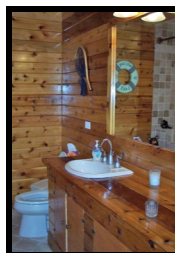
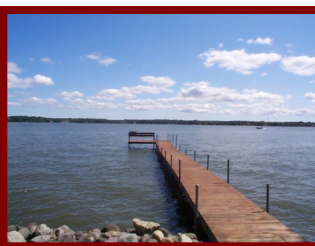
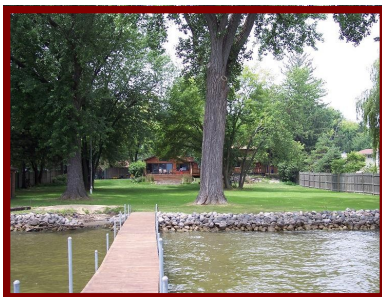




Waterfront Home For Sale

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

38175 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:

- Two Bedrooms
 - 16 x 9
 - w/ 11 x 6 Tandem Room
 - 10 x 10
- One Full Bathroom
- Living Room: 15 x 15
- Kitchen: 13 x 13
- Family Room: 10 x 18
- Dining Room: 17 x 9
- 3-Car Detached Garage: 36 x 38 w/ Bonus Room
- Fox Lake Waterfront

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

\$549,900

100 feet of waterfront on Fox Lake offers stunning views from this rustic home with large toy barn! Hardwood floors greet you as you enter the kitchen and living room. Knotty pine accents the stone fireplace in the living room. Vaulted ceilings in family room with sliding doors leading to a huge entertainment deck with sub-zero fridge and bar area! The toy barn in 36 x 38 with a loft bonus room. Partial basement houses HVAC. Ample off street parking. Easy to show. Additional 50 foot lot available totaling 150 feet of Fox Lake frontage for only \$219,900!



Detached Single MLS #: **07410691** List Price: **\$549,900**
 Status: **PCHG** List Date: **01/08/2010** Orig List Price: **\$595,000**
 Area: **2** List Dt Rec: **01/08/2010** Sold Price:
 Address: **38175 N Bolton Place, Antioch 60002** Contingency Flag:
 Directions: **Grass Lake Rd. West of Route 59 to Ackerman, South to Lakeside, to Bolton**
 Sold by: Listing Market Time: **71**
 Off Market: Contract: Points:
 Closed: Financing: Census Tract: **8608.08**
 Year Built: **1950** Built B4 78: **Yes** Currently Leased: **No**
 Ownership: **Fee Simple** Subdivision: **Indian Point**
 Model: Dimensions: **100 X 300 X 99.6 X 290**
 Corp Limits: **Unincorporated** County: **Lake**
 Township: **Antioch**
 Rooms: **6** Bedrooms: **2** Bathrooms: **1**
 Master Bath: **No** Basement: **Yes** Basement Bath: **No**
 Parking: **Garage** Cars: **3** Fireplaces: **1**

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**

Assessments

Amount: **0**
 Not
 Frequency: **Applicable**
 Special: **No**

Tax

Amount: **\$9,956.81**
 PIN: **01353000080000**
 Mult PINs: **No**
 Tax Year: **2008**
 Tax Exmps: **None**

Miscellaneous

Waterfront: **Yes**
 Wall Insul:
 Ceil Insul:
 Appx SF: **1204**
 Acreage: **0.6**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X15	Main Level	Hardwood		Master Bedroom	16X9	Main Level	Carpet	Yes
Dining Room	17X9	Main Level	Hardwood	Yes	2nd Bedroom	10X10	Main Level	Carpet	
Kitchen	13X13	Main Level	Hardwood	Yes	3rd Bedroom		Not Applicable		
Family Room	10X18	Main Level	Carpet		4th Bedroom		Not Applicable		
Tandem Rm	11X6	Main Level	Carpet	Yes	Deck	14X28	Main Level	Other	

Age: **51-100 Years** Features: **Deck, Patio, Vaulted/Cathedral** Oth Info: **None**
 Air Cond: **Central Air** Ceiling, Storage Shed, Boat Lot Desc: **Chain of Lakes Frontage,**
 Amenities: **Pond/Lake, Water Rights** Dock/Mooring Lake Front
 Appliances: **Oven/Range, Microwave, Refrigerator** Foundation: **Concrete** Lot Size: **.50-.99 Acre**
 Attic: Exst Bas/Fnd: Asmt Incl: **None**
 Basement: **Partial, Crawl** Fireplace: **Location-Living Room, Wood** Const Opts:
 Bath Amn: Burning Other Rooms: **1st Floor Bedroom**
 Dining: **Combined w/ LivRm** Garage: **Detached, 3+ Car Garage, Garage** Possession: **Closing**
 Driveway: **Asphalt** Door Opener(s) (Auto), Roof: **Asphalt/Glass (Shingles)**
 Electricity: **Circuit Breakers, 100 Amp** Transmitter(s) Style: **Ranch**
 Service Parking: **Off Street** Type: **1 Story**
 Equipment: **Ceiling Fan, Sump Pump** Occ Date: Sale Terms:
 Exterior: **Cedar** Kitchen: **Eating Area-Breakfast Bar** Green Rating Source:
 HERS Index Score: Heating: **Gas, Forced Air** Green Feats:
 Green Disc: Water: **Well-Private**
 Sewer: **Septic-Private**
 Oth Impr: **Streets Paved**
 Exposure: **E (East)**

Remarks: **100 ft of waterfront on Fox Lake offers stunning views from this rustic home w/ lg toy barn! Hardwood floors greet you as you enter the kitchen and LR. Knotty pine accents stone fireplace in the LR. Vaulted ceilings in FR with sliding doors leading to a huge entertainment deck w/ sub-zero fridge & bar area. Toy barn is 36x38 w/ a loft bonus room. Partial basement houses HVAC. Add'l lot avail. See MLS #07410699 !!**

Agent Remarks: **Tumbled stone tile in bathroom. Play on the Chain during all 4 seasons!**

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% - \$150** 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;**
 Ph #: **(847) 877-5822** Landman5263@aol.com
 More Agent Contact Info: **847-508-5263**
 Co-lister: **Timothy Conner**