



ROBERT E. FRANK
 OWNER / MANAGING BROKER
 847-508-5263



Heather Ridge TOWNHOME FOR SALE

ASKING:

\$ 249,800

**748 CHANDLER RD.
 GURNEE, IL 60031**



ABOUT PROPERTY

Charming Heather Ridge Maple Model townhome with golf course and pond views. As you step into the entry, experience the vaulted living/dining room with floor to ceiling stone fire place, two large skylights and parquet floors. The kitchen has been updated with beautiful hardwood cabinets, Formica counter tops and tile flooring. Enjoy morning coffee on the concrete patio with views of mature landscaping, golf course and pond. First floor bathroom was remodeled with earth tone tile walls and flooring. Owner added walk-in shower with glass doors, grab bars and pedestal sink. The first floor bedroom has laminate flooring, crown molding and chair rail. First floor stackable washer and dryer. The long time owner added chair lift (available separately) for easy access to upper level loft, bedroom and full bathroom. Seller will include additional stainless grab bars. The interior was freshly painted throughout. The one car, detached garage is conveniently located just across Chandler. Unit has newer architectural shingle roofing, and natural light pours into the upgraded, double hung windows. Assessment includes lawn maintenance, snow removal, water, common insurance, security, exterior maintenance and scavenger. You and your guests can enjoy the pool, tennis courts and club house. Heather Ridge location assures easy access to I94 and lies between Chicago and Milwaukee! This is an estate so please allow time for seller response.



GOLF/POND VIEW



LIVING ROOM

FEATURES

- Living Room: 12 x 13
- Kitchen: 12 x 12
- Dining Room: 12 x 8 (Combined)
- Bedroom #1: 11 x 15
- Bedroom #2: 11 x 14
- Loft: 12 x 18
- 2 Full Bathrooms
- Approx. 1,364 sq. ft.
- On Golf Course
- 1-Car Detached Garage
- Heather Ridge Subdivision
- End Unit



KITCHEN

847-356-LAND

P.O. BOX 1111, LAKE VILLA, IL 60046

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Attached Single
 Status: **NEW**
 Area: **31**

MLS #: **12573934**
 List Date: **02/21/2026**
 List Dt Rec: **02/21/2026**

List Price: **\$249,800**
 Orig List Price: **\$249,800**
 Sold Price:
 SP Incl: **Yes**
 Parking:

Address: **748 Chandler Rd , Gurnee, IL 60031**
 Directions: **Gages Lake & Colby, South to Chander, to 748 on Golf Course!**

Closed:
 Off Mkt:
 Year Built: **1976**
 Dimensions: **898**
 Ownership: **Fee Simple w/ HO Assn.**

Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision: **Heather Ridge**

Lst. Mkt. Time: **4**
 Concessions:
 Contingency:
 Curr. Leased: **No**

Corp Limits: **Gurnee**
 Coordinates:

Township: **Warren**

Model: **Maple**

Rooms: **6**
 Bedrooms: **2**
 Basement: **None**

Bathrooms: **2/0**
 (Full/Half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**

County: **Lake**
 # Fireplaces: **1**
 Parking: **Garage, Exterior Space(s)**
 # Spaces: **Gar:1 Ext:1**
 Parking Incl: **Yes**
 In Price:

Waterfront: **No**
 Appx SF: **1364****

SF Source: **Assessor**

Total Units: **4**
 # Stories: **2**
 % Own. Occ.:

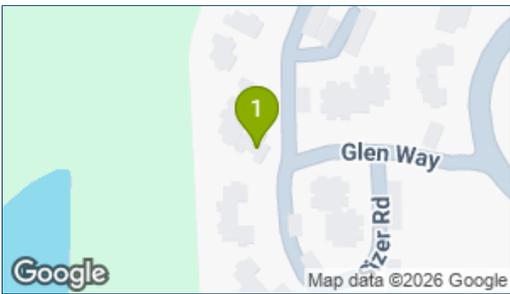
Bldg. Assess. SF: **1364**
 Unit Floor Lvl.: **1**
 % Cmn. Own.:

Days for
 Bd Apprvl: **0**

Level Square Footage Details: **Upper Sq Ft: 564, Main Sq Ft: 800, Above Grade Total Sq Ft: 1364, Approx. Total Finished Sq Ft: 1364, Total Finished/Unfinished Sq Ft: 1364

● **Check FHA Eligibility**

Mobility Score: - **?**



Remarks: **Charming Heather Ridge Maple Model townhome with golf course and pond views. As you step into the entry, experience the vaulted living/dining room with floor to ceiling stone fire place, two large skylights and parquet floors. The kitchen has been updated with beautiful hardwood cabinets, Formica counter tops and tile flooring. Enjoy morning coffee on the concrete patio with views of mature landscaping, golf course and pond. First floor bathroom was remodeled with earth tone tile walls and flooring. Owner added walk-in shower with glass doors, grab bars and pedestal sink. The first floor bedroom has laminate flooring, crown molding and chair rail. First floor stackable washer and dryer. The long time owner added chair lift (available separately) for easy access to upper level loft, bedroom and full bathroom. Seller will include additional stainless grab bars. The interior was freshly painted throughout. The one car, detached garage is conveniently located just across Chandler. Unit has newer architectural shingle roofing, and natural light pours into the upgraded, double hung windows. Assessment includes lawn maintenance, snow removal, water, common insurance, security, exterior maintenance and scavenger. You and your guests can enjoy the pool, tennis courts and club house. Heather Ridge location assures easy access to I94 and lies between Chicago and Milwaukee! This is an estate so please allow time for seller response.**

School Data

Elementary: **Woodland (50)**
 Junior High: **Woodland (50)**
 High School: **Warren Township (121)**

Assessments

Amount: **\$449**
 Frequency: **Monthly**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**
 Master Assc. Freq.: **Not Required**

Tax

Amount: **\$3,933.94**
 PIN: **07284010010000 /**
Mult PINs: No
 Tax Year: **2024**
 Tax Exmps: **Homeowner, Senior**
 Coop Tax Deduction:
 Tax Deduction Year:

Pet Information

Pets Allowed: **Cats OK, Dogs OK**
 Max Pet Weight: **999**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X13	Main Level	Parquet		Master Bedroom	11X15	2nd Level	Carpet	
Dining Room	12X8	Main Level	Parquet		2nd Bedroom	11X14	Main Level	Wood Laminate	
Kitchen	12X12	Main Level	Ceramic Tile		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Loft	12X18	2nd Level	Carpet	

Interior Property Features: **Vaulted Ceiling(s), Wood Laminate Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Laundry Hook-Up in Unit**
 Exterior Property Features: **Balcony, Patio, Storms/Screens, Private Entrance, End Unit**

Age: **41-50 Years**
 Type: **Townhouse-2 Story**
 Exposure:
 Exterior: **Cedar**
 Air Cond: **Central Air**
 Heating: **Electric, Forced Air**
 Kitchen:
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Electric Cooktop, Electric Oven**
 Dining: **Combined w/ LivRm**
 Bath Amn: **Bidet**
 Fireplace Details: **Wood Burning, Attached Fireplace Doors/Screen, Masonry**
 Fireplace Location: **Living Room**
 Electricity:
 Equipment: **Ceiling Fan, Water Heater-Gas**
 Additional Rooms: **Loft**
 Other Structures:
 Door Features: **Sliding Glass Door(s)**
 Window Features: **Skylight(s)**
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Laundry Features: **Gas Dryer Hookup, In Unit**
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details: **Garage Door Opener(s), Transmitter(s)**
 Parking Ownership:
 Parking On Site: **Yes**
 Parking Details: **Off Street, Side Apron**
 Parking Fee (High/Low): **/**
 Driveway: **Asphalt**
 Basement Details: **Crawl**
 Foundation: **Concrete**
 Ext Bas/Fnd:
 Roof: **Asphalt/Glass (Shingles)**
 Disability Access: **Yes**
 Disability Details: **Chairlift**
 Lot Desc: **Golf Course Lot, Water View**
 Lot Size Source: **County Records**

Sewer: **Sewer-Public**
 Water: **Public**
 Const Opts:
 General Info: **School Bus Service**
 Amenities: **Golf Course, Park/Playground, Pool-Outdoors, Tennis Court/s**
 Asmt Incl: **Water, Common Insurance, Security, Clubhouse, Pool, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Est Occp Date:
 Management: **Manager On-site**
 Rural: **No**
 Addl. Sales Info.: **None**
 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:

More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.