



**Detached Single**

Status: **NEW**  
 Area: **73**  
 Address: **1312 Cherokee Dr , Round Lake Beach, IL 60073**  
 Directions: **Fairfield to Oakwood, east on Oakwood to Cherokee, north to sign and #**

MLS #: **11659645**  
 List Date: **10/24/2022**  
 List Dt Rec: **10/24/2022**

List Price: **\$134,900**  
 Orig List Price: **\$134,900**  
 Sold Price:

Closed:  
 Off Market:  
 Year Built: **1950**  
 Dimensions: **50 X 107**  
 Ownership: **Fee Simple**  
 Corp Limits: **Round Lake Beach**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision: **Hillwood**  
 Township: **Avon**

Lst. Mkt. Time: **1**  
 Concessions:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Lake**

Coordinates:  
 Rooms: **5**  
 Bedrooms: **3**  
 Basement: **None**

Bathrooms **1 / 0**  
 (full/half):  
 Master Bath: **None**  
 Bsmnt. Bath:

# Fireplaces:  
 Parking: **Garage, Exterior Space(s)**  
 # Spaces: **Gar:2.5 Ext:3**  
 Parking Incl. **Yes**  
 In Price:

Mobility Score: -

Remarks: **Why pay rent? Affordable Cape Cod in Round Lake Beach. Stroll into the fenced front yard gate onto concrete sidewalk to the oval, glass front door. You are welcomed into the large living room and full, carpeted staircase to the upper level. The two bedrooms upstairs enjoy natural light and warm carpeting. The first floor bedroom and living room have laminate flooring thru out. The kitchen is bright with room for small dine in table. Newer refrigerator, stove and microwave. Room to add a dishwasher. Laundry hook ups ready for your washer and dryer in the big utility room. This home has a newer roof, water heater, updated bathroom and kitchen. Also, fresh pastel colors on the interior. Detached two and a half car detached garage with heavy duty, insulated garage door. Tool shed can stay or if buyer prefers the seller will remove it. Vacant on lock box. Short notice showings OK. Seller prefers to close January 2, 2023 or later.**

**School Data**  
 Elementary: **Raymond Ellis (116)**  
 Junior High: **Round Lake (116)**  
 High School: **Round Lake Senior (116)**

<b>Assessments</b>	<b>Tax</b>	<b>Miscellaneous</b>
Amount:	Amount: <b>\$3,625.08</b>	Waterfront: <b>No</b>
Frequency: <b>Not Applicable</b>	PIN: <b>06184250350000</b>	Appx SF: <b>1082**</b>
Special Assessments: <b>No</b>	Mult PINs: <b>No</b>	SF Source: <b>Assessor</b>
Special Service Area: <b>No</b>	Tax Year: <b>2021</b>	Bldg. Assess. SF:
Master Association:	Tax Exmps: <b>None</b>	Acres: <b>0.12</b>
Master Assc. Freq.: <b>Not Required</b>		

Square Footage Comments:  
 \*\*Level Square Footage Details: **Upper Sq Ft: 406, Main Sq Ft: 676, Above Grade Total Sq Ft: 1082, Approx. Total Finished Sq Ft: 1082, Total Finished/Unfinished Sq Ft: 1082**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X15	Main Level	Wood Laminate		Master Bedroom	9X11	Main Level	Wood Laminate	
Dining Room		Not Applicable			2nd Bedroom	12X15	2nd Level	Carpet	
Kitchen	9X15	Main Level	Vinyl		3rd Bedroom	12X15	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Utility Room-1st Floor	7X10	Main Level	Vinyl						

Interior Property Features: **Wood Laminate Floors, 1st Floor Bedroom, 1st Floor Full Bath, Some Carpeting**  
 Exterior Property Features: **Storms/Screens**

Age: <b>71-80 Years</b>	Laundry Features:	Roof: <b>Asphalt/Glass (Shingles)</b>
Type: <b>1.5 Story</b>	Additional Rooms: <b>Utility Room-1st Floor</b>	Sewer: <b>Sewer-Public</b>
Style: <b>Cape Cod</b>	Garage Ownership: <b>Owned</b>	Water: <b>Public</b>
Exterior: <b>Vinyl Siding</b>	Garage On Site: <b>Yes</b>	Const Opts:
Air Cond: <b>None</b>	Garage Type: <b>Detached</b>	General Info: <b>School Bus Service</b>
Heating: <b>Gas, Forced Air</b>	Garage Details: <b>Garage Door Opener(s), Transmitter(s)</b>	Amenities: <b>Street Lights, Street Paved</b>
Kitchen: <b>Eating Area-Table Space</b>	Parking Ownership: <b>Owned</b>	Asmt Incl: <b>None</b>
Appliances: <b>Oven/Range, Microwave, Refrigerator, Gas Cooktop, Gas Oven</b>	Parking On Site: <b>Yes</b>	HERS Index Score:
Dining:	Parking Details: <b>Driveway</b>	Green Discl:
Attic:	Driveway: <b>Asphalt</b>	Green Rating Source:
Basement Details: <b>Crawl</b>	Foundation: <b>Concrete</b>	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: <b>No</b>	Possession: <b>Closing</b>
Fireplace Location:	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural: <b>No</b>
Equipment: <b>Ceiling Fan, Water Heater-Gas</b>	Lot Size: <b>Less Than .25 Acre</b>	Addl. Sales Info.: <b>None</b>
Other Structures:	Lot Size Source: <b>County Records</b>	Broker Owned/Interest: <b>No</b>
Door Features:	Lot Desc: <b>Fenced Yard, Mature Trees, Chain Link Fence</b>	Relist:
Window Features:		Zero Lot Line:
Gas Supplier: <b>Nicor Gas</b>		
Electric Supplier: <b>Commonwealth Edison</b>		

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:

Copyright 2022 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.  
 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.