

# PROPERTY FOR SALE ZONED C1



## PROPERTY FEATURES:

### Main Floor

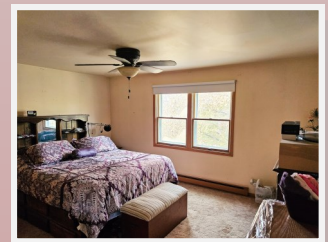
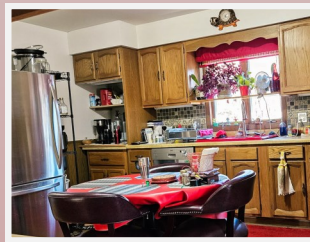
- \* Living Room: 18 x 15
- \* Kitchen: 12 x 12
- \* Family Room: 22 x 21
- \* Dining Room: 13 x 15
- \* Foyer: 11 x 7
- \* Bedroom #1: 12 x 10

### 2nd Floor

- \* 2nd Kitchen: 15 x 13
- \* Den: 14 x 14
- \* Bedroom #2: 15 x 14
- \* Bedroom #3: 10 x 15

### Attic

- \* Bedroom #4: 10 x 11
- \* 3.1 Bathrooms
- \* Approx. 2,593 sf
- \* Partial Basement
- \* In-Law Arrangement
- \* 2 Large Barns + Garage
- \* .388 Acre
- \* Zoned C1



**313 W. Nippersink Rd.  
Round Lake, IL 60073**

*Asking*  
**\$274,900**

Multi generation Amann Heritage two story!! House your large family and small business all in one location. Enter the slate floor foyer and enjoy the original 1907 ornate woodwork, doors, trim, hard wood floors and built in cabinets. The large family room overlooking Nippersink Road can house an office or salon with balance of home being living space. C-1 zoning Uses include antique store, floral shop, beauty shop, professional office, attorney, accountant, chiropractor, in home child care, etc... The second floor has updated kitchen, two full bathrooms, two bedrooms and large living room plus a bonus bedroom in partially finished attic. Hobbyists/small contractors will flock to the two large barns. The newer south barn has wood burning stove, overhead garage door and floored loft. North barn has workshop, convenience toilet and upper level MAN CAVE/OFFICE with bar and wood burning stove. Plus there is a two and 1/2 car garage!! Lots of square footage to house all your toys! Exterior is nicely landscaped. Concrete driveway! First floor kitchen and bathroom will need some updating. Walk to downtown shopping, METRA and restaurants. Family moving multiple generations of stuff so please don't mind the boxes! Please provide some notice for showings.



**Robert E. Frank, GRI**  
Robert E. Frank Real Estate, Inc.  
P.O. Box 1111, Lake Villa, IL 60046  
OFFICE: (847) 356-5263  
CELL: (847) 508-5263  
FAX: (847) 356-3311  
RobertEFrankRealEstate@gmail.com  
www.Facebook.com/RobertEFrankRealEstate

**www.RobertEFrankRealEstate.com**



*All information is  
Not Guaranteed*



**Detached Single**  
 Status: **NEW**  
 Area: **73**  
 Address: **313 W Nippersink Rd , Round Lake, IL 60073**  
 Directions: **From Rt. 120 and Rt 134 go west on Rt 134 (MAIN STREET which becomes Nippersink) to 313 West Nippersink.**

MLS #: **11922189**  
 List Date: **11/02/2023**  
 List Dt Rec: **11/03/2023**  
 List Price: **\$274,900**  
 Orig List Price: **\$274,900**  
 Sold Price:

Closed:  
 Off Market:  
 Year Built: **1907**  
 Dimensions: **74 X 240 X 66 X 272**  
 Ownership: **Fee Simple**  
 Corp Limits: **Round Lake**  
 Coordinates:  
 Rooms: **10**  
 Bedrooms: **4**  
 Basement: **Partial**

Contract:  
 Financing:  
 Blt Before 78: **Yes**  
 Subdivision:  
 Township: **Avon**  
 Bathrooms **3 / 1**  
 (full/half):  
 Master Bath: **None**  
 Bsmnt. Bath: **No**

Lst. Mkt. Time: **5**  
 Concessions:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Lake**  
 # Fireplaces: **1**  
 Parking: **Garage, Exterior Space(s)**  
 # Spaces: **Gar:4 Ext:8**  
 Parking Incl. **Yes**  
 In Price:

Buyer Ag. Comp.: **2.5% - \$395 (% of Gross Sale Price)**  
 Mobility Score: -



Remarks: **Multi generation Amann Heritage two story!! House your large family and small business all in one location. Enter the slate floor foyer and enjoy the original 1907 ornate woodwork, doors, trim, hard wood floors and built in cabinets. The large family room overlooking Nippersink Road can house an office or salon with balance of home being living space. C-1 zoning Uses include antique store, floral shop, beauty shop, professional office, attorney, accountant, chiropractor, in home child care, etc... The second floor has updated kitchen, two full bathrooms, two bedrooms and large living room plus a bonus bedroom in partially finished attic. Hobbyists/small contractors will flock to the two large barns. The newer south barn has wood burning stove, overhead garage door and floored loft. North barn has workshop, convenience toilet and upper level MAN CAVE/OFFICE with bar and wood burning stove. Plus there is a two and 1/2 car garage!! Lots of square footage to house all your toys! Exterior is nicely landscaped. Concrete driveway! First floor kitchen and bathroom will need some updating. Walk to downtown shopping, METRA and restaurants. Family moving multiple generations of stuff so please don't mind the boxes! Please provide some notice for showings.**

**School Data**  
 Elementary: **Village (116)**  
 Junior High: **John T Magee (116)**  
 High School: **Round Lake Senior (116)**

Assessments	Tax	Miscellaneous
Amount:	Amount: <b>\$1</b>	Waterfront: <b>No</b>
Frequency: <b>Not Applicable</b>	PIN: <b>06292170040000</b>	Appx SF: <b>2593**</b>
Special Assessments: <b>No</b>	Multi PINs: <b>No</b>	SF Source: <b>Assessor</b>
Special Service Area: <b>No</b>	Tax Year: <b>2022</b>	Bldg. Assess. SF:
Master Association:	Tax Exmps: <b>Homeowner, Disabled Vet</b>	Acreage: <b>0.388</b>
Master Assc. Freq.: <b>Not Required</b>		

Square Footage Comments:  
 \*\*Level Square Footage Details: **Upper Sq Ft: 1178, Main Sq Ft: 1415, Above Grade Total Sq Ft: 2593, Unfinished Basement Sq Ft: 1415, Total Basement Sq Ft: 1415, Approx. Total Finished Sq Ft: 2593, Total Finished/Unfinished Sq Ft: 4008**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X15	Main Level	Hardwood		Master Bedroom	12X10	Main Level	Vinyl	
Dining Room	13X15	Main Level	Hardwood		2nd Bedroom	15X14	2nd Level	Carpet	
Kitchen	12X12	Main Level	Hardwood		3rd Bedroom	10X15	2nd Level	Carpet	
Family Room	22X21	Main Level	Carpet		4th Bedroom	10X11	Attic		
Laundry Room					2nd Kitchen	15X13	2nd Level	Wood Laminate	
Den	14X14	2nd Level	Carpet						
Foyer	11X7	Main Level	Slate						

Interior Property Features: **Bar-Dry, Hardwood Floors, Wood Laminate Floors, 1st Floor Bedroom, In-Law Arrangement, 1st Floor Laundry, 1st Floor Full Bath, Built-in Features, Bookcases, Historic/Period Mlwk, Some Carpeting, Special Millwork, Some Window Treatmnt, Some Wood Floors, Some Wall-To-Wall Cp, Paneling, Pantry**

Exterior Property Features: **Balcony, Rear Porch, Storms/Screens, Workshop**

Age: **100+ Years, Rehab in 1975**  
 Type: **2 Stories**  
 Style: **Traditional**  
 Exterior: **Vinyl Siding, Frame, Masonry, Wood Siding**  
 Air Cond: **1 (Window/Wall Unit)**  
 Heating: **Electric, Hot Water/Steam, Baseboard, Radiant**  
 Kitchen: **Eating Area-Table Space, Pantry-Closet**  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal, Cooktop, Oven/Built-in, Range Hood, Electric Cooktop, Range Hood**  
 Dining: **Separate**  
 Attic: **Finished, Pull Down Stair, Unfinished**  
 Basement Details: **Unfinished, Crawl**  
 Bath Amn:  
 Fireplace Details: **Wood Burning**  
 Fireplace Location: **Other**  
 Electricity: **200+ Amp Service**  
 Equipment: **Ceiling Fan, Multiple Water Heaters, Water Heater-Electric, Water Heater-Gas**  
 Other Structures: **Barn(s), Outbuilding, Shed(s), Garage(s), Storage**  
 Door Features:  
 Window Features:  
 Gas Supplier: **Nicor Gas**  
 Electric Supplier: **Commonwealth Edison**

Laundry Features: **In Unit, Sink**  
 Additional Rooms: **Den, 2nd Kitchen, Foyer**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Detached**  
 Garage Details: **Garage Door Opener(s), Transmitter(s), Multiple Garages**  
 Parking Ownership: **Owned**  
 Parking On Site: **Yes**  
 Parking Details: **Off Street, Driveway**  
 Driveway: **Concrete**  
 Foundation: **Brick, Concrete**  
 Exst Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure: **N (North)**  
 Lot Size: **.25-.49 Acre**  
 Lot Size Source: **County Records**  
 Lot Desc: **Mature Trees, Sidewalks, Streetlights**

Roof: **Asphalt/Glass (Shingles)**  
 Sewer: **Sewer-Public**  
 Water: **Public**  
 Const Opts:  
 General Info: **School Bus Service, Commuter Train**  
 Amenities: **Street Lights, Street Paved**  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Discl:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Occ Date:  
 Rural: **No**  
 Addl. Sales Info.: **None**  
 Broker Owned/Interest: **No**  
 Relist:  
 Zero Lot Line: **No**

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.