

# HOME FOR SALE

## CONVENIENT LOCATION



### PROPERTY FEATURES:

#### Main Floor

- \* Living Room: 23 x 12
- \* Kitchen: 12 x 9
- \* Dining Room: 13 x 12
- \* Family Room: 14 x 12
- \* Breakfast Room: 13 x 8
- \* Foyer: 16 x 7

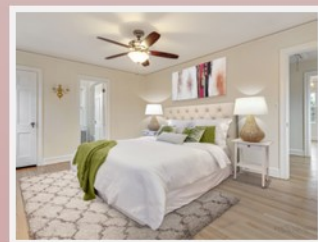
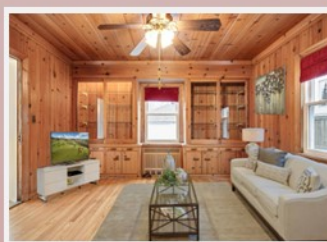
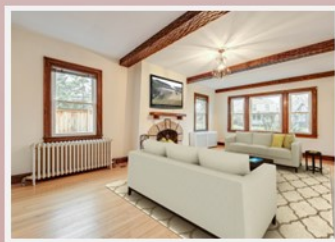
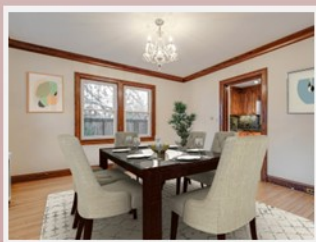
#### 2nd Floor

- \* Master Bedroom: 17 x 12
- \* Bedroom #2: 23 x 12
- \* Bedroom #3: 12 x 10

#### Full Basement

- \* Rec Room: 23 x 19
- \* Office: 14 x 12
- \* Laundry Room: 10 x 8

- \* 2.1 Bathrooms
- \* 2-Car Detached Garage
- \* Approx. 1,805 Sq. Ft.
- \* Fenced Lot



**495 Ryan Pl.  
Lake Forest, IL 60045**

*Price Reduced*

**\$588,000**

Lake Forest Dutch Colonial has refinished hardwood floors, fresh paint throughout and updated kitchen with stainless steel appliances. Walk or bike to shopping, dining, schools and the lake! Metra station is under a mile away! This 1929 home features French doors, arched entry, knotty pine cabinets in living room/den, hand hewn beams, stone fire place and beautiful staircase in front foyer. Sunny breakfast room overlooks rear yard. Garage has fresh paint and drywall. Fenced lot with mature trees and newer brick patio. Architectural roof is only 6 years new! Bike path is one neighbor away! Convenient location for active North Shore lifestyle. Enjoy free concerts, Halloween, kids activities, car shows and shopping in Historic Market Square. Lake Forest schools!



**Robert E. Frank & Tim Conner**

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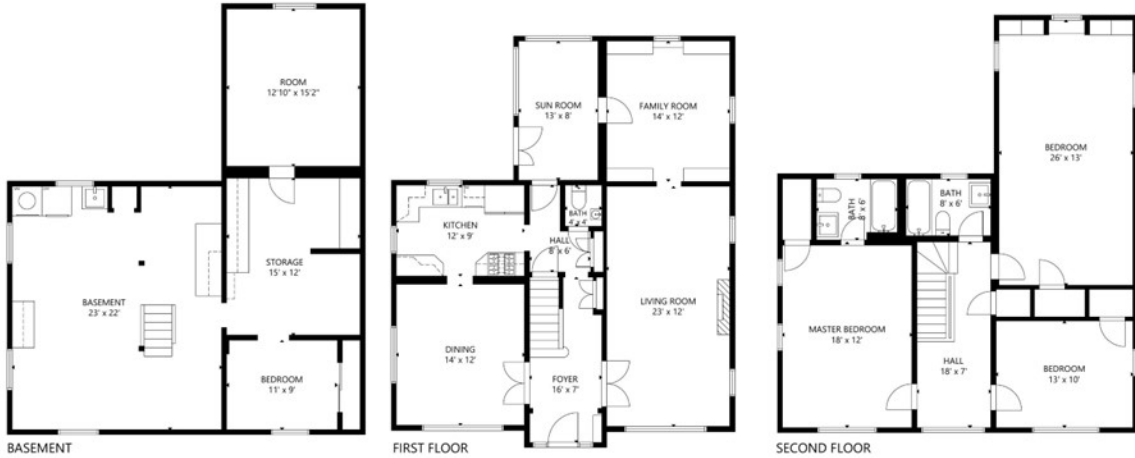
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**847-356-LAND**

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*All information is  
Not Guaranteed*

# HOME FOR SALE FLOOR PLANS

495 Ryan Pl, Lake Forest



GROSS INTERNAL AREA  
 TOTAL: 3,042 sq ft  
 BASEMENT: 1,003 sq ft, FIRST FLOOR: 1,036 sq ft  
 SECOND FLOOR: 1,003 sq ft

PALO DOBRIK  
 PHOTOGRAPHY



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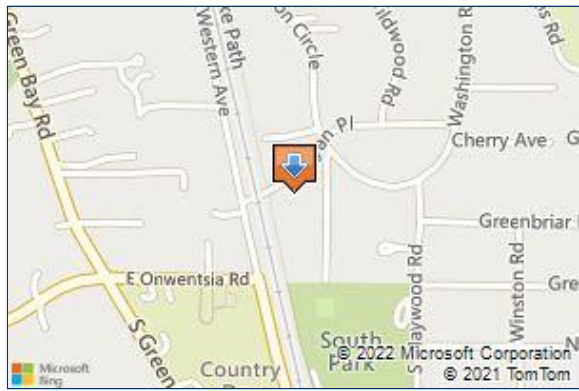




Some photos may be virtually staged

**Detached Single**      MLS #: **11358030**      List Price: **\$588,000**  
 Status: **PCHG**      List Date: **03/26/2022**      Orig List Price: **\$629,900**  
 Area: **45**      List Dt Rec: **03/26/2022**      Sold Price:  
 Address: **495 Ryan Pl, Lake Forest, IL 60045**  
 Directions: **East on Deerpath to Western, South on Western to Ryan, East on Ryan to number.**  
 Closed:      Contract:  
 Off Market:      Financing:  
 Year Built: **1929**      Blt Before 78: **Yes**  
 Dimensions: **57 X 195 X 40 X 162**  
 Ownership: **Fee Simple**      Subdivision:      Model:  
 Corp Limits: **Lake Forest**      Township: **Shields**      County: **Lake**  
 Coordinates: **N:26 W:10**      Bathrooms **2 / 1**      # Fireplaces: **1**  
 Rooms: **10**      (full/half):      Parking: **Garage, Exterior Space(s)**  
 Bedrooms: **3**      Master Bath: **Full**      # Spaces: **Gar:2 Ext:4**  
 Basement: **Full**      Bsmnt. Bath: **No**      Parking Incl. **Yes**  
                                  In Price:

Mobility Score: -



Remarks: **Lake Forest Dutch Colonial has refinished hardwood floors, fresh paint throughout and updated kitchen with stainless steel appliances. Walk or bike to shopping, dining, schools and the lake! Metra station is under a mile away! This 1929 home features French doors, arched entry, knotty pine cabinets in living room/den, hand hewn beams, stone fire place and beautiful staircase in front foyer. Sunny breakfast room overlooks rear yard. Garage has fresh paint and drywall. Fenced lot with mature trees and newer brick patio. Architectural roof is only 6 years new! Bike path is one neighbor away! Convenient location for active North Shore lifestyle. Enjoy free concerts, Halloween, kids activities, car shows and shopping in Historic Market Square. Lake Forest schools!**

**School Data**

Elementary: **Sheridan (67)**  
 Junior High: **Deer Path (67)**  
 High School: **Lake Forest (115)**

Assessments	Tax	Miscellaneous
Amount: <b>\$0</b>	Amount: <b>\$9,150.86</b>	Waterfront: <b>No</b>
Frequency: <b>Not Applicable</b>	PIN: <b>12334060290000</b>	Appx SF: <b>1805**</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>2020</b>	Bldg. Assess. SF:
Master Association: <b>No</b>	Tax Exmps: <b>Homeowner</b>	Acres: <b>0.1871</b>
Master Assc. Freq.: <b>Not Required</b>		

**Square Footage Comments:**

**\*\*Level Square Footage Details: Upper Sq Ft: 802, Main Sq Ft: 1003, Above Grade Total Sq Ft: 1805, Finished Basement Sq Ft: 705, Unfinished Basement Sq Ft: 298, Total Basement Sq Ft: 1003, Approx. Total Finished Sq Ft: 2510, Total Finished/Unfinished Sq Ft: 2808**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	23X12	Main Level	Hardwood		Master Bedroom	17X12	2nd Level	Hardwood	Drapes
Dining Room	13X12	Main Level	Hardwood	Drapes	2nd Bedroom	23X12	2nd Level	Hardwood	Drapes
Kitchen	12X9	Main Level	Hardwood		3rd Bedroom	12X10	2nd Level	Hardwood	Drapes
Family Room	14X12	Main Level	Hardwood		4th Bedroom		Not Applicable		
Laundry Room	10X8	Basement	Carpet		Breakfast Room	13X8	Main Level	Ceramic Tile	
Foyer	16X7	Main Level	Hardwood		Recreation Room	23X19	Basement	Carpet	
Office	14X12	Basement	Carpet						

Interior Property Features: **Hardwood Floors**  
 Exterior Property Features: **Patio, Storms/Screens**

Age: **91-100 Years**      Laundry Features: **Gas Dryer Hookup, In Unit**      Roof: **Asphalt/Glass (Shingles)**  
 Type: **2 Stories**      Additional Rooms: **Foyer, Breakfast Room, Office, Recreation Room**      Sewer: **Sewer-Public**  
 Style: **Colonial**      Garage Ownership: **Owned**      Water: **Public**  
 Exterior: **Cedar**      Garage On Site: **Yes**      Const Opts:  
 Air Cond: **Central Air, Partial, 1 (Window/Wall Unit)**      Garage Type: **Detached**      General Info: **School Bus Service, Commuter Train, Historical District**  
 Heating: **Gas, Hot Water/Steam, Radiators**      Garage Details: **Garage Door Opener(s), Transmitter(s)**      Amenities: **Street Lights, Street Paved**  
 Kitchen: **Pantry-Closet**      Parking Ownership: **Owned**      Asmt Incl: **None**  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**      Parking On Site: **Yes**      HERS Index Score:  
 Dining: **Separate**      Parking Details: **Driveway**      Green Discl:  
 Attic: **Unfinished**      Driveway: **Asphalt**      Green Rating Source:  
 Basement Details: **Partially Finished**      Foundation: **Concrete**      Green Feats:  
 Bath Amn:      Exst Bas/Fnd:      Sale Terms:  
 Fireplace Details: **Wood Burning**      Disability Access: **No**      Possession: **Closing**  
 Fireplace Location: **Living Room**      Disability Details:      Occ Date:  
 Electricity: **Circuit Breakers**      Exposure: **N (North)**      Rural: **No**  
 Equipment: **TV-Dish, CO Detectors, Ceiling Fan, Sump Pump**      Lot Size: **Less Than .25 Acre**      Addl. Sales Info.: **None**  
 Other Structures:      Lot Size Source: **County Records**      Broker Owned/Interest: **No**  
 Door Features:      Lot Desc: **Fenced Yard, Landscaped Professionally, Mature Trees, Streetlights, Wood Fence**      ReList:  
 Window Features:      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: **Timothy Conner (14283) / (847) 877-5822**      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.