



TIM CONNER
BROKER
847-877-5822



Ranch HOME FOR SALE ASKING \$ 819,900

**1608 BREEZY LAWN RD.
SPRING GROVE, IL 60081**

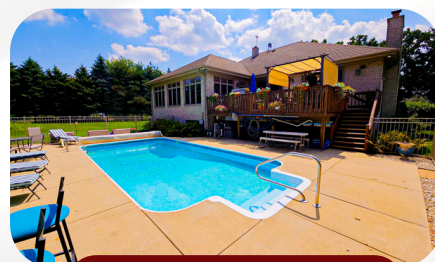


ABOUT PROPERTY

When only the best will do! Contractors family home with no expense spared. Long concrete driveway welcomes you to the private setting on almost 2 wooded acres with some of the oldest oak trees in McHenry county. All brick exterior, cozy front porch, 1200+ sq. ft. heated attached garage. Impressive entry with mosaic & travertine tile lead to the spacious great room with hardwood floors and full masonry fireplace. Kitchen features custom Amish cabinets, granite counters, travertine floor, stainless appliances, cook top with pot filler, & walk in pantry. Spacious dining room with full wet bar and room for all your dinner guests. Primary bedroom features tray ceiling, walk-in closet, hardwood floors, and luxury bathroom. Two additional 1st floor bedrooms/office both with hardwood floors. Laundry room with lots of space, granite counters, & additional refrigerator with ice maker. Amazing sunroom with walls of windows and custom tile flooring overlook the private yard with heated in ground pool, large garden area, & rows of grape vines for the wine making enthusiast! Full basement is partially finished with full bath featuring large tile shower, double sink, & resort sized sauna room! Two additional bedrooms are framed for your custom completion. Additional masonry fireplace in unfinished family room. Heated floors through out lower level keep it comfortable year round. Home features central vac. on both levels, central audio system, on demand well pump for even water pressure, custom oak trim, solid oak panel doors, Anderson casement windows and so much more.

FEATURES:

- Living Room: 20 x 26
- Kitchen: 12 x 19
- Family Room: 16 x 26
- Dining Room: 15 x 20
- Laundry Room: 10 x 17
- 3 Full Bathrooms
- Approx. 2,850 sf
- Full, Walkout Basement
- Bedroom #1: 17 x 22
- Bedroom #2: 13 x 13
- Bedroom #3: 12 x 13
- Bedroom #4: 12 x 13
- Office: 12 x 13
- 4-Car Garage
- In Ground Pool
- Approx. 1.7 Acres



HEATED POOL



FAMILY ROOM



LIVING SPACE



847-356-LAND



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



WWW.ROBERTEFRANKREALESTATE.COM



ROBERTEFRANKREALESTATE@GMAIL.COM



Detached Single
Status: **NEW**
Area: **81**
Address: **1608 Breezy Lawn Rd , Spring Grove, IL 60081**
Directions: **173 west of Wilmot Rd. to Breezy Lawn Rd. north to address**

MLS #: **12444188**
List Date: **08/17/2025**
List Dt Rec: **08/29/2025**

List Price: **\$819,900**
Orig List Price: **\$819,900**
Sold Price:

Closed:
Off Market:
Year Built: **2007**
Dimensions: **251 x 393 x 103 x 465**
Ownership: **Fee Simple**
Corp Limits: **Unincorporated**
Coordinates:
Rooms: **9**

Contract:
Financing:
Blt Before 78: **No**
Subdivision: **Breezy Lawn Estates**
Township: **Burton**

Lst. Mkt. Time: **13**
Concessions:
Contingency:
Curr. Leased: **No**

Model:
County: **McHenry**
Fireplaces: **2**
Parking: **Garage, Exterior Space(s)**
Spaces: **Gar:4 Ext:6**

Bedrooms: **4**
Basement: **Full, Walkout**

Bathrooms: **3 / 0**
(full/half):
Master Bath: **Full, Double Sink, Whirlpool & Sep Shwr**
Bsmnt. Bath: **Yes**

Parking Incl. **Yes**
In Price:

Mobility Score: - ?



Remarks: **When only the best will do! Contractors family home with no expense spared. Long concrete driveway welcomes you to the private setting on almost 2 wooded acres with some of the oldest oak trees in McHenry county. All brick exterior, cozy front porch, 1200+ sq. ft. heated attached garage. Impressive entry with mosaic & travertine tile lead to the spacious great room with hardwood floors and full masonry fireplace. Kitchen features custom Amish cabinets, granite counters, travertine floor, stainless appliances, cook top with pot filler, & walk in pantry. Spacious dining room with full wet bar and room for all your dinner guests. Primary bedroom features tray ceiling, walk-in closet, hardwood floors, and luxury bathroom. Two additional 1st floor bedrooms/office both with hardwood floors. Laundry room with lots of space, granite counters, & additional refrigerator with ice maker. Amazing sunroom with walls of windows and custom tile flooring overlook the private yard with heated in ground pool, large garden area, & rows of grape vines for the wine making enthusiast! Full basement is partially finished with full bath featuring large tile shower, double sink, & resort sized sauna room! Two additional bedrooms are framed for your custom completion. Additional masonry fireplace in unfinished family room. Heated floors through out lower level keep it comfortable year round. Home features central vac. on both levels, central audio system, on demand well pump for even water pressure, custom oak trim, solid oak panel doors, Anderson casement windows and so much more.**

School Data

Elementary: **Richmond Grade (2)**
Junior High: **Nippersink (2)**
High School: **Richmond-burton Community (157)**

Assessments

Amount:
Frequency: **Not Applicable**
Special Assessments: **No**
Special Service Area: **No**
Master Association:
Master Assc. Freq.: **Not Required**

Tax

Amount: **\$8,444**
PIN: **0506376005**
Mult PINs:
Tax Year: **2024**
Tax Exmps: **Homeowner, Senior**

Miscellaneous

Waterfront: **No**
Appx SF: **2850****
SF Source: **Estimated**
Bldg. Assess. SF:
Acreage: **1.7**

Square Footage Comments:

****Level Square Footage Details: Upper Sq Ft: 2850, Above Grade Total Sq Ft: 2850, Finished Basement Sq Ft: 850, Unfinished Basement Sq Ft: 2000, Total Basement Sq Ft: 2850, Aprox. Total Finished Sq Ft: 3700, Total Finished/Unfinished Sq Ft: 5700**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X26	Main Level	Hardwood		Master Bedroom	17X22	Main Level	Hardwood	
Dining Room	15X20	Main Level	Hardwood		2nd Bedroom	13X13	Main Level	Hardwood	
Kitchen	12X19	Main Level	Travertine		3rd Bedroom	12X13	Walkout Basement		
Family Room	16X26	Main Level	Travertine		4th Bedroom	12X13	Walkout Basement		
Laundry Room	10X17	Main Level	Travertine						
Office	12X13	Main Level	Hardwood						

Interior Property Features: **Vaulted Ceiling(s), Sauna, Bar-Wet, Hardwood Floors, Heated Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Walk-In Closet(s), 9' Ceiling, Special Millwork, Some Window Treatmnt, Dining Combo, Granite Counters, Pantry, Workshop Area (Interior)**

Exterior Property Features: **Deck, 4-Season, Front Porch, Pool In-Ground, Fire Pit**

Age: **16-20 Years**
Type: **1 Story**
Style: **Walk-Out Ranch**
Exterior: **Brick**
Air Cond: **Central Air**
Heating: **Gas**
Kitchen:
Appliances:
Dining:
Attic:
Basement Details: **Partially Finished, Exterior Access, 9 ft + pour, Sleeping Area, Daylight**
Bath Amn: **Whirlpool, Separate Shower, Double Sink, Full Body Spray Shower**
Fireplace Details: **Wood Burning, Gas Starter, Masonry**
Fireplace Location: **Living Room, Basement**
Electricity: **Circuit Breakers, 200+ Amp Service**
Equipment: **Water-Softener Owned, Central Vacuum, CO Detectors, Ceiling Fan, Water Heater-Gas**
Other Structures:
Door Features: **French Doors, Sliding Doors, 6 Panel Door(s), Sliding Glass Door(s)**
Window Features: **Insulated Windows, Screens, Wood Frames, Some Stained Glass**
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Laundry Features: **Gas Dryer Hookup, In Unit, Sink**
Additional Rooms: **Office**
Garage Ownership: **Owned**
Garage On Site: **Yes**
Garage Type: **Attached**
Garage Details: **Garage Door Opener(s), Transmitter(s), Heated, 7 Foot or more high garage door**
Parking Ownership: **Owned**
Parking On Site: **Yes**
Parking Details: **Driveway**
Driveway: **Concrete**
Foundation: **Concrete**
Exst Bas/Fnd:
Disability Access: **No**
Disability Details:
Exposure:
Lot Size: **1.0-1.99 Acres**
Lot Size Source: **Owner**
Lot Desc: **Landscaped Professionally, Wooded, Mature Trees, Garden, Outdoor Lighting, Partial Fencing, Fruit Trees**

Roof: **Asphalt/Glass (Shingles)**
Sewer: **Septic-Private**
Water: **Well-Private**
Const Opts:
General Info: **School Bus Service**
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:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**

List Broker: **Timothy Conner (14283) / (847) 877-5822 / landman5822@hotmail.com; robertefrankrealestate@gmail.com**

CoList Broker:

More Agent Contact Info: **CELL 847 877-5822**

Copyright 2025 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.

MLS #: 12444188

Prepared By: Timothy Conner | Robert E. Frank Real Estate | 08/29/2025 04:41 PM