



ROBERT E. FRANK
OWNER / MANAGING BROKER
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Ranch HOME FOR SALE ASKING \$ 225,000

**2308 E. SAND LAKE RD.
LINDENHURST, IL 60046**



ABOUT PROPERTY

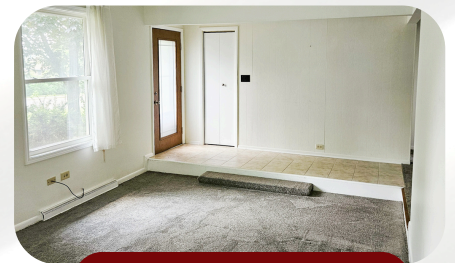
Affordable Lindenhurst ranch is walking distance to BJ Hooper School, Linden Plaza and Shopping, Village Hall and police department and Lindenfest!! Lake County Forest Preserve is a short bike ride or drive from this central location. Large corner lot with detached storage shed and private concrete patio in the rear yard. Front door is flanked by red brick accent and enters to a sunken living room with coat closet. Each bedroom has natural light pouring in from updated windows. Kitchen has newer tiled floor, tiled back splash, countertops and appliances. Big laundry room has exit to rear patio and access to attached garage. Full bathroom was updated with ceramic tile, pedestal sink, commode and tiled floor. Garage has attic access for additional storage. Gas forced air with central air! Roof is newer architectural shingle. LAKES HIGH SCHOOL!! Whether starting up or slowing down, this home fits the bill!! Long time rental is vacant and easy to show, being sold "as is".

FEATURES:

- Living Room: 21 x 12
- Kitchen: 15 x 10
- Laundry Room: 14 x 8
- 1 Bathroom
- 1-Car Attached Garage
- Bedroom #1: 14 x 10
- Bedroom #2: 10 x 11
- Bedroom #3: 11 x 9
- Approx. 1,080 sf
- Approx. .2265 Acre



LARGE PATIO



LIVING ROOM



KITCHEN



847-356-LAND



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



WWW.ROBERTEFRANKREALESTATE.COM



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**Detached Single**Status: **RACT**Area: **46**Address: **2308 E Sand Lake Rd , Lindenhurst, IL 60046**Directions: **From Route 132, go east on Sand Lake Road to the corner of Sand Lake Road and Thornwood Drive.**

Closed:

Off Market:

Year Built: **1963**Dimensions: **100 X 100**Ownership: **Fee Simple**Corp Limits: **Unincorporated**

Coordinates:

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

Mobility Score: -

MLS #: **12435888**List Date: **08/01/2025**List Dt Rec: **08/01/2025**

Contract:

Financing:

Blt Before 78: **Yes**Subdivision: **Venetian Village**Township: **Lake Villa**Bathrooms **1 / 0**

(full/half):

Master Bath: **None**Bsmnt. Bath: **No**List Price: **\$225,000**Orig List Price: **\$225,000**

Sold Price:

Lst. Mkt. Time: **12**

Concessions:

Contingency:

Curr. Leased: **No**

Model:

County: **Lake**

Fireplaces:

Parking: **Garage, Exterior Space(s)**# Spaces: **Gar:1 Ext:2**Parking Incl. **Yes**

In Price:



Remarks: **Affordable Lindenhurst ranch is walking distance to BJ Hooper School, Linden Plaza/Shopping, village hall and police department and Lindenfest!! Lake County Forest Preserve is a short bike ride or drive from this central location. Large corner lot with detached storage shed and private concrete patio in the rear yard. Front door is flanked by red brick accent and enters to a sunken living room with coat closet. Each bedroom has natural light pouring in from updated windows. Kitchen has newer tiled floor, tiled back splash, countertops and appliances. Big laundry room has exit to rear patio and access to attached garage. Full bathroom was updated with ceramic tile, pedestal sink, commode and tiled floor. Garage has attic access for additional storage. Gas forced air with central air! Roof is newer architectural shingle. LAKES HIGH SCHOOL!! Whether starting up or slowing down, this home fits the bill!!! Long time rental is vacant and easy to show, being sold "as is".**

School DataElementary: **B J Hooper (41)**Junior High: **Peter J Palombi (41)**High School: **Antioch Community (117)****Assessments**

Amount:

Frequency: **Not Applicable**Special Assessments: **No**Special Service Area: **No**

Master Association:

Master Assc. Freq.: **Not Required****Tax**Amount: **\$6,218.94**PIN: **06022150150000**Mult PINs: **No**Tax Year: **2024**Tax Exmps: **None****Miscellaneous**Waterfront: **No**Appx SF: **1080****SF Source: **Assessor**Bldg. Assess. SF: **1080**Acreage: **0.2265**

Square Footage Comments:

****Level Square Footage Details: Main Sq Ft: 1080, Above Grade Total Sq Ft: 1080, Aprox. Total Finished Sq Ft: 1080, Total Finished/Unfinished Sq Ft: 1080**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	21X12	Main Level	Carpets		Master Bedroom	14X10	Main Level	Carpets	
Dining Room		Not Applicable			2nd Bedroom	10X11	Main Level	Carpets	
Kitchen	15X10	Main Level	Ceramic Tile		3rd Bedroom	11X9	Main Level	Carpets	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	14X8	Main Level	Ceramic Tile						

Interior Property Features: **1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Drapes/Blinds, Some Storm Doors, Some Wall-To-Wall Cp**Exterior Property Features: **Patio, Storms/Screens**Age: **61-70 Years**Type: **1 Story**Style: **Ranch**Exterior: **Frame**Air Cond: **Central Air**Heating: **Gas, Forced Air**Kitchen: **Eating Area-Table Space**Appliances: **Oven/Range, Refrigerator, All Stainless Steel Kitchen Appliances, Range Hood, Front Controls on Range/Cooktop, Gas Cooktop, Gas Oven, Range Hood**

Dining:

Attic:

Basement Details: **Crawl**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity: **Fuses**Equipment: **Ceiling Fan, Water Heater-Gas**Other Structures: **Shed(s)**

Door Features:

Window Features:

Gas Supplier: **Nicor Gas**Electric Supplier: **Commonwealth Edison**Laundry Features: **Gas Dryer Hookup, In Unit, Sink**Additional Rooms: **No additional rooms**Garage Ownership: **Owned**Garage On Site: **Yes**Garage Type: **Attached**

Garage Details:

Parking Ownership: **Owned**Parking On Site: **Yes**Parking Details: **Driveway**Driveway: **Asphalt**Foundation: **Concrete**

Exst Bas/Fnd:

Disability Access: **No**

Disability Details:

Exposure: **S (South)**Lot Size: **Less Than .25 Acre**Lot Size Source: **County Records**Lot Desc: **Corner**Roof: **Asphalt/Glass (Shingles)**Sewer: **Sewer-Public**Water: **Public**

Const Opts:

General Info: **School Bus Service, Commuter Train, Interstate Access**Amenities: **Curbs/Gutters, Street Lights, Street Paved**Asmt Incl: **None**

HERS Index Score:

Green Discl:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Immediate**

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: **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.