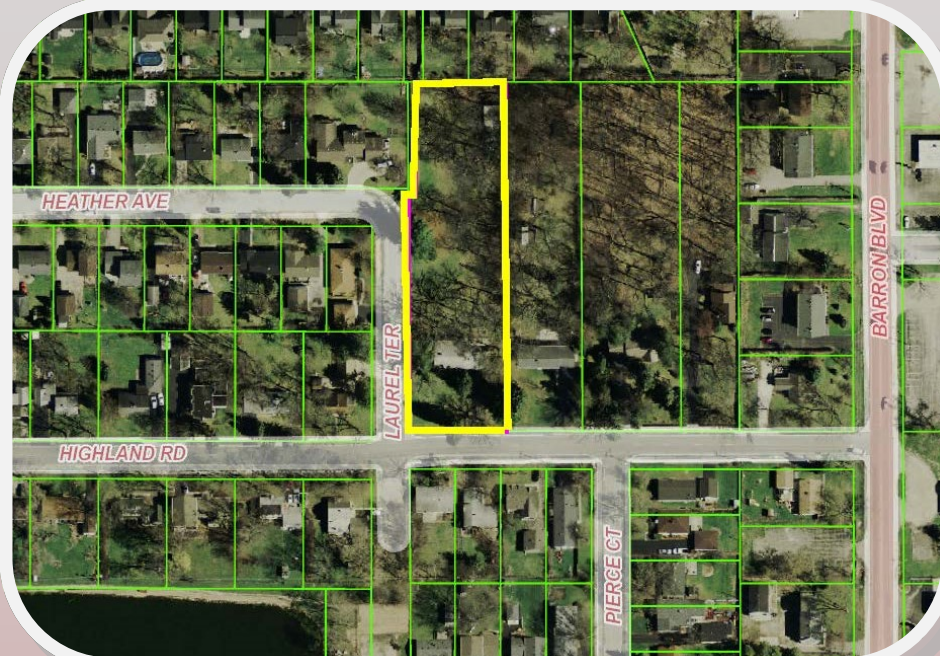


LAND FOR SALE

LARGE CORNER LOT



PROPERTY FEATURES:

- Residential Zoning
- 1.02 Acres
- Corner Lot
- Sewer and Water
- Many Possibilities
- Quiet Neighborhood
- Close to Downtown
- Grayslake Schools
- Home Includes:
 - 3 Bedrooms
 - 1 Bathroom
 - Basement
 - Garage & Carport

DIRECTIONS:

From Route 83 & Highland,
West on Highland to corner of
Highland and Laurel.



**402 Highland Rd.
Grayslake, IL 60030**

\$295,000

OLDER SINGLE FAMILY RANCH ON OVER AN ACRE OF LAND. HOME NEEDS COMPLETE REHAB. VERY DATED INSIDE BUT GOOD BONES. FEATURES INCLUDE HARDWOOD FLOORS, FIREPLACE, HOT WATER HEAT, BREEZWAY, CARPORT AND LARGE SHED OUT BACK. ALSO HAS POTENTIAL FOR A SINGLE FAMILY DEVELOPMENT. VILLAGE MAY CONSIDER 7-LOT SUBDIVISION. PRELIMINARY ENGINEERING / SITE PLANNING HAS BEEN DONE BUT NEEDS UPDATING. ADJOINING PROPERTY OWNER WILLING TO CONSIDER ASSEMBLAGE OF LAND. BUILDERS AND INVESTORS TAKE NOTE: THIS PROPERTY IS SERVED BY GRAYSLAKE CENTRAL HIGH SCHOOL AND IS WALKING DISTANCE TO CENTRAL PARK/AQUATIC CENTER/LIBRARY/CENTRAL HIGH SCHOOL. SELLER WILL GIVE TIME FOR BUYER TO TAKE SITE THROUGH APPROVAL PROCESS. EXISTING CURB CUT ON HIGHLAND AND POTENTIAL TO EXTEND HEATHER STREET EAST. AGENT INTEREST.



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: **30**
 Address: **402 Highland Rd , Grayslake, Illinois 60030**
 Directions: **WASHINGTON E TO LAKE, S ON LAKE TO HIGHLAND AND FOLLOW EAST. NE CORNER OF HIGHLAND & LAUREL**

MLS #: **09040509**

List Date: **09/16/2015**

List Dt Rec: **09/16/2015**

List Price: **\$295,000**

Orig List Price: **\$295,000**

Sold Price:

Closed:
 Off Market:
 Year Built: **1951**

Contract:
 Financing:
 Blt Before 78: **Yes**

Lst. Mkt. Time: **1**
 Points:
 Contingency:
 Curr. Leased: **Yes**
Exp:06/30/2016

Dimensions: **128 X 311 X 10 X 149 X 118 X 460**
 Ownership: **Fee Simple**

Subdivision: **Highland Estates**

Model:

Corp Limits: **Grayslake**
 Coordinates: **N:34 W:20**
 Rooms: **6**

Township: **Avon**

County: **Lake**

Bathrooms **1 / 0**
 (full/half):

Fireplaces: **1**
 Parking: **Garage, Exterior Space(s)**

Bedrooms: **3**
 Basement: **Full**

Master Bath: **None**
 Bsmnt. Bath: **No**

Spaces: **Gar:1 Ext:4**
 Parking Incl. **Yes**
 In Price:



Remarks: **OLDER SINGLE FAMILY RANCH ON OVER AN ACRE OF LAND. HOME NEEDS COMPLETE REHAB. VERY DATED INSIDE BUT GOOD BONES. FEATURES INCLUDE HARDWOOD FLOORS, FIREPLACE, HOT WATER HEAT, BREEZWAY, CARPORT AND LARGE SHED OUT BACK. ALSO HAS POTENTIAL FOR A SINGLE FAMILY DEVELOPMENT. VILLAGE MAY CONSIDER 7-LOT SUBDIVISION. PRELIMINARY ENGINEERING / SITE PLANNING HAS BEEN DONE BUT NEEDS UPDATING. ADJOINING PROPERTY OWNER WILLING TO CONSIDER ASSEMBLAGE OF LAND. BUILDERS AND INVESTORS TAKE NOTE: THIS PROPERTY IS SERVED BY GRAYSLAKE CENTRAL HIGH SCHOOL AND IS WALKING DISTANCE TO CENTRAL PARK/AQUATIC CENTER/LIBRARY/CENTRAL HIGH SCHOOL. SELLER WILL GIVE TIME FOR BUYER TO TAKE SITE THROUGH APPROVAL PROCESS. EXISTING CURB CUT ON HIGHLAND AND POTENTIAL TO EXTEND HEATHER STREET EAST INTO THE SITE. REALTOR HAS OWNERSHIP INTEREST**

School Data

Elementary: **Woodview (46)**
 Junior High: **Grayslake (46)**
 High School: **Grayslake Central (127)**
 Other:

Assessments

Amount: **\$0**
 Frequency: **Not Applicable**

Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**

Tax

Amount: **\$9,457.90**
 PIN: **06261000160000**
(Map)

Mult PINs: **No**
 Tax Year: **2014**
 Tax Exmps: **None**

Miscellaneous

Waterfront: **No**
 Appx SF: **1062**
 SF Source: **Assessor**
 Acreage: **1.02**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	22X14	Main Level	Hardwood	Blinds	Master Bedroom	15X13	Main Level	Hardwood	
Dining Room	15X11	Main Level	Hardwood		2nd Bedroom	10X12	Main Level	Hardwood	
Kitchen	13X11	Main Level	Other		3rd Bedroom	13X40	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Foyer	4X3	Main Level							

Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Full Bath**

Exterior Property Features: **Deck, Patio, Storms/Screens**

Age: **61-70 Years**

Type: **1 Story**

Style: **Ranch**

Exterior: **Frame**

Air Cond: **1 (Window/Wall Unit)**

Heating: **Gas, Hot Water/Steam, Baseboard, Zoned**

Kitchen: **Eating Area-Table Space**

Appliances: **Oven/Range, Refrigerator**

Dining: **Separate**

Attic: **Finished, Full, Interior Stair**

Basement Details: **Unfinished**

Bath Amn:

Fireplace Details: **Wood Burning, Attached Fireplace Doors/Screen**

Fireplace Location: **Living Room**

Electricity:

Equipment:

Additional Rooms: **Foyer**

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details: **Garage Door Opener(s)**

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details: **Off Street, Driveway**

Driveway: **Asphalt**

Foundation: **Concrete**

Exst Bas/Fnd:

Disability Access: **No**

Disability Details:

Exposure: **S (South)**

Lot Size: **1.0-1.99 Acres**

Lot Desc: **Corner**

Roof: **Asphalt/Glass (Shingles)**

Sewer: **Sewer-Public**

Water: **Public**

Const Opt:

General Info: **Commuter Train**

Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**

Asmt Incl: **None**

HERS Index Score:

Green Discl:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Occ Date:

Addl. Sales Info.: **None**

Agent Owned/Interest: **Yes**

**Land**Status: **NEW**Area: **30**Address: **402 Highland Rd , Grayslake, Illinois 60030**Directions: **WASHINGTON E TO LAKE, S ON LAKE TO HIGHLAND AND FOLLOW EAST. NORTHEAST CORNER OF HIGHLAND AND LAUREL.**MLS #: **09040522**List Date: **09/16/2015**List Dt Rec: **09/16/2015**List Price: **\$295,000**Orig List Price: **\$295,000**

Sold Price:

Closed:
Off Market:
Dimensions: **128 X 311 X 10 X 149 X 118 X 460**
Ownership: **Fee Simple**

Contract Date:
Financing:
Subdivision: **Highland Estates**

Rental Price:
Rental Unit:
List Mkt Time: **2**
Points:
Contingency:

Corp Limits: **Grayslake**
Coordinates: **N:34 W:20**
Rooms: **6**

Township: **Avon**

County: **Lake**
Fireplaces: **1**
Parking: **Garage**

Bedrooms: **3**
Basement: **Full**

Bathrooms: **1 / 0**
(full/half):
Master Bath: **None**
Bmt Bath: **No**

Garage Type: **Attached**
Spaces: **Gar:1**



Remarks: **POTENTIAL GRAYSLAKE SINGLE FAMILY DEVELOPMENT SITE WITH OVER AN ACRE OF LAND. INCLUDES EXISTING RANCH HOUSE THAT CAN BE TORN DOWN OR REHABBED. VILLAGE MAY CONSIDER 7-LOT SUBDIVISION. SELLER MAY CONSIDER CARVING OUT THE EXISTING RANCH HOUSE. PRELIMINARY ENGINEERING / SITE PLANNING HAS BEEN DONE BUT NEEDS UPDATING. ADJOINING PROPERTY OWNER WILLING TO CONSIDER ASSEMBLAGE OF LAND. BUILDERS AND INVESTORS TAKE NOTE: THIS PROPERTY IS SERVED BY GRAYSLAKE CENTRAL HIGH SCHOOL AND IS WALKING DISTANCE TO CENTRAL PARK/AQUATIC CENTER/LIBRARY/CENTRAL HIGH SCHOOL. SELLER WILL GIVE TIME FOR BUYER TO TAKE SITE THROUGH APPROVAL PROCESS. EXISTING CURB CUT ON HIGHLAND AND POTENTIAL TO EXTEND HEATHER STREET EAST INTO THE SITE. REALTOR HAS OWNERSHIP INTEREST**

School Data

Elementary: **Woodview (46)**
Junior High: **Grayslake (46)**
High School: **Grayslake Central (127)**
Other:

Assessments

Special Assessments: **No**
Special Service Area: **No**

Tax

Amount: **\$9,457.90**
PIN: **06261000160000**
(Map)

Miscellaneous

Waterfront: **No**
Acreage: **1.02**
Appx Land SF: **44431**
Front Footage: **128**
Lots Avail: **1**
Farm: **No**
Bldgs on Land?: **Yes**

Zoning Type: **Single Family**

Mult PINs: **No**
Tax Year: **2014**
Tax Exmps: **None**

Actual Zoning:

Lot Size: **1.0-1.99 Acres**Lot Desc: **Corner**

Land Desc:

Land Amenities: **Children's Play Yard, Water Rights**

Farms Type:

Bldg Improvements: **House**Current Use: **Residential-Single Family**Potential Use: **Estate, Residential-Single Family**Location: **Corner**

Known Liens:

Seller Needs: **Cash**Seller Will: **Joint Venture, Will Divide**Ownership Type: **Corporation**Frontage/Access: **City Street, Public Road**Road Surface: **Asphalt**Rail Availability: **None**

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Type of House: **1 Story**Style of House: **Ranch**Basement Details: **Unfinished**Construction: **Wood Frame**Exterior: **Frame**Air Cond: **1 (Window/Wall Unit)**Heating: **Gas, Hot Water/Steam, Baseboard, Zoned**Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**General Info: **Commuter Train**Backup Package: **Yes**Backup Info: **Aerial Map, Plans and Specs, Existing Survey, Tax Bill**Possession: **Closing**

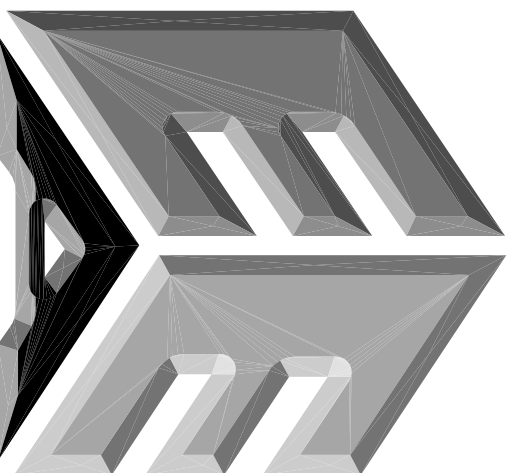
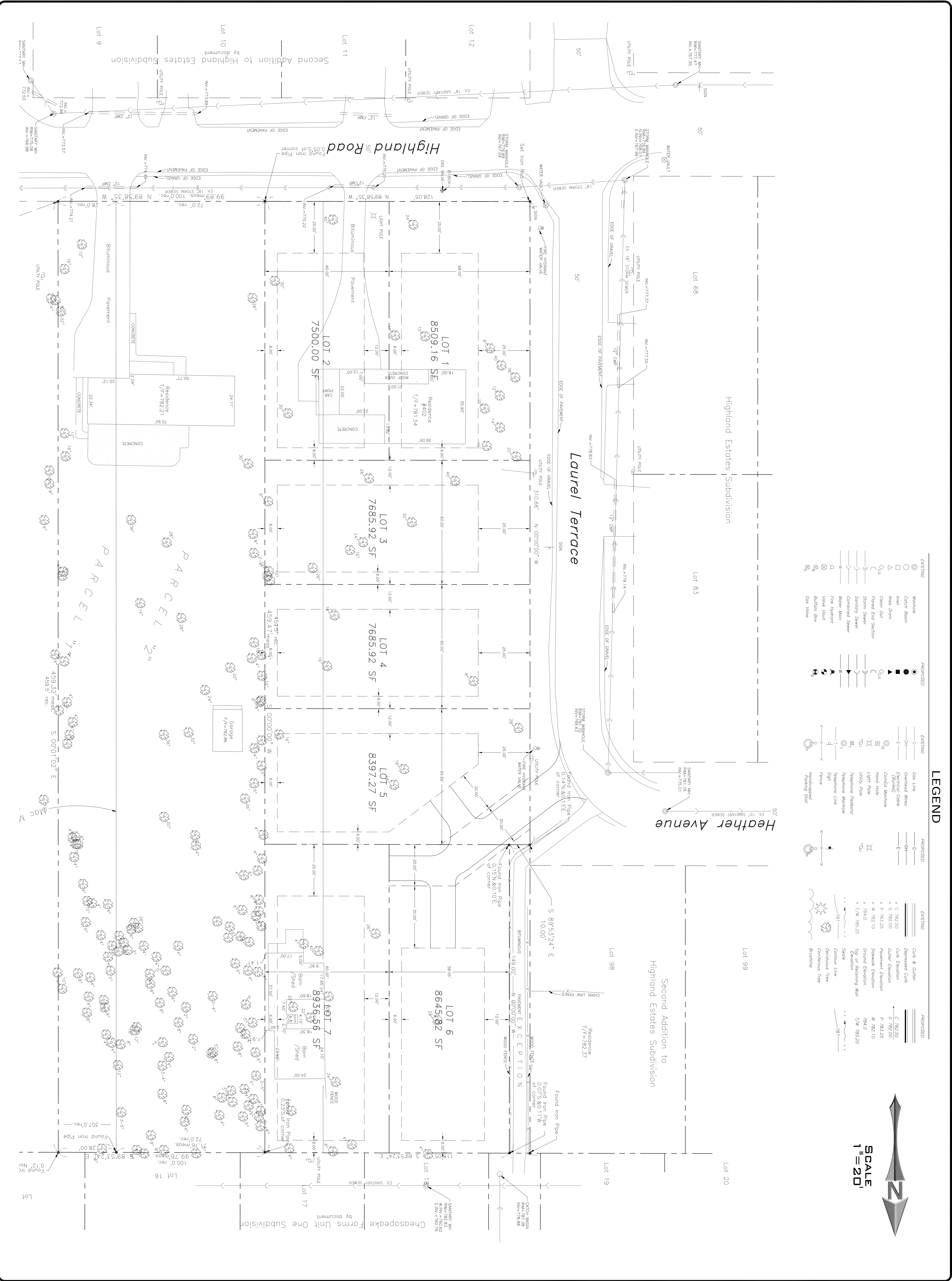
Sale Terms:

Addl. Sales Info.: **None**Agent Owned/Interest: **Yes**

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MLS #: 09040522

Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 09/17/2015 12:20 AM



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4805
EMAIL: EEA@EEA.ILL.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-0032220
EXPIRES: 04/30/2005

402 HIGHLAND ROAD SUBDIVISION

402 HIGHLAND ROAD
GRAYSLAKE, ILLINOIS

RESERVED FOR SEAL:

DATE:

NO. DATE DESCRIPTION

11/12/03 Concept Design

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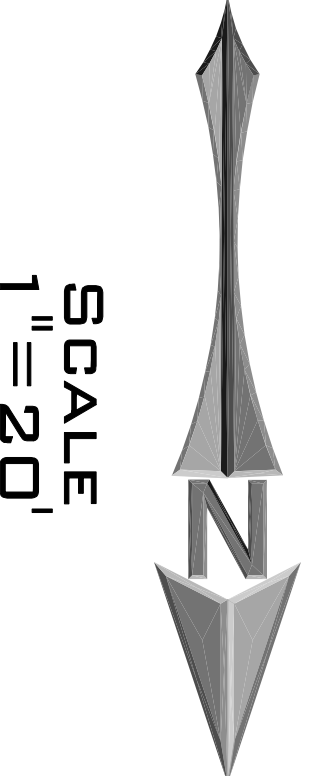
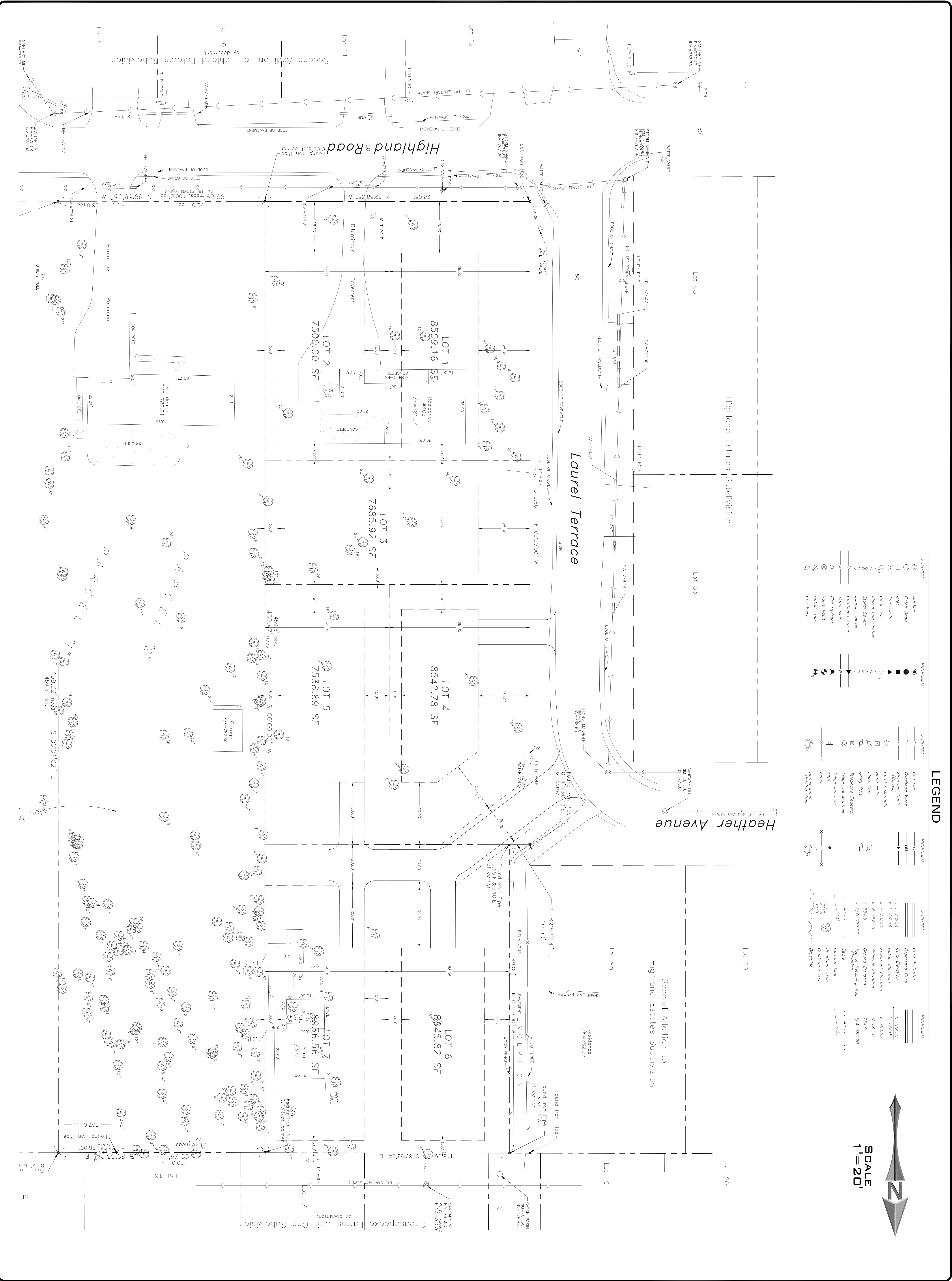
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MP

SHEET TITLE:

CONCEPT
DESIGN A

SHEET NO.:

E-1



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11/12/03	Concept Design	

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MP

SHEET TITLE:

SHEET NO.: **E-2**