

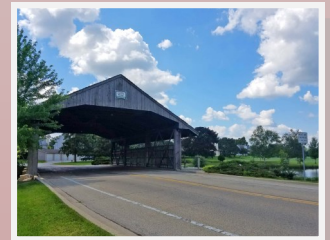
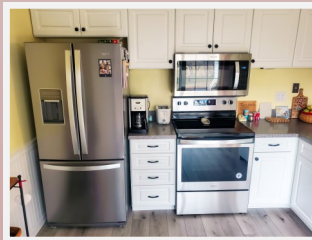
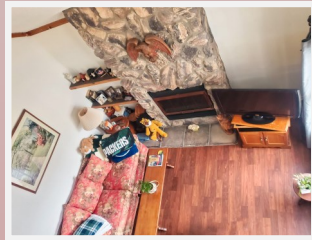
TOWNHOME FOR SALE PRICED TO SELL

PROPERTY FEATURES:

- * Living Room: 21 x 13
- * Kitchen: 12 x 11
- * Master Bedroom: 15 x 13
- * Bedroom #2: 13 x 12
- * 2 Full Bathrooms
- * 1-Car Detached Garage
- * Large Fireplace
- * Numerous Community Amenities
- * Pond Front
- * Approx. 1,162 sq. ft.

DIRECTIONS:

RT 21 to Heather Ridge Main Entrance, Left through Covered Bridge to Campbell



**906 Campbell Dr.
Gurnee, IL 60031**

Asking
\$179,900

Affordable Heather Ridge 2 Bedroom Townhome. Scenic views of ponds from kitchen and living room! Enjoy amenities like the golf course, club house, pool, tennis, etc. California style loft bedroom overlooks the living room stone fireplace. Open floor plan with sliding doors to concrete patio for grillin and chillin! Kitchen has newer cabinet doors/hardware, black/grey soapstone countertop with built in sink. Newer "barnwood" laminate flooring. First floor bedroom with large closet. Large opening gives option to add French doors or close it back up for privacy. Detached garage with opener. Mature/manicured landscaping greets you at the front door. Newer architectural roof. Close to Gurnee shopping and toll road. Great for starting up or slowing down. Mature owner will be relaxing in recliner for showings. Owner relocating out of state to be near family. Exclude washer and dryer.



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*All information is
Not Guaranteed*



Attached Single
 Status: **NEW**
 Area: **31**

MLS #: **11704690**
 List Date: **01/20/2023**
 List Dt Rec: **01/20/2023**

List Price: **\$179,900**
 Orig List Price: **\$179,900**
 Sold Price:
 SP Incl: **Yes**
 Parking:

Address: **906 Campbell Dr, Gurnee, IL 60031**
 Directions: **RT 21 TO HEATHER RIDGE MAIN ENTRANCE LEFT THROUGH COVERED, WOODEN BRIDGE TO CAMPBELL**

Closed:
 Off Mkt:
 Year Built: **1979**

Contract:
 Financing:
 Blt Before 78: **No**

Lst. Mkt. Time: **1**
 Concessions:
 Contingency:
 Curr. Leased: **No**

Dimensions: **0**
 Ownership: **Fee Simple w/ HO Assn.**

Subdivision: **Heather Ridge**

Model:

Corp Limits: **Gurnee**
 Coordinates: **N:33 W:16**
 Rooms: **4**

Township: **Warren**

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

Bedrooms: **2**
 Basement: **None**

Bathrooms **2/0**
 (Full/Half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**

Spaces: **Gar:1**
 Parking Incl: **Yes**

Waterfront: **Yes**
 Total Units: **4**
 # Stories: **2**

Appx SF: **1162****
 Bldg. Assess. SF:
 Unit Floor Lvl.: **1**

In Price:
 SF Source: **Assessor**
 # Days for
 Bd Apprvl: **0**

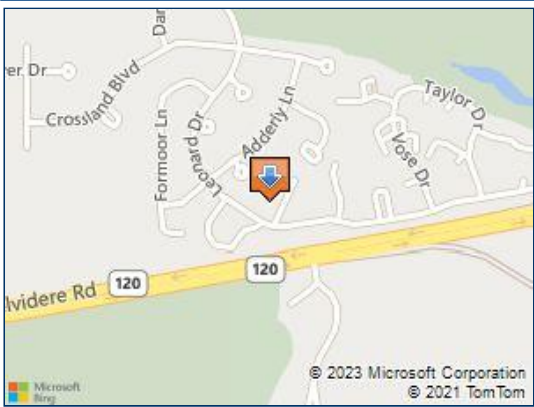
% Own. Occ.:

% Cmn. Own.:

Fees/Approvals:

Level Square Footage Details: **Upper Sq Ft: 373, Main Sq Ft: 789, Above Grade Total Sq Ft: 1162, Approx. Total Finished Sq Ft: 1162, Total Finished/Unfinished Sq Ft: 1162

Mobility Score: -



Remarks: **Affordable Heather Ridge 2 Bedroom Townhome. Scenic views of ponds from kitchen and living room! Enjoy amenities like the golf course, club house, pool, tennis, etc. California style loft bedroom overlooks the living room stone fireplace. Open floor plan with sliding doors to concrete patio for grillin and chillin! Kitchen has newer cabinet doors/hardware, black/grey soapstone countertop with built in sink. Newer "barnwood" laminate flooring. First floor bedroom with large closet. Large opening gives option to add French doors or close it back up for privacy. Detached garage w opener. Mature/manicured landscaping greets you at the front door. Newer architectural roof. Close to Gurnee shopping and toll road. Great for starting up or slowing down. Mature owner will be relaxing in recliner for showings. Owner relocating out of state to be near family. Exclude washer and dryer**

School Data

Elementary: **Woodland (50)**
 2nd/Alternate: **Woodland Primary**
 Junior High: **Woodland (50)**
 2nd/Alternate: **Woodland Intermediate**
 High School: **Warren Township (121)**

Assessments

Amount: **\$359**
 Frequency: **Monthly**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**
 Master Assc. Freq.: **Not Required**

Tax

Amount: **\$2,061.52**
 PIN: **07283010190000 /**
Multi PINs: No
 Tax Year: **2021**
 Tax Exmps: **Homeowner, Senior, Senior Freeze**

Pet Information

Pets Allowed: **Cats OK, Dogs OK**
 Max Pet Weight: **999**

Coop Tax Deduction:
 Tax Deduction Year:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	21X13	Main Level	Wood Laminate		Master Bedroom	15X13	2nd Level	Carpet	
Dining Room		Not Applicable			2nd Bedroom	13X12	Main Level	Wood Laminate	
Kitchen	12X11	Main Level	Wood Laminate		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Vaulted/Cathedral Ceilings, Wood Laminate Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Laundry Hook-Up in Unit**
 Exterior Property Features: **Balcony, Patio, Pool In-Ground, Storms/Screens, Private Entrance**

Age: **41-50 Years**
 Type: **Townhouse-2 Story**
 Exposure:
 Exterior: **Cedar**
 Air Cond: **Central Air**
 Heating: **Electric, Forced Air**
 Kitchen: **Eating Area-Table Space**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal, All Stainless Steel Kitchen Appliances, Electric Cooktop, Electric Oven**
 Dining: **Combined w/ LivRm**
 Bath Amn:
 Fireplace Details: **Wood Burning**
 Fireplace Location: **Living Room**
 Electricity: **100 Amp Service**
 Equipment: **CO Detectors, Ceiling Fan**
 Additional Rooms: **No additional rooms**
 Other Structures:
 Door Features:
 Window Features:
 Gas Supplier: **Other**
 Electric Supplier: **Commonwealth Edison**

Laundry Features: **In Unit, Laundry Closet**
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details: **Garage Door Opener(s), Transmitter(s)**
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Parking Fee (High/Low): **/**
 Driveway: **Asphalt**
 Basement Details: **Crawl**
 Foundation: **Concrete**
 Exst Bas/Fnd:
 Roof: **Asphalt/Glass (Shingles)**
 Disability Access: **No**
 Disability Details:
 Lot Desc: **Common Grounds, Pond, Water View, Mature Trees**
 Lot Size Source: **County Records**

Sewer: **Sewer-Public**
 Water: **Public**
 Const Opts:
 General Info: **School Bus Service**
 Amenities: **Bike Room/Bike Trails, Exercise Room, Golf Course, Party Room, Pool-Outdoors, Tennis Court/s, Sidewalks, Street Lights, Street Paved**
 Asmt Incl: **Water, Common Insurance, Security, Clubhouse, Pool, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Est Occ Date:
 Management:
 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:

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.