



**ROBERT E. FRANK**  
OWNER / MANAGING BROKER  
**847-508-5263**



# Waterfront HOME FOR SALE ASKING \$ 1,299,000

**25333 W. RICHMOND AVE.  
ANTIOCH, IL 60002**



## ABOUT PROPERTY

Spectacular Petite Lake Waterfront with .8 acre lot and 97 feet of lake frontage. This home has been improved with newer roof, windows, siding, HVAC, bathroom/kitchen updates and attached, heated 2-car garage. Truly move-in ready. The main two-story home has multiple areas for entertaining. Enjoy lake views from the tastefully designed kitchen, featuring newer appliances, breakfast bar, honey-oak cabinets, and 2x2 tile flooring. Stroll outside the kitchen sliding doors to a massive, multi level deck/hardscape patio. Hardwood flooring welcomes you to the family room with stone fireplace, trayed ceiling, canned lighting and nautical theme finishes. Head upstairs to relax in the master bedroom with skylights and wall of windows overlooking Petite Lake, large walk-through closet and walk in shower tiled in earth tone colors. Home faces south/southwest with many rooms enjoying lake views/sunrises and sunsets! Lower level has several rooms, all trimmed and finished with tile flooring and covered stair way to the side yard. The LL full bathroom has tiled walk in shower and high end finishes. Craftsmen completed the trim and finishes throughout the home. Not enough? Well, your overnight guests can enjoy the two cottages that have been delightfully remodeled into north woods and nautical themes! Still not enough?? Then the 1,200 square foot heated toy barn with loft should do the trick! This 34 x 34 outbuilding was constructed in 2018 and has 4 overhead doors and can accommodate lifts for classic car collection, boats, jet skis, workshop, art studio... Endless possibilities. The entire lot is professionally landscaped / hardscaped with low voltage lighting/sprinkler system and newer asphalt drive. Stone fire pit and patio overlooks the lake. Generac back up generator. Brick ramp into the lake. Too many features to list. A must see home. Seller has used this property for 12 years as a family retreat, creating memories that will last for generations. Note that the rooms information include the cottages and may not be a part of the main house. Please review the floorplans in the photos or additional attachments for all room locations.

## FEATURES

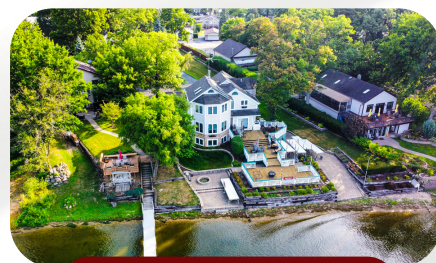
- Living Room: 12 x 13
- Kitchen: 14 x 10
- Dining Room: 8 x 13
- Family Room: 19 x 23
- Breakfast Room: 16 x 10
- Foyer: 8 x 10
- Primary Bedroom: 20 x 15
- Bedroom #2: 12 x 11
- Bedroom #3: 12 x 11
- Bedroom #4: 9 x 9
- Family Room (LL): 16 x 23
- Rec Room (LL): 12 x 24
- Storage (LL): 10 x 9
- Utility Room (LL): 7 x 6
- BR #5 (Cottage 1): 10 x 9
- Main (Cottage 1): 19 x 19
- BR #6 (Cottage 2): 9 x 8
- BR #7 (Cottage 2): 9 x 8
- Large Outbuilding w/ Loft
- 5.1 Bathrooms



**LAKEFRONT**



**FAMILY ROOM**



**PARADISE**



**847-356-LAND**



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



**WWW.ROBERTEFRANKREALESTATE.COM**



**ROBERTEFRANKREALESTATE@GMAIL.COM**



Virtual Tour   3D Tour

#### Detached Single

Status: **NEW**  
Area: **2**

Address: **25333 W Richmond Ave , Antioch, IL 60002**

Directions: **From Rt 59 and Grass Lake Rd. go west on Rt. 59 to Rena. Go south on Rena to Richmond, East on Richmond to #25333**

Closed:  
Off Market:  
Year Built: **1940**  
Dimensions: **119 X 342 X 97 X 318**  
Ownership: **Fee Simple**  
Corp Limits: **Unincorporated**  
Coordinates: **N:39 W:25**  
Rooms: **14**

Bedrooms: **7**  
Basement: **Full, English**

MLS #: **12412092**  
List Date: **07/09/2025**  
List Dt Rec: **07/09/2025**

Contract:  
Financing:  
Blt Before 78: **Yes**  
Subdivision:  
Township: **Antioch**  
Bathrooms **5 / 1**  
(full/half):  
Master Bath: **Full, Double Sink, Whirlpool & Sep Shwr**  
Bsmnt. Bath: **Yes**

List Price: **\$1,299,000**  
Orig List Price: **\$1,299,000**  
Sold Price:

Lst. Mkt. Time: **1**  
Concessions:  
Contingency:  
Curr. Leased: **No**  
Model:  
County: **Lake**  
# Fireplaces: **1**  
Parking: **Garage, Exterior Space(s)**  
# Spaces: **Gar:8 Ext:10**  
Parking Incl. **Yes**  
In Price:



Remarks: **Spectacular Petite Lake Waterfront with .8 acre lot and 97 feet of lake frontage. This home has been improved with newer roof, windows, siding, HVAC, bathroom/kitchen updates and attached, heated 2-car garage. Truly move-in ready. The main two-story home has multiple areas for entertaining. Enjoy lake views from the tastefully designed kitchen, featuring newer appliances, breakfast bar, honey-oak cabinets, and 2x2 tile flooring. Stroll outside the kitchen sliding doors to a massive, multi level deck/hardscape patio. Hardwood flooring welcomes you to the family room with stone fireplace, trayed ceiling, canned lighting and nautical theme finishes. Head upstairs to relax in the master bedroom with skylights and wall of windows overlooking Petite Lake, large walk-through closet and walk in shower tiled in earth tone colors. Home faces south/southwest with many rooms enjoying lake views/sunrises and sunsets! Lower level has several rooms, all trimmed and finished with tile flooring and covered stair way to the side yard. The LL full bathroom has tiled walk in shower and high end finishes. Craftsmen completed the trim and finishes throughout the home. Not enough? Well, your overnight guests can enjoy the two cottages that have been delightfully remodeled into north woods and nautical themes! Still not enough?? Then the 1,200 square foot heated toy barn with loft should do the trick! This 34 x 34 outbuilding was constructed in 2018 and has 4 overhead doors and can accommodate lifts for classic car collection, boats, jet skis, workshop, art studio... Endless possibilities. The entire lot is professionally landscaped/hardscaped with low voltage lighting/sprinkler system and newer asphalt drive. Stone fire pit and patio overlooks the lake. Generac back up generator. Brick ramp into the lake. Too many features to list. A must see home. Seller has used this property for 12 years as a family retreat, creating memories that will last for generations. Note that the rooms information include the cottages and may not be a part of the main house. Please review the floorplans in the photos or additional attachments for all room locations. Click on photos for details, as well.**

#### School Data

Elementary: **Grass Lake (36)**  
Junior High: **Grass Lake (36)**  
High School: **Antioch Community (117)**

Assessments	Tax	Miscellaneous
Amount:	Amount: <b>\$21,225.42</b>	Waterfront: <b>Yes</b>
Frequency: <b>Not Applicable</b>	PIN: <b>01254090380000</b>	Water View: <b>Back of Property</b>
Special Assessments: <b>No</b>	Multi PINs: <b>No</b>	Water Touches: <b>Lot Boundary</b>
Special Service Area: <b>No</b>	Tax Year: <b>2024</b>	Appx SF: <b>4160**</b>
Master Association: <b>No</b>	Tax Exmps: <b>None</b>	SF Source: <b>Other</b>
Master Assc. Freq.: <b>Not Required</b>		Bldg. Assess. SF:
		Acreage: <b>0.8</b>

Square Footage Comments: **Main Floor Approx. Living sf is as follows: Studio Cottage: Approx. 371 sf 2 BR Cottage: Approx. 378 sf Main House Floor 1: Approx. 1,223 sf**

\*\*Level Square Footage Details: **Upper Sq Ft: 1131, Main Sq Ft: 1972, Finished Lower Sq Ft: 1057, Above Grade Total Sq Ft: 4160, Aprox. Total Finished Sq Ft: 4160, Total Finished/Unfinished Sq Ft: 4160**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X13	Main Level	Hardwood	Bay Window(s), Blinds, Low Emissivity Windows	Master Bedroom	20X15	2nd Level	Carpet	Blinds, Drapes, Low Emissivity Windows, Skylight(s), Window Treatments
Dining Room	8X13	Main Level	Hardwood	Blinds, Low Emissivity Windows, Window Treatments	2nd Bedroom	12X11	2nd Level	Carpet	Blinds, Drapes, Low Emissivity Windows, Window Treatments
Kitchen	14X10	Main Level	Ceramic Tile	Blinds, Low Emissivity Windows, Window Treatments	3rd Bedroom	12X11	2nd Level	Carpet	Blinds, Low Emissivity Windows
Family Room	19X23	Main Level	Hardwood	Blinds, Low Emissivity Windows, Window Treatments	4th Bedroom	9X9	2nd Level	Carpet	Blinds, Low Emissivity Windows
Laundry Room					Recreation Room	12X24	Lower	Ceramic Tile	Blinds, Low Emissivity Windows
7th Bedroom	9X8	Main Level	Wood Laminate	Blinds	5th Bedroom	10X9	Main Level	Wood Laminate	Blinds
Other	19X19	Main Level	Wood Laminate	Blinds	Breakfast Room	16X10	Main Level	Ceramic Tile	Blinds, Drapes
6th Bedroom	9X8	Main Level	Ceramic Tile	Blinds, Low Emissivity Windows	Foyer	8X10	Main Level	Hardwood	
Family Room - Down	16X23	Lower	Ceramic Tile		Storage	10X9	Lower	Ceramic Tile	
Utility Room-Lower Level	7X6	Lower	Ceramic Tile						

Interior Property Features: **Skylight(s), Hardwood Floors, Wood Laminate Floors**

Exterior Property Features: **Deck, Patio, Porch, Front Porch, Brick Paver Patio, Boat Slip, Storms/Screen, Fire Pit, Workshop**

Age: **81-90 Years, Rehab in 2015**

Type: **2 Stories**

Style: **Contemporary, Cottage**

Exterior: **Vinyl Siding, Stucco, Stone**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space, Breakfast Room**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances, Water Softener Owned, Gas Cooktop, Gas Oven**

Dining: **Separate**

Attic: **Pull Down Stair, Unfinished**

Basement Details: **Finished, Exterior Access, Rec/Family Area**

Bath Amn: **Whirlpool, Separate Shower, Double Sink**

Fireplace Details: **Wood Burning, Attached Fireplace Doors/Screen, Gas Logs, Gas Starter**

Fireplace Location: **Family Room**

Electricity: **Circuit Breakers, 200+ Amp Service**

Equipment: **Water-Softener Owned, Ceiling Fan, Sump Pump, Sprinkler-Lawn, Backup Sump Pump, Power Generator, Water Heater-Gas**

Other Structures: **Guest House, Outbuilding, Second Garage, Garage(s), See Remarks, Storage**

Door Features: **Sliding Doors, Storm Door(s), 6 Panel Door(s)**

Window Features: **Bay Window(s), Blinds, Double Pane Windows, Drapes, Low Emissivity Windows, Screens, Skylight(s), Window Coverings, Window Treatments**

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Laundry Features: **Gas Dryer Hookup, In Unit, Sink**  
Additional Rooms: **7th Bedroom, Recreation Room, Other, 5th Bedroom, 6th Bedroom, Breakfast Room, Family Room - Down, Foyer, Utility Room-Lower Level, Storage**  
Garage Ownership: **Owned**  
Garage On Site: **Yes**  
Garage Type: **Attached, Detached**  
Garage Details: **Garage Door Opener(s), Transmitter(s), Heated, 7 Foot or more high garage door, Multiple Garages**  
Parking Ownership: **Owned**  
Parking On Site: **Yes**  
Parking Details: **Off Street, Driveway, Oversized**  
Driveway: **Asphalt**  
Foundation: **Concrete**  
Ext Bas/Fnd: **Concrete**  
Disability Access: **No**  
Disability Details:  
Exposure: **W (West)**  
Lot Size: **.50-.99 Acre**  
Lot Size Source: **County Records**  
Lot Desc: **Beach, Chain of Lakes Frontage, Lake Front, Water Rights, Water View, Mature Trees, Lake Access, Views, Waterfront Lot**

Roof: **Asphalt/Glass (Shingles)**  
Sewer: **Septic-Private**  
Water: **Well-Private**  
Const Opts:  
General Info: **School Bus Service**  
Amenities: **Water Rights, Street Paved**  
Asmt Incl: **None**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Sale Terms: **Conventional, FHA, VA**  
Possession: **Closing**  
Occ Date:  
Rural: **No**  
Addl. Sales Info.: **List Broker Must Accompany**  
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.