

1205 PATTON AVENUE

LAKE IN THE HILLS





ROOM DIMENSIONS

DINING ROOM : 14' × 14'

KITCHEN SIZE : 20' × 18'

FAMILY ROOM : 25' × 22'

MASTER BEDROOM : 22' × 15'

2ND BEDROOM : 14' × 14'

3RD BEDROOM : 14' × 14'

3 BEDROOM

3 BATH

TAXES: \$6,854.68

EXTREMELY WELL MAINTAINED RAISED RANCH

Welcome to 1205 Patton Avenue, a beautifully cared-for raised ranch nestled on a quiet, tree-lined street in Lake in the Hills. This 3-bedroom, 3-bathroom home has been lovingly maintained by its current owners and offers a thoughtful layout, modern updates, and inviting spaces-both inside and out. Step into a sunlit main level where honey-toned laminate floors, oversized picture windows, and custom trim details create a warm and welcoming atmosphere. The spacious living room flows seamlessly into a bright dining area and updated kitchen, featuring oak cabinetry, designer light fixtures, a window above the sink, and sliding patio doors that open to a large deck-perfect for entertaining or enjoying your morning coffee. The lower level offers a full finished English basement with a cozy fireplace, full bathroom, and plenty of versatile space for a second living area, guest suite, or home office. Best of all, it opens directly to the backyard, making indoor-outdoor living easy and functional. Out back, you'll find a large, fully fenced yard with endless possibilities-garden, play, relax, or host under the stars. Whether you're looking for move-in-ready condition, pride of ownership, or a home that truly balances comfort and function, this one checks every box. Conveniently located near parks, schools, shopping, and dining-this is a home you don't want to miss.







IT COMES AS NO SURPRISE THAT **LAKE IN THE HILLS** HAS LOTS OF LAKES—AND HILLS.

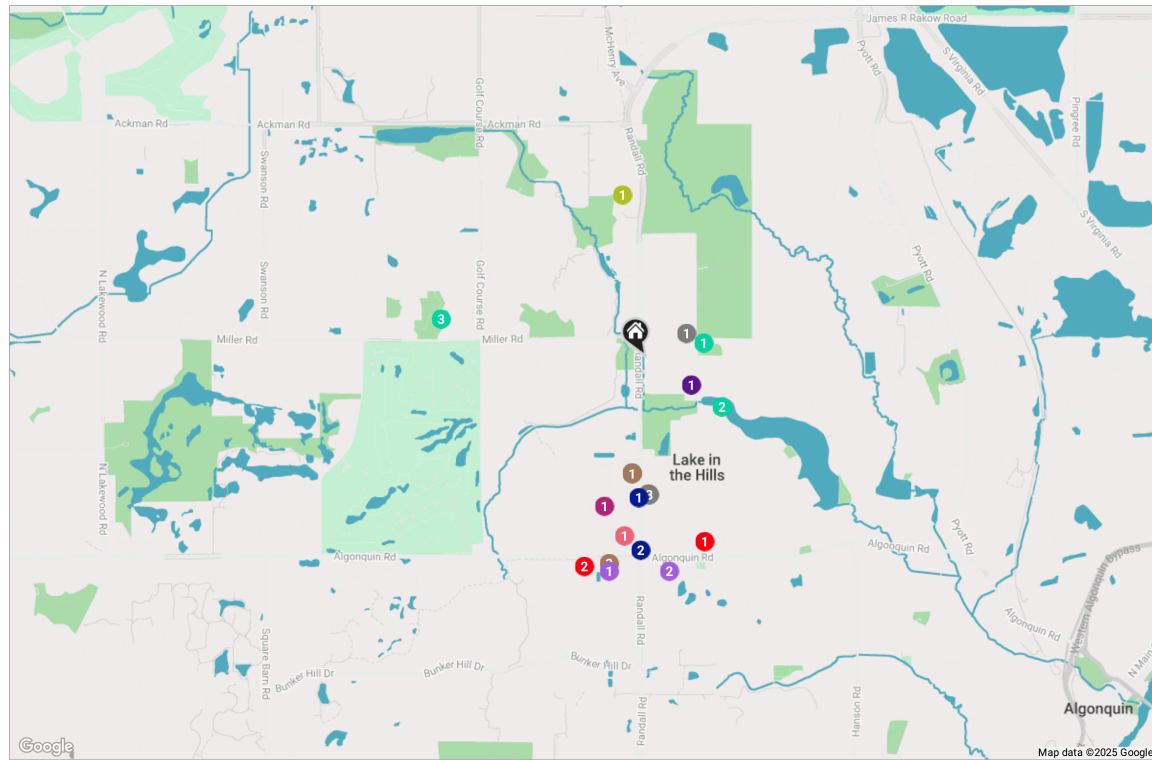
What you may not know is that the McHenry County village also offers a variety of shops and recreation.

Lake in the Hills’ growing business community includes major shopping districts along the Randall Road Corridor with movie theaters, restaurants, and retailers. When it comes to recreation, the village features dozens of parks that include everything from soccer fields and basketball courts to playgrounds, picnic areas, and beaches. Not to be missed is Woods Creek Lake, which boasts two swimming areas, or Goose Lake, where you can find residents fishing.

Throughout the year, community members gather for special events such as the ever-popular Rockin’ Ribfest, Summer Sunset Festival, and Spring Fling Carnival.

Transportation includes the Lake in the Hills Airport, Pace bus service, and Metra rail service in nearby Crystal Lake. Several major highways are in close proximity to the village as well.

Housing in Lake in the Hills is comprised of a mix of home styles. Newer subdivisions include ranch homes, single-family homes, townhomes, condominiums, and gated communities like Boulder Ridge, which is home to an 18-hole golf course.



RESTAURANTS _____

- 1 **Dino's Pizza & Pasta**
6 MILLER ROAD, 0.2 MI
- 2 **Firehouse Subs Lake in the Hills**
290 NORTH RANDALL ROAD, 0.5 MI
- 3 **Jersey Mike's Subs**
285 NORTH RANDALL ROAD SUITE A-2,
0.6 MI

 COFFEE_____

- 1 Tropical Smoothie Cafe
290 RANDALL ROAD, 0.5 MI
- 2 Einstein Bros. Bagels
289 NORTH RANDALL ROAD, 0.6 MI

3 Churros Y Chocolate
2522 ALCONQUIN ROAD, 1.0 MI

-  SHOPPING _____
- 1** Costco Wholesale
250 NORTH RANDALL ROAD, 0.7 MI

 GROCERY _____

- 1 Butera Market
100 SOUTH RANDALL ROAD, 1.0 MI
- 2 Jewel-Osco
103 SOUTH RANDALL ROAD, 1.0 MI

 GYM _____

- 1 Happy Hour Yoga**
1500 CARLEMONT DRIVE STE B, 0.8 MI

 MEDICAL _____

- 1 Metro Infusion Center
2250 ALGONQUIN ROAD # 112, 0.9 MI
- 2 Bone Institute
2719 ALGONQUIN ROAD, 1.0 MI

ENTERTAINMENT_____

- 1 ANT NAILS AND SPA**
156 NORTH RANDALL ROAD, 0.8 MI

- 1 Randall Rd & Acorn Ln
UNITED STATES, 0.6 MI
- 2 Randall Rd & Algonquin Rd
UNITED STATES, 0.9 MI

 PARKS _____

- 1 **Ryder Park**
1216 CRYSTAL LAKE ROAD, 0.3 MI
- 2 **Turtle Island**
LAKE IN THE HILLS, 0.4 MI
- 3 **Ken Bird Park**
1800 THOMASVILLE LANE, 1.0 MI

 SERVICES_____

- 1 Lake In the Hills Police Department**
1115 CRYSTAL LAKE ROAD, 0.2 MI

NOTES _____



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CHRISTIE'S
INTERNATIONAL REAL ESTATE