212 BRIAR RIDGE LANE

LAKE VILLA









YOUR DREAM HOME AWAITS: RANCH LIVING IN SAVANNA SPRINGS

Welcome to this move-in ready 3 bed, 3 bath ranch home in the Savanna Springs subdivision. The home features a spacious and open layout with freshly refinished hardwood floors, brand new carpet, and fresh paint throughout. Main level offers a bright living area with a cozy stone fireplace and easy access to a brand-new deck overlooking mature trees and a private fenced in yard. The kitchen and dining spaces flow seamlessly, perfect for both everyday living and entertaining. The fully finished basement is complete with a pool table, bar area, darts, TV, and a full bathroom with a Jacuzzi tub. Additional highlights include a brand-new furnace and A/C system for comfort and efficiency. The property also features a two-car garage and excellent curb appeal. Enjoy suburban living with nearby parks, trails, shopping, transportation, and easy access to I-90.

3 BEDROOM 3 BATH TAXES: \$8,273

ASSESSMENTS: \$320 / YEAR























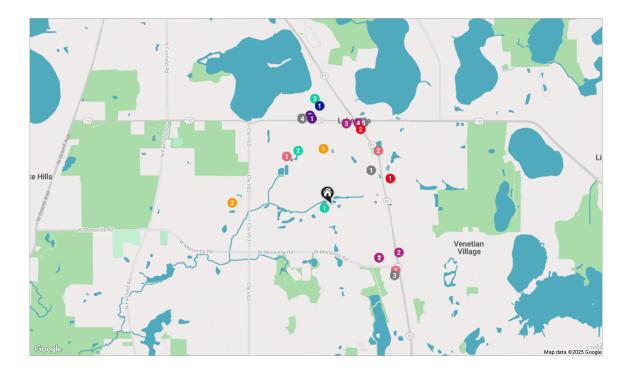
RAILROAD SERVICE AND THE ALLURE OF LAKESIDE LIVING DREW CHICAGOANS TO THE **LAKE VILLA** AREA

Located about 50 miles northwest of Chicago, the village was incorporated in 1901. Today it's home to more than 8,000 residents and a lot of lakes.

Residents enjoy several parks and recreational areas. The community hosts a number of events every year including the Memorial Day Parade. Forest preserves, swimming areas, boat launches, and trails make this a scenic destination.

Homes here include a variety of styles from ranches and traditional homes to Colonials.

Commuting downtown is convenient with the Lake Villa Metra station and nearby Tri-State Tollway.





- Brisketeer BBQ of Lake County 485 PARK AVENUE STE 5, 0.5 MI
- Subway 2680 ILLINOIS 83, 0.6 MI
- Ounkin 2592 NORTH ILLINOIS 83 #2596, 0.8 MI
- Blackthorn Grille 10 WEST GRAND AVENUE, 0.8 MI
- McDonald's 431 EAST GRAND AVENUE, 0.8 MI
- Timothy O'Toole's Pub Lake 10 WEST GRAND AVENUE, 0.9 MI

SHOPPING_

Walmart Supercenter 2680 NORTH ILLINOIS 83, 0.6 MI

- 2 Marathon Gas 36809 NORTH ILLINOIS 83, 0.7 MI
- Walgreens
 305 EAST GRAND AVENUE, 0.8 MI
- 31 SOUTH MILWAUKEE AVENUE, 0.8 MI
- Advocate Outpatient Center
 695 PARK AVENUE, 0.6 MI
- Prairie State Health & Wellness 50 SOUTH MILWAUKEE AVENUE STE 104, 0.7 MI
- ♀ schools
- 1 Lake Villa School District 41 131 MCKINLEY AVENUE, 0.5 MI

- William L Thompson School 515 THOMPSON LANE, 0.9 MI
- Public Works Facility 222 OAK KNOLL DRIVE, 0.6 MI
 - Medical Care Center of Lake 201 SOUTH MILWAUKEE AVENUE, 0.7 MI

@ ENTERTAINMENT_

- Consumers Credit Union® 2626 NORTH ILLINOIS 83, 0.8 MI
- TRANSIT_
- Lake Villa
 METRA NORTH CENTRAL SERVICE, 0.9 MI

PARKS_

- 154 BRIAR RIDGE LANE, 0.1 MI
- Steven Sherwood Memorial Park LAKE VILLA, 0.6 MI
- 3 Lehmann Park 148 CEDAR AVENUE, 1.0 MI

SERVICES__

- Lake Villa Volunteer Fire Department 68 GRAND AVENUE, 0.8 MI
- 2 Lake Villa Police Department 65 CEDAR AVENUE, 0.9 MI

NOTES	

10 212 BRIAR RIDGE LANE 212 BRIAR RIDGE LANE 11



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