

# 212 ISLAND DRIVE

## ISLAND LAKE



@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 18' × 19'

KITCHEN : 7' × 13'

BREAKFAST ROOM : 8' × 13'

LAUNDRY/MECHANICAL : 14' × 6'

PRIMARY BEDROOM : 11' × 16'

SITTING ROOM : 7' × 5'

BEDROOM 2 : 12' × 9'

BEDROOM 3 : 12' × 11'

OFFICE : 9' × 8'

FAMILY ROOM : 21' × 14'

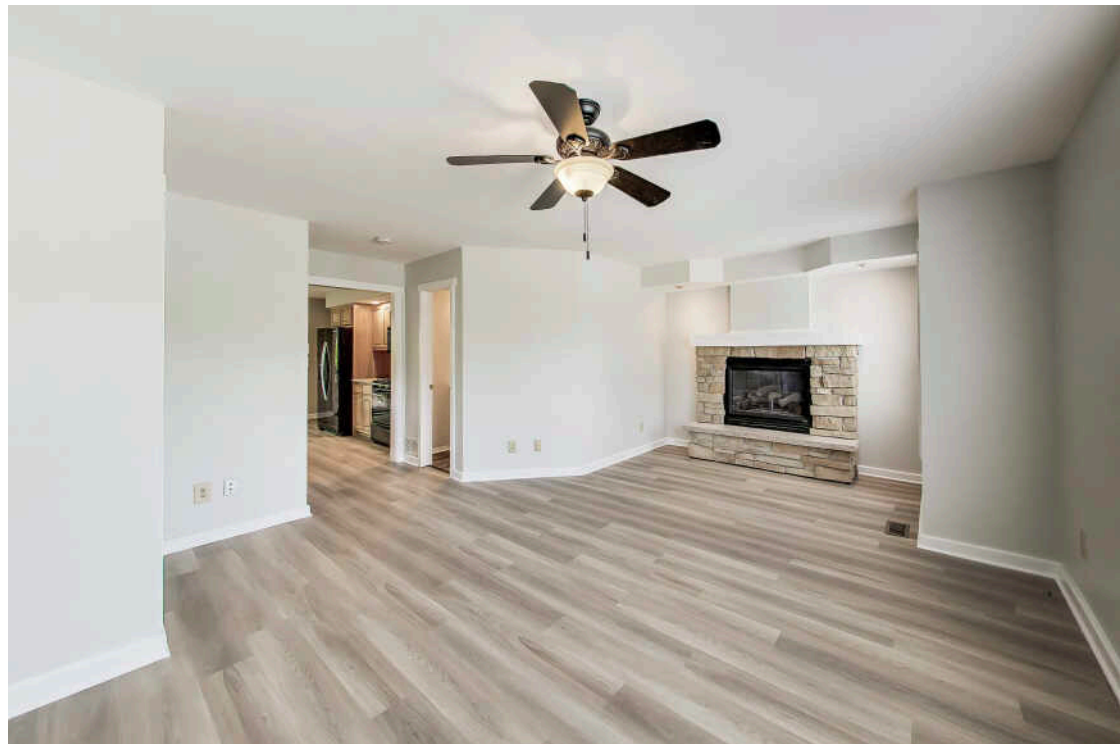
**3 BEDROOM**

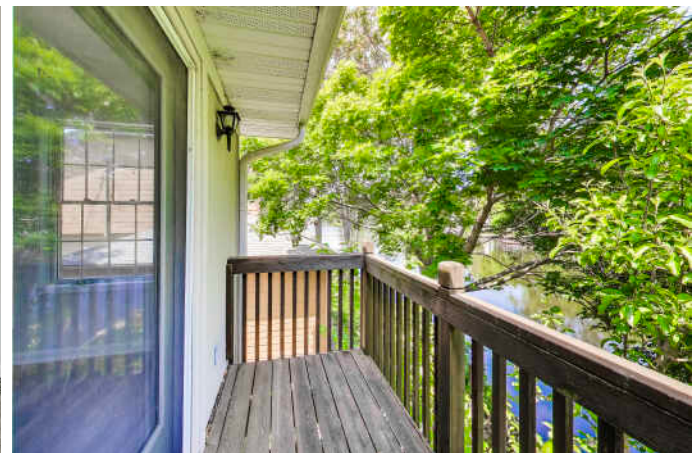
**2 BATH**

**TAXES: \$8,306.12**

## IMMERSE YOURSELF IN BREATHTAKING NATURAL SURROUNDINGS AND ENJOY THE 'GOOD LIFE' AFFORDED WITH SERENE LAKESIDE LIVING.

This spacious home, brimming with natural light and offering over 2,000 square feet, is a perfect setup for year-round living, includes water views from every room in the home, and features updates aplenty throughout. On the main level you'll enjoy a welcoming living room with mantled gas fireplace, an island kitchen with extended top, a breakfast area, a full bath, and a fully-equipped laundry room. The upper level features new LVP flooring and fresh paint, three spacious bedrooms including a primary bedroom with sitting room, abundant closet space including a huge walk-in, an impressive luxury-styled bath, a bonus office, and a generously-sized vaulted family room literally surrounded with gorgeous lake views from both ends and includes a convenient walkout cantilevered terrace. Below everything is a dry crawl that's accessed via a hatch (located in the pantry) that offers additional space for longer-term storage needs. The backyard is quaint, includes a deck ideal for enjoying the morning sunrise, summer barbecues, or peaceful sunsets with your favorite beverage as the day turns to the calmness of the night. And let's not forget your very own pier too that's perfect for casting your line, taking a refreshing dip, or launching your small craft/kayak (trolling motor only, 10hp limit). Additionally you'll welcome the spacious two car garage as well as a bonus exterior, side spot for that third vehicle. Updates include new carpeted stairs (2026), LVP flooring (both levels, 2026), bathrooms (2023), paint (full interior, 2026), deck staining (2026), and roof (2023). Although property is high and dry, flood insurance may be required with a mortgage (owner currently pays around \$100/month). Located close to parks, shopping, restaurants, pubs, hiking trails (Moraine Hills State Park), and so much more, this home is a "hidden gem" and ideal for a stress-free, year-round vacation-like lifestyle.







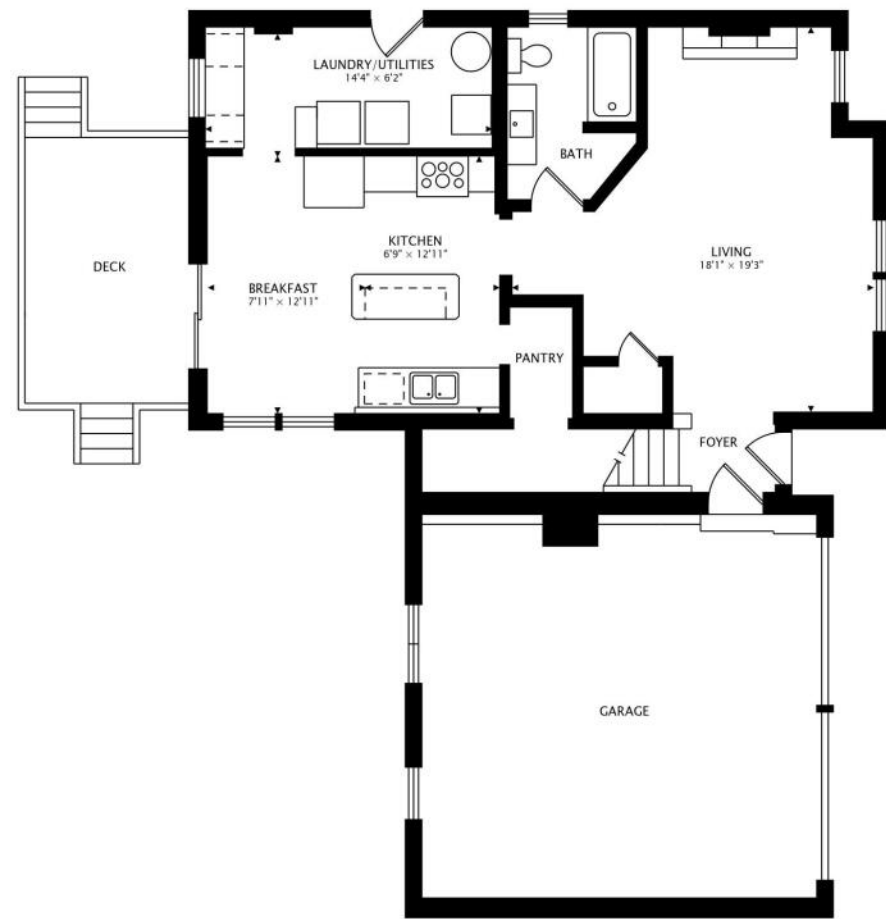


HAPI

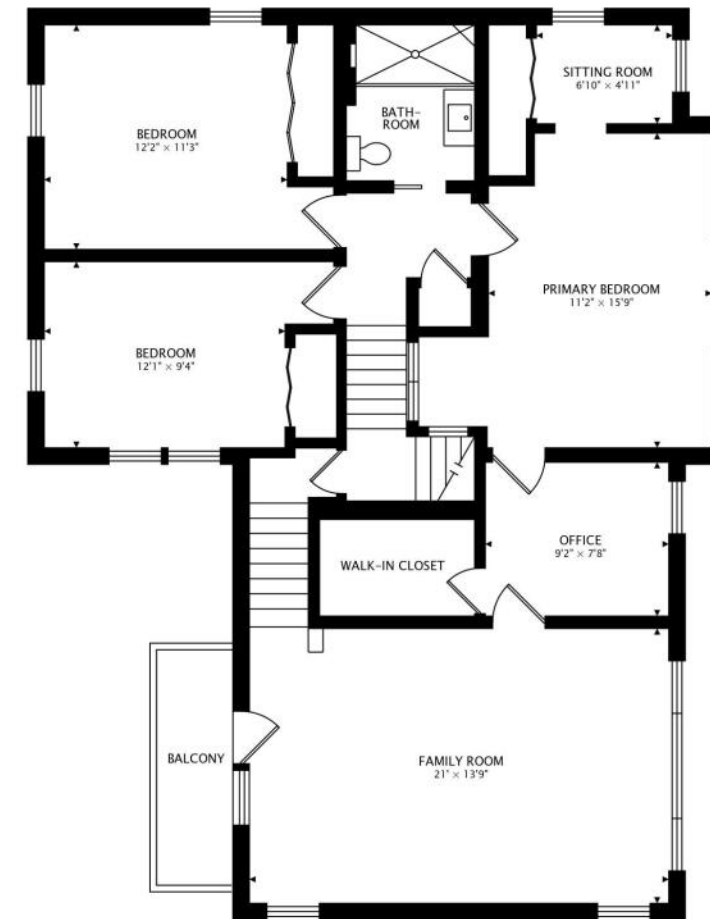


HAPI

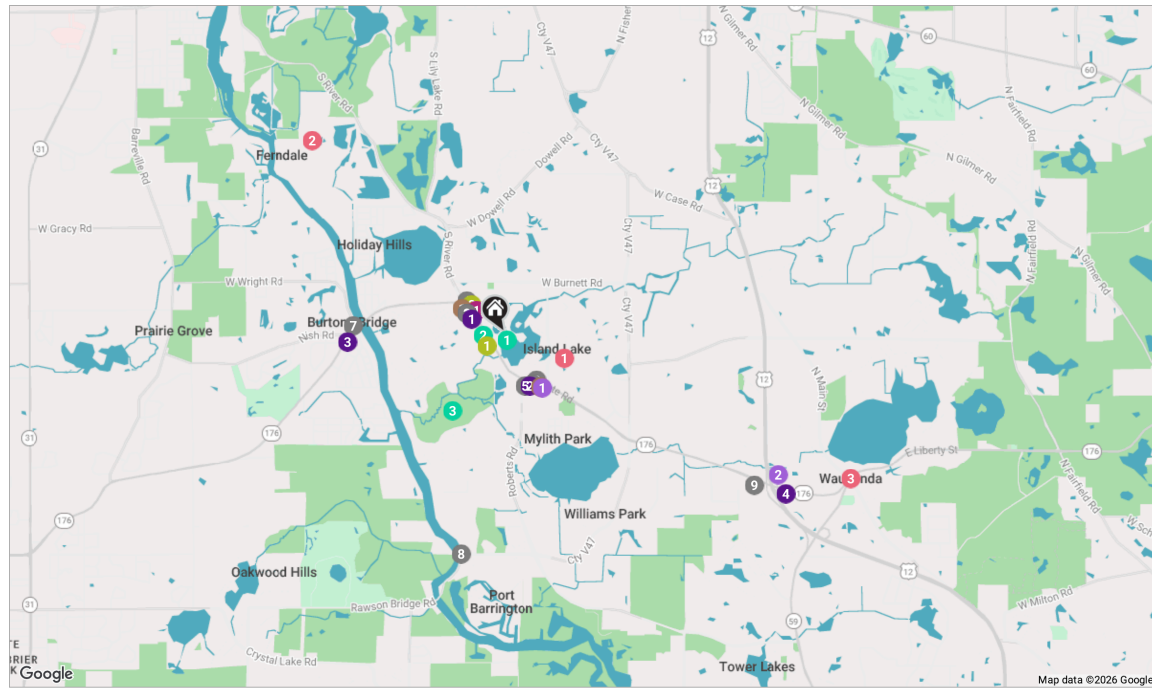




MAIN  
746 sq ft



SECOND  
1302 sq ft



**RESTAURANTS**

- 1 Nancy's Pizza Island Lake  
527 AUBURN DRIVE, 0.4 MI
- 2 Hunan Gourmet | Chinese  
529 AUBURN DRIVE, 0.4 MI
- 3 El Norteño  
206 EAST STATE ROAD, 0.5 MI
- 4 McDonald's  
600 WEST STATE ROAD, 0.5 MI
- 5 Sideouts Sports Tavern  
4018 WEST ROBERTS ROAD, 0.5 MI
- 6 Culver's  
203 EAST STATE ROAD, 0.5 MI
- 7 Kief's Reef  
3505 SOUTH WRIGHT ROAD, 1.4 MI
- 8 BROKEN OAR MARINA-BAR & GRILL  
614 RAWSON BRIDGE ROAD, 2.0 MI

**COFFEE**

- 1 Dunkin'  
510 AUBURN DRIVE A, 0.5 MI
- 2 Casa Lomeli's Coffee  
223 EAST STATE ROAD, 0.6 MI

**SHOPPING**

- 1 Walgreens  
442 WEST STATE ROAD WALGREENS, 0.3 MI

**GROCERY**

- 1 Lomeli's Fresh Market  
233 EAST STATE ROAD, 0.6 MI
- 2 Jewel-Osco  
547 WEST LIBERTY STREET, 2.8 MI

**GYM**

- 1 Simplistic Holistics  
333 WEST STATE ROAD, 0.2 MI
- 2 Snap Fitness Island Lake  
452 WEST STATE ROAD, 0.4 MI

**ENTERTAINMENT**

- 1 Island Lake Village Hall  
3720 GREENLEAF AVENUE, 0.6 MI
- 2 H2 Paintball / Summer Stomp Grounds  
1911 WEST FERNVIEW LANE, 2.5 MI
- 3 Wauconda  
WAUCONDA, 3.4 MI

**PARKS**

- 1 Dorothy Beach  
209 DOROTHY COURT, 0.0 MI

**Parks**

- 2 Water Tower Park  
ISLAND LAKE, 0.2 MI
- 3 Cotton Creek Marsh Nature Preserve  
ISLAND LAKE, 0.8 MI

**SERVICES**

- 1 Fifth Third Bank & ATM  
525 NEWPORT COURT, 0.3 MI
- 2 United States Postal Service  
129 EAST STATE ROAD, 0.5 MI
- 3 Nunda Rural Fire Protection District  
1713 ILLINOIS 176, 1.4 MI
- 4 Chase Bank  
488 WEST LIBERTY STREET, 3.0 MI

NOTES

---



---



---



---



---



---



---



---



---



---



## TROY STUKOWSKI

(815) 245-4882

TROY@ATPROPERTIES.COM

WWW.MCHENRYCOUNTYHOMES.COM

FACEBOOK: MCHENRYCOUNTYHOMESANDLIFESTYLE

