25371 W MARILYN MEADOW COURT

WAUCONDA



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ROOM DIMENSIONS

FOYER : 12' × 9'

LIVING ROOM : 24' × 15'

DINING ROOM : 12' × 11'

KITCHEN : 15' × 11'

EATING AREA : 13' × 13'

PRIMARY BEDROOM : 17' × 15'

SECOND BEDROOM : 12' × 12'

THIRD BEDROOM : 12' × 12'

LAUNDRY : 11' × 6'

3 BEDROOM
2.1 BATH
TAXES: $8,908 (2025)
ASSESSMENTS: $90 / YEAR

NEARLY TWO ACRES OF TIMELESS CHARM & EXCEPTIONAL OUTDOOR LIVING

Set on a premium 1.87-acre corner lot in coveted Valentine Lake Estates, this beautifully updated two-story retreat blends timeless character with modern comfort and exceptional outdoor living. Thoughtfully renovated in 2017, the home features rich red oak hardwood floors, a beautifully appointed kitchen, updated baths, custom built-ins and a spacious primary suite with private ensuite. The expansive wraparound porch, brick paver patio and fire pit create inviting spaces for relaxing and entertaining, while the peaceful cul-de-sac setting provides privacy and room to enjoy the grounds.

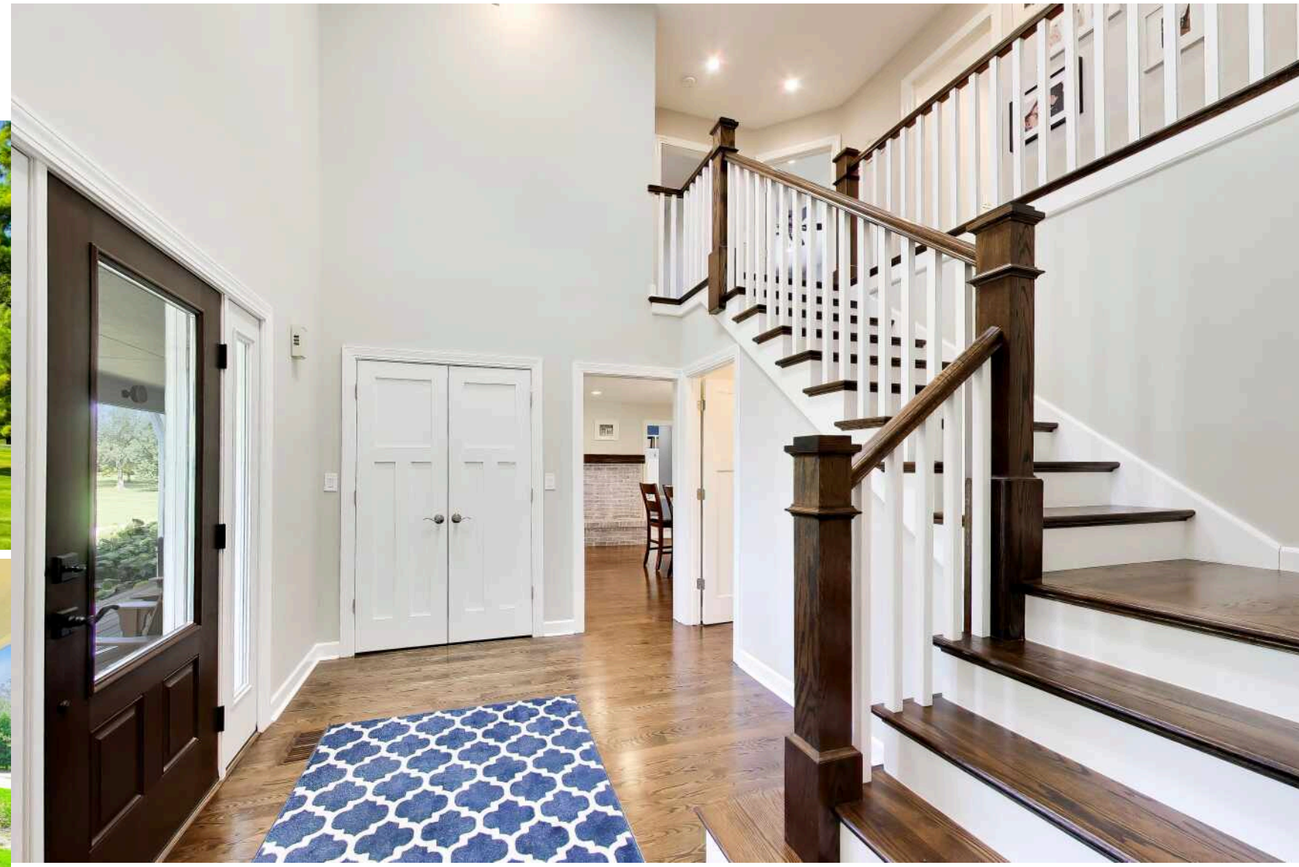
- 1.87-acre premium corner lot at the beginning of a quiet cul-de-sac
- 2017 renovation including kitchen, bathrooms, hardwood flooring, lighting, trim and fresh paint throughout
- Exceptional outdoor living with wraparound porch, renovated deck, brick paver patio, firepit and mature landscaping
- Extensive infrastructure updates including Climate Guard windows, newer roof, gutters, water heater and updated HVAC components
- Additional amenities including a finished/insulated 2.5-car garage, full basement plumbed for a future bath and large detached shed

























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ASK RESIDENTS WHAT THEY LOVE ABOUT **WAUCONDA** AND THEY'RE LIKELY TO SAY "EVERYTHING."

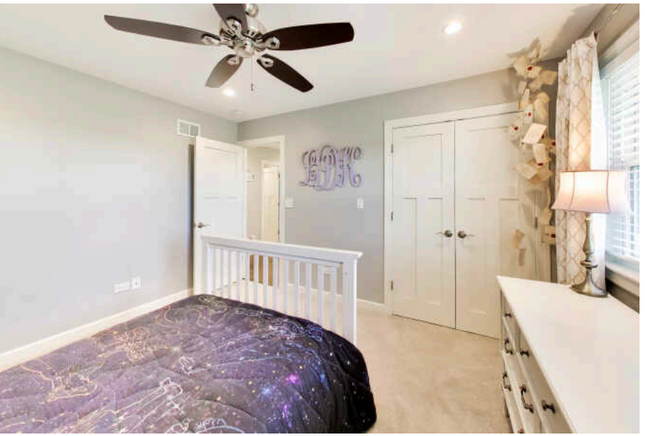
For four years in a row, the Village of Wauconda won the *Daily Herald*'s Readers' Choice Award for "Best City or Town to Live" for its recreation, dining options, and shopping along historic Main Street.

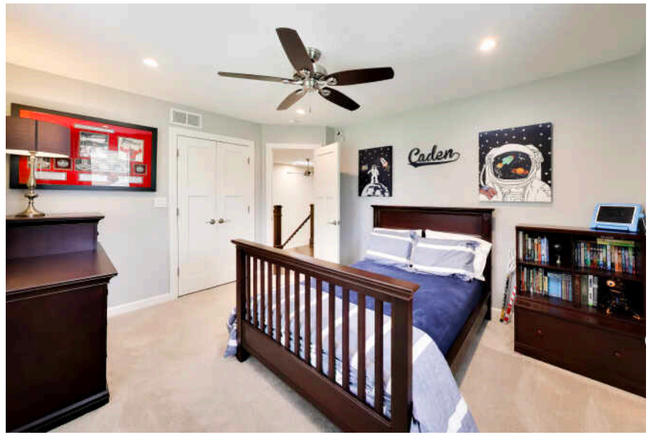
The village's Bangs Lake is a natural glacial lake in northeastern Illinois' Lake County. The 306-acre recreational area is a popular destination for swimming, fishing, and boating. The Lakewood Forest Preserve winds around the community with paths for bicyclists, hikers, and skiers.

Housing in Wauconda includes lakefront homes and historic homes as well as townhomes with lake views and access to local shops and eateries.

Located along the U.S. Route 12 and Route 176 corridors, Wauconda offers easy access to neighboring communities.









NOTES



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.