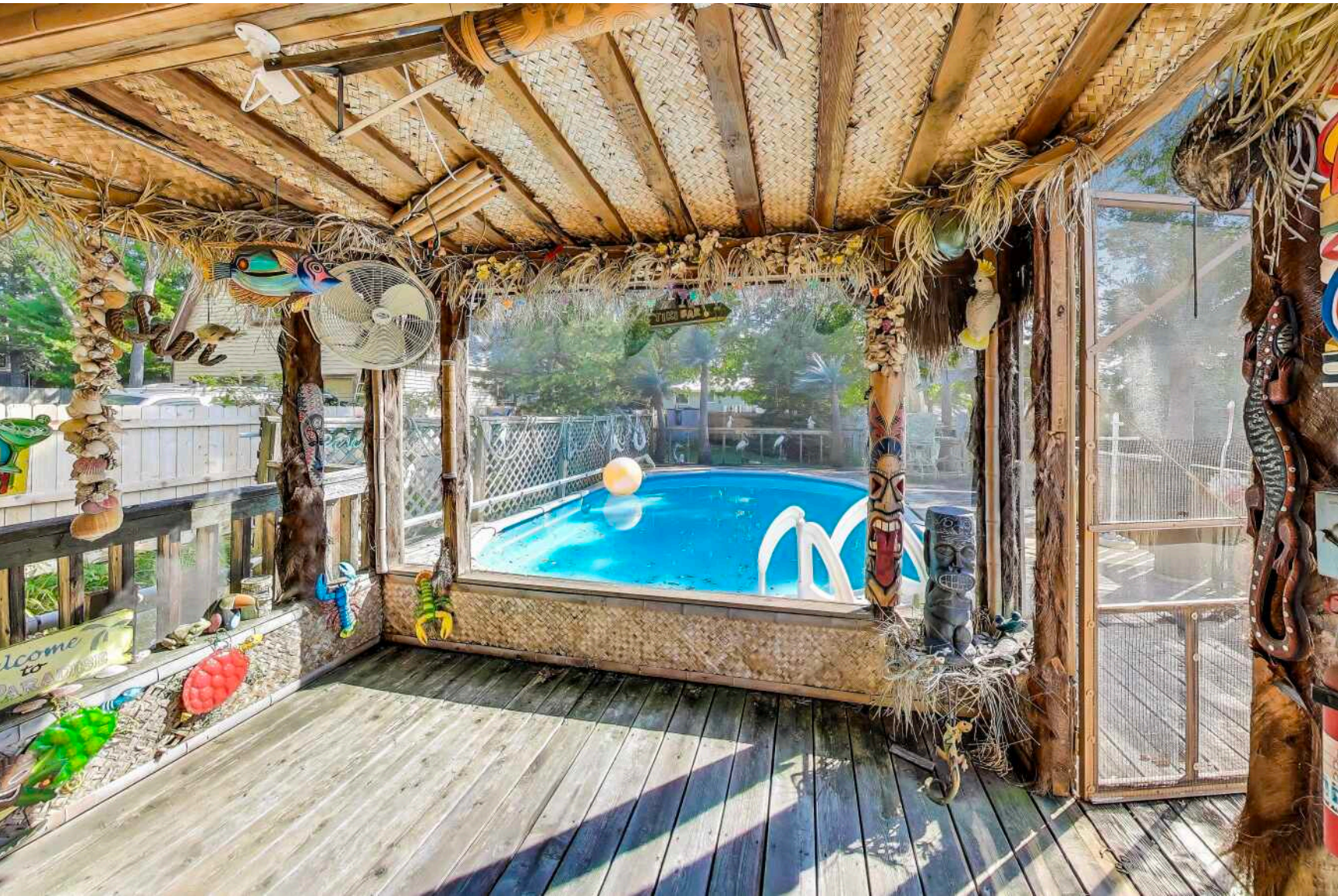


25577 W LAKEVIEW AVENUE  
WAUCONDA







**ROOM DIMENSIONS**

LIVING ROOM : 15' × 16'

DINING ROOM : 12' × 13'

PRIMARY BR : 15' × 10'

2ND BR : 9' × 9'

3RD BR : 13' × 8'

KITCHEN : 15' × 12'

BIRD / MUD ROOM : 10' × 22'

RECREATION ROOM : 29' × 16'

BAR : 14' × 11'

LAUNDRY : 10' × 10'

WORKSHOP : 11' × 19'

STORAGE : 11' × 8'

**3 BEDROOM**

**1.1 BATH**

COMING SOON: Your Wauconda Oasis Awaits! Discover this well-maintained 3-bed, 1.5-bath ranch with an attached 2-car garage, huge deck, and above ground pool nestled on nearly half an acre in a prime location. This home offers the perfect blend of upgrades and serene living. Situated just moments from Bangs Lake, restaurants, parks, schools, shopping, and scenic preserves and trails, the property boasts exceptional curb appeal with its cultivated stone and vinyl exterior, copper gutters, and a stainless-steel front door, all complemented by a manicured yard with mature trees. Inside, you'll find easy first-floor living with oak hardwood floors throughout, freshly painted spaces, and large windows that create a bright, open, and welcoming atmosphere. The kitchen is a hub of functionality, featuring tile countertops, custom cabinets, and appliances-including a refrigerator and dishwasher new within the last five years. A family room and separate dining room provide the perfect spaces for your next dinner party. A standout feature is the thoughtful conversion of a one-car garage into an enclosed, heated, and cooled mud room / workshop area. This versatile space, with its new slate flooring and sliding glass doors provides seamless access to the home, the front and back yards, and the two-car garage. Car enthusiasts and hobbyists will love the large garage (with a freshly painted floor and abundant shelf, cabinet, and overhead storage) and driveway parking for up to 7 cars. Boats and RVs are welcome, too! The full, unfinished basement has freshly painted walls and floors and includes a laundry room with a shower, a dedicated workshop, and tons of space-including a separate , dedicated room-for walk-in storage. The fully fenced-in backyard is a private retreat, with a partial fence replacement completed in 2025. It comes complete with a gas generator, greenhouse, storage shed, and bins; the large deck is perfect for entertaining, and the above-ground pool provides a fun place to cool off on summer days. A concrete hot tub slab with 220-amp electrical is also ready for your hot tubbing nights, too! This home is a true gem, offering a perfect blend of comfort, convenience, and functionality. Be sure to see it before it's gone!

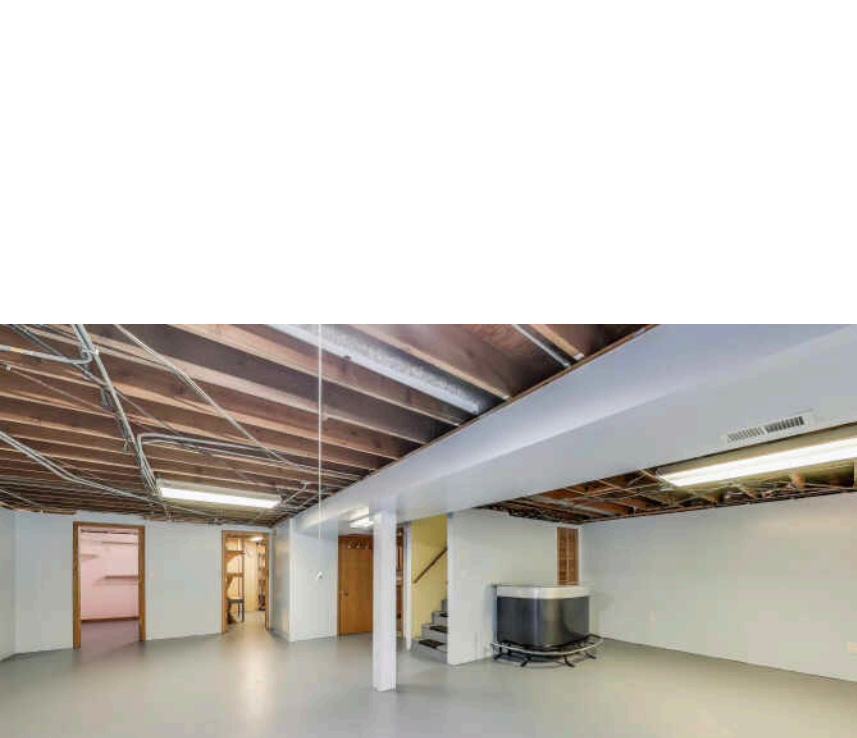




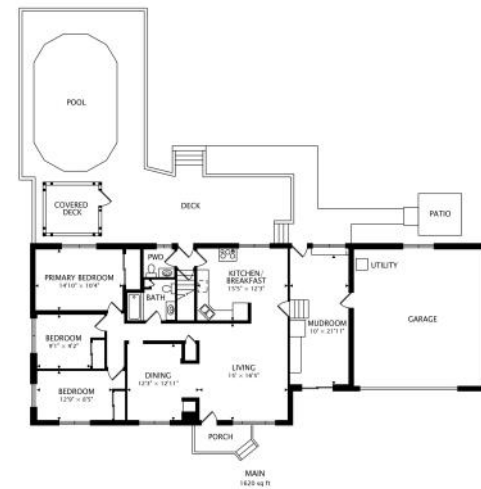
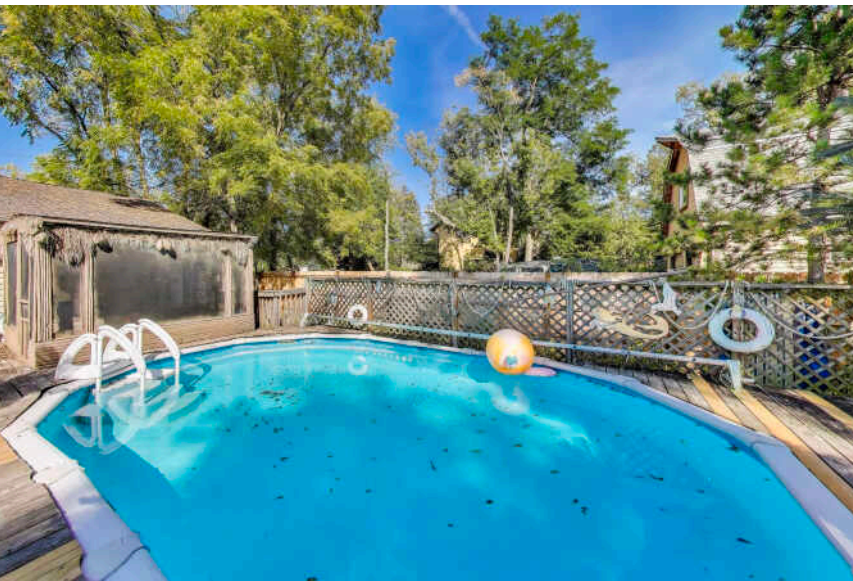
















## ASK RESIDENTS WHAT THEY LOVE ABOUT **WAUCONDA** AND THEY'RE LIKELY TO SAY "EVERYTHING."

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.





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## KEVIN BAUM

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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.

