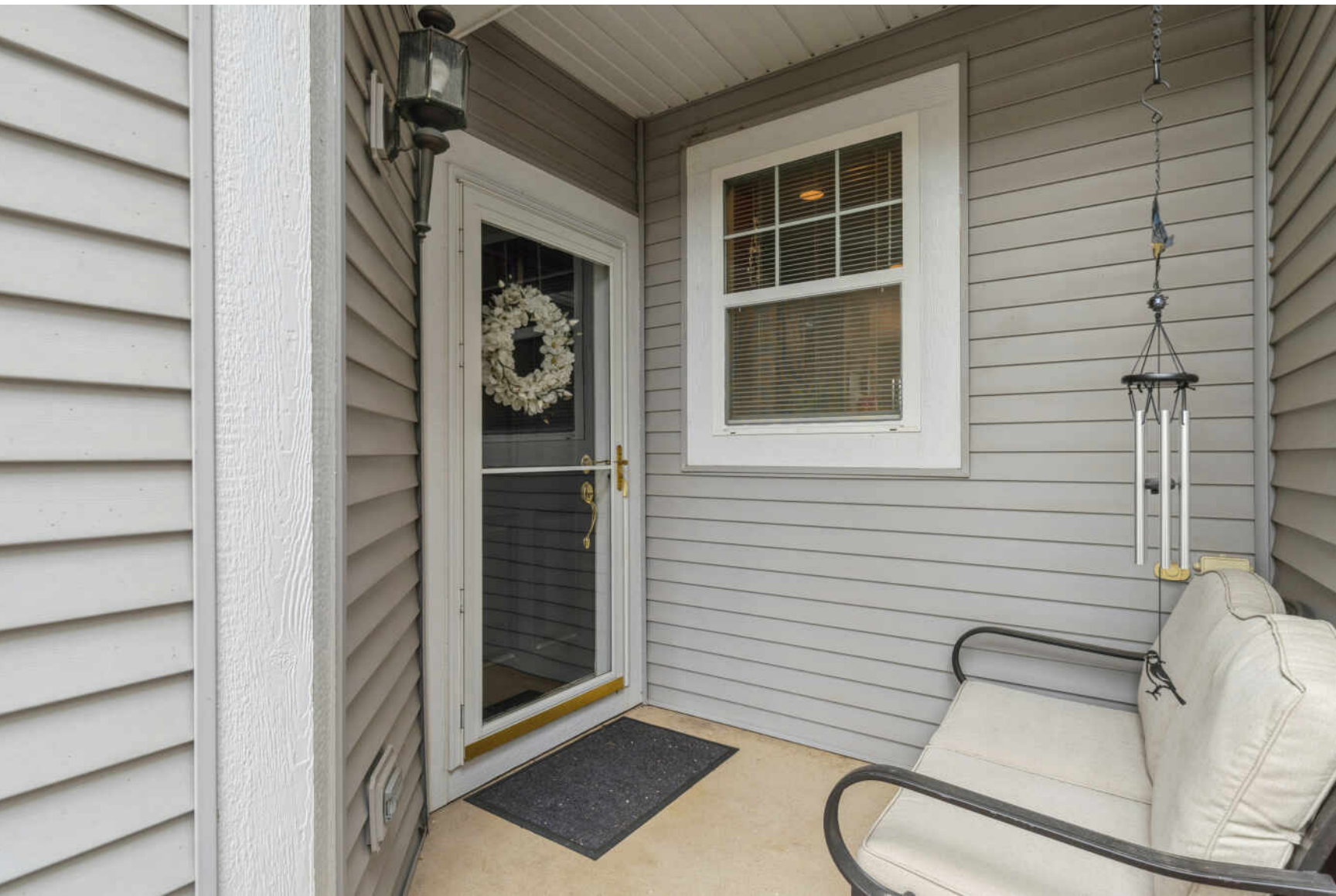


2835 CATTAIL COURT #B, WAUCONDA
LIBERTY LAKES





ROOM DIMENSIONS

LIVING ROOM : 15' × 14'

DINING ROOM : 11' × 10'

KITCHEN : 14' × 11'

PRIMARY BEDROOM : 17' × 12'

SECOND BEDROOM : 13' × 12'

THIRD BEDROOM : 11' × 10'

3 BEDROOM

2.1 BATH

BACKING TO OPEN SPACE IN LIBERTY LAKES

Your have found your new home! An ideal townhome at a reasonable price! This 3 bedroom, 2.5 bath, 1838 sq ft, two-story, townhome has it all to include a full, finished, basement (an additional 757 sq ft) with newer carpeting, and a 2 car, insulated & drywalled, attached garage. There is high quality wood laminate flooring on the first floor along with a cozy fireplace in the living room. The kitchen has tons of counter space and loads of 42 inch cabinets plus a pantry closet. The eating area has a breakfast bar and is also open to the living room. Upstairs is all newer carpeting. The spacious primary bedroom suite has a walk-in closet and a double door closet along with its own full bath with dual sink vanity. Bedroom 2 is almost as roomy as the primary and has an expansive walk-in closet. Bedroom 3 has a generous double door closet. There is an additional full hall bath upstairs along with the convenience of a large laundry room with utility sink. If only it had a great location. Well, guess what, it does! Beautiful, interior, cul-de-sac, site backing to open space in Liberty Lakes. Enjoy bird watching from the patio that overlooks a natural wetlands preserve.







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.



VHT STUDIOS



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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