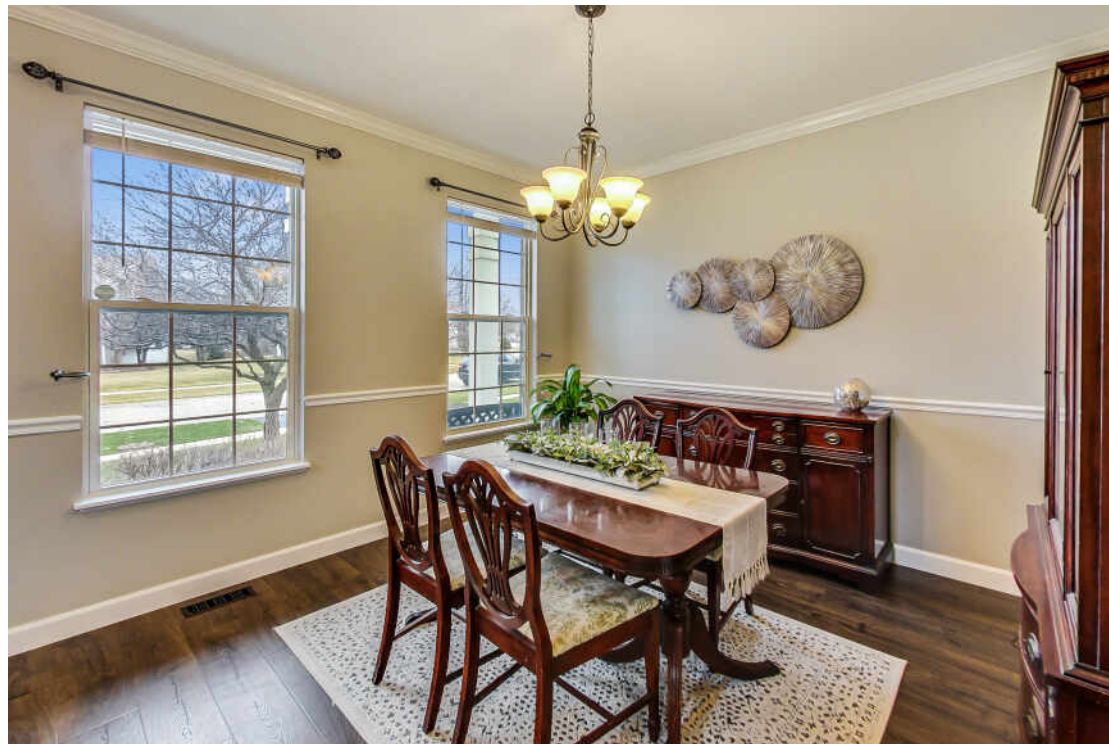


**308 HAMPTON COURT**  
LAKE VILLA





#### ROOM DIMENSIONS

KITCHEN : 10' x 9'  
 BREAKFAST AREA : 10' x 7'  
 FAMILY ROOM : 16' x 12'  
 LIVING ROOM : 13' x 11'  
 DINING ROOM : 12' x 12'  
 LAUNDRY ROOM : 9' x 6'  
 MASTER BEDROOM : 16' x 11'  
 BEDROOM : 11' x 10'  
 BEDROOM : 11' x 10'  
 LOFT : 11' x 11'  
 RECREATION ROOM : 27' x 17'  
 UTILITIES/STORAGE : 18' x 9'  
 STORAGE : 10' x 7'  
 WORKROOM : 13' x 11'

3 BEDROOM

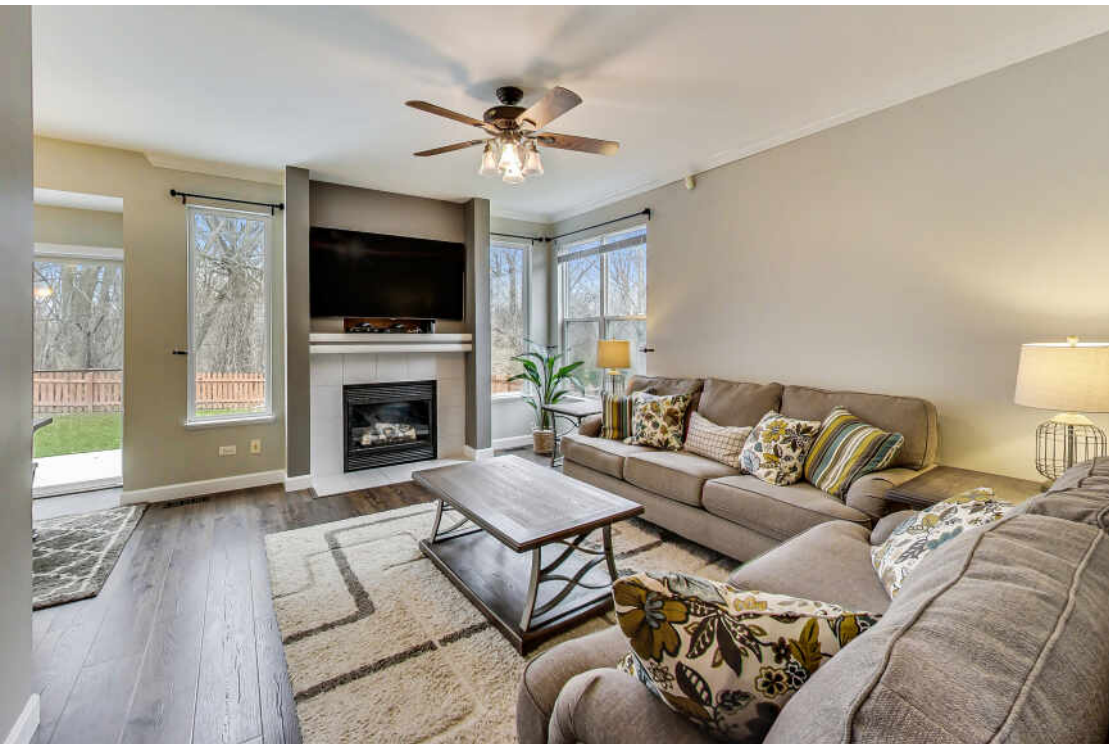
2.1 BATH

TAXES: \$8,129

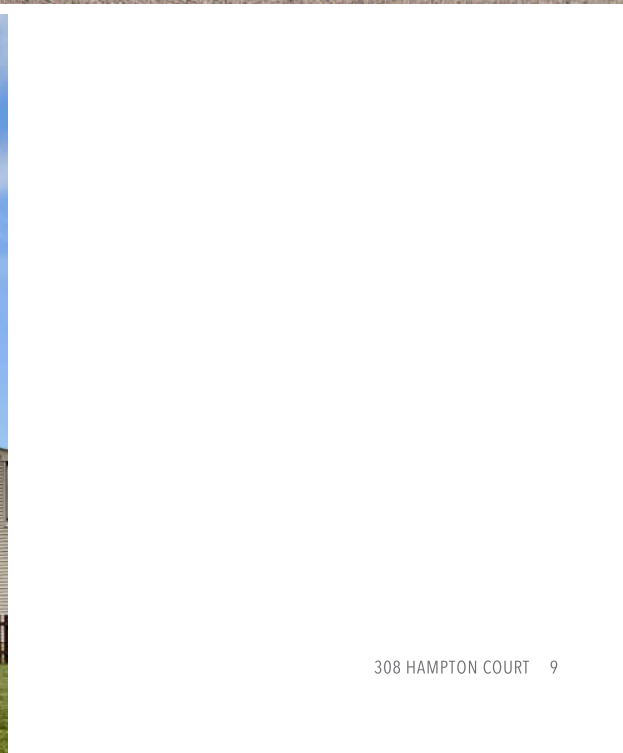
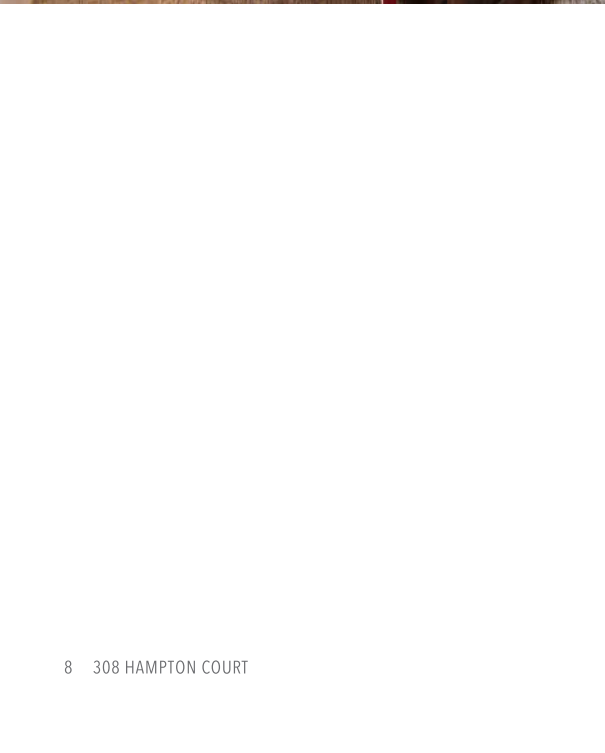
ASSESSMENTS: \$325/YEAR

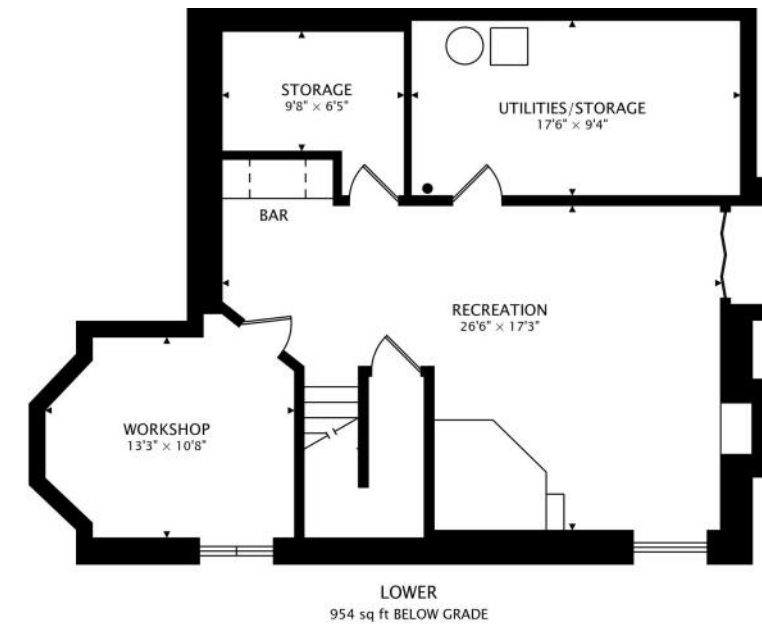
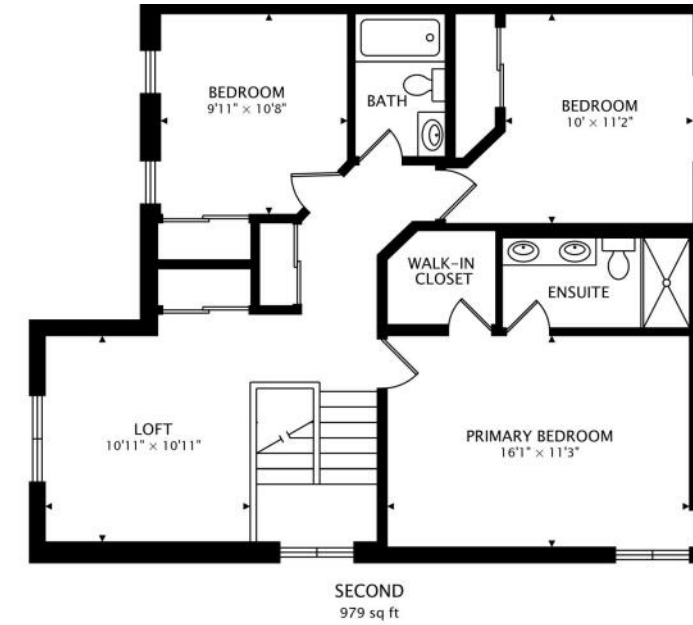
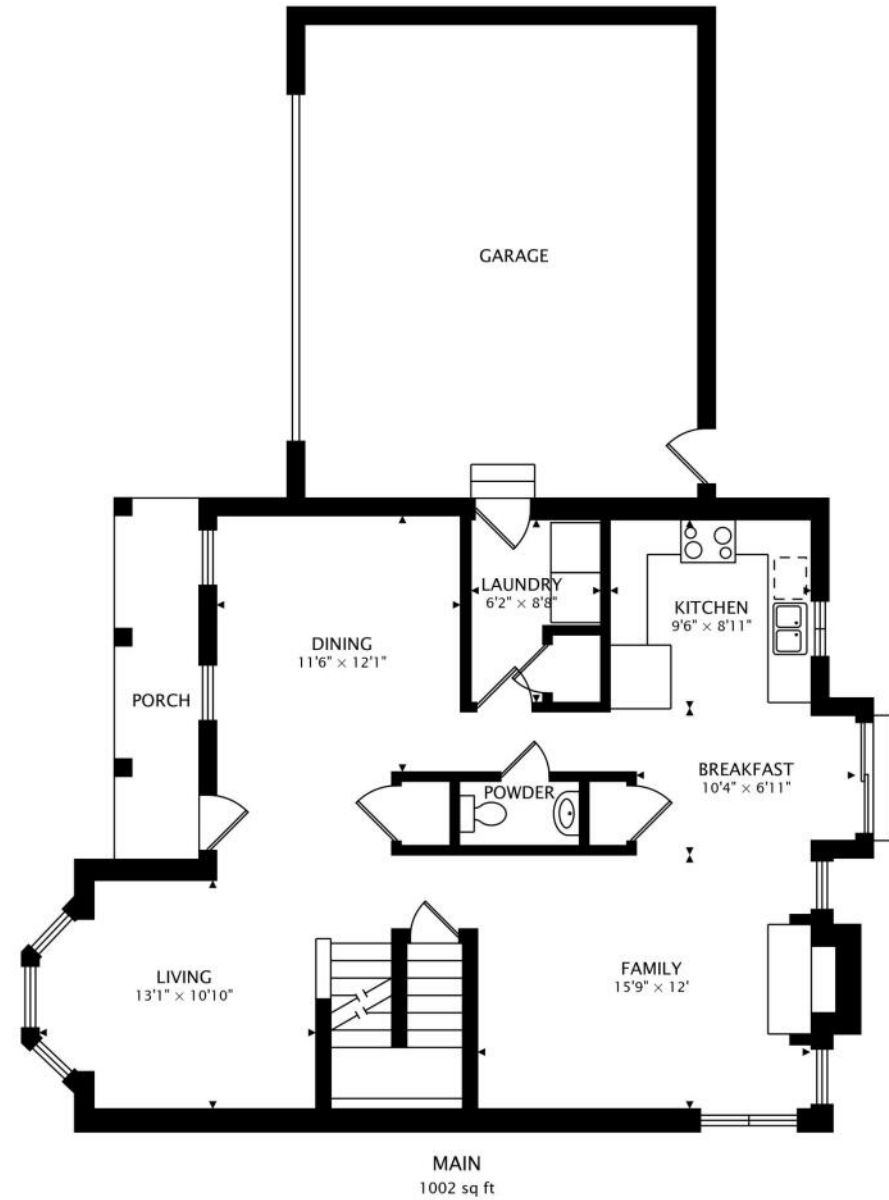
## WELCOME HOME!

A beautiful home in a beautiful location! Not only is this home impeccably maintained and tastefully updated, it is also located on a cul-de-sac backing to a wooded preserve! This property boasts 3 bedrooms, 2.1 bathrooms, plus a wonderful loft space. The basement is also finished, but still has plenty of storage space! Recent updates include- appliances, wood laminate flooring throughout the first level, new carpet on the second level, a new cedar fence with lighting surrounding the entire backyard, plus a outdoor patio. Other improvements include- roof (2018), water heater (2016), garbage disposal (2020), ejector pump/sump pump (with back up battery) (2021), and radon mitigation system (2016). This home has it all- inside and out! Welcome home!











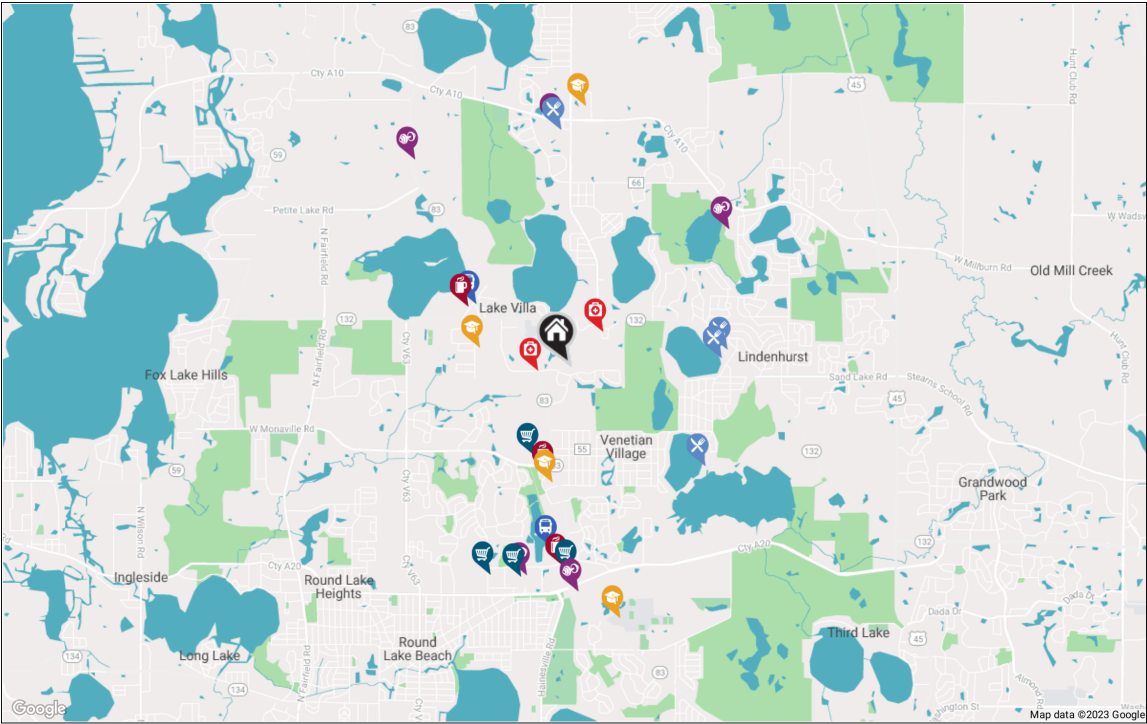
## RAILROAD SERVICE AND THE ALLURE OF LAKESIDE LIVING DREW CHICAGOANS TO THE **LAKE VILLA** AREA

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.



 RESTAURANTS

RJ's Eatery  
1913 EAST GRAND AVENUE, 1.4 MI

Fourth Lake Resort Bar & Grill  
36670 NORTH CORONA DRIVE, 1.5 MI

Emily's Pancake House  
1910 EAST GRAND AVENUE, 1.5 MI

Lake House Restaurant  
850 TOWER DRIVE, 2.2 MI

 COFFEE SHOPS

Dunkin'  
2592 NORTH ILLINOIS 83 #2596, 1.0 MI

White Label Coffee House  
CEDAR AVENUE, 1.1 MI

Starbucks  
1904 N BARRON BLVD, 1.8 MI

 SHOPPING

Walmart Supercenter  
2680 NORTH ILLINOIS 83, 0.9 MI

Hobby Lobby  
840 EAST ROLLINS ROAD, 1.9 MI

Petco  
436 EAST ROLLINS ROAD, 2.0 MI

Kohl's  
230 EAST ROLLINS ROAD, 2.0 MI

 HEALTH CLUBS

Esporta Fitness  
540 EAST ROLLINS ROAD, 1.9 MI

Hastings Lake YMCA  
1995 WEST GRASS LAKE ROAD, 1.9 MI

Zip Fitness Round Lake Beach  
817 EAST ROLLINS ROAD, 2.1 MI

Snap Fitness Lake Villa  
850 TOWER DRIVE UNIT 118, 2.2 MI

REV Fitness Center  
23408 WEST APOLLO COURT, 2.4 MI

 HOSPITALS

Advocate Outpatient Center  
695 PARK AVENUE, 0.3 MI

Vista Medical Center -  
Lindenhurst  
1050 RED OAK LANE, 0.5 MI

Lindenhurst Ambulatory Care  
Center  
1050 RED OAK LANE, 0.5 MI

 SCHOOLS

Lake Villa School District 41  
131 MCKINLEY AVENUE, 0.8 MI

La Petite Academy of Round  
Lake Beach  
2518 ILLINOIS 83, 1.1 MI

Grayslake North High School  
1925 NORTH ILLINOIS 83, 2.3 MI

Lakes Community High School  
NORTH SUBURBS, 2.4 MI

 TRANSIT

Lake Villa  
METRA - NORTH CENTRAL SERVICE, 1.0 MI

Round Lake Beach  
METRA - NORTH CENTRAL SERVICE, 1.7 MI

## NOTES



## SHEENA FRANKLIN

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SHEENAFRANKLIN.COM



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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