

355 BUCKINGHAM DRIVE
COLLEGE TRAIL - GRAYSLAKE





ROOM DIMENSIONS

LIVING ROOM : 17' × 17'

DINING ROOM : 9' × 11'

FAMILY ROOM : 18' × 14'

KITCHEN : 14' × 11'

PRIMARY BEDROOM : 15' × 12'

SECOND BEDROOM : 11' × 13'

THIRD BEDROOM : 13' × 13'

DECK : 16' × 9'

3 BEDROOM

2.1 BATH

TAXES: \$9,331

PRAIRIE STYLE HOME ON THE WATER

WATER FRONT LOT in College Trails! Rarely available, this stunning home is one of just a handful that backs to the community's tranquil pond with it's natural landscaping; offering year-round views of wildlife, serene beauty and water activities like fishing, paddle boats, kayaks and ice skating. Lovingly maintained by the original owner, the exterior was completely re-styled in 2011 with stone accents, updated siding, and Prairie-style windows/sliders to complement its unique surroundings. Step inside to find a thoughtfully reimaged first floor featuring a reconfigured kitchen with high-quality, custom solid wood two-tier cabinetry (upper cabinets with glass fronts and lighting to showcase your finest pieces), Cambria quartz countertops, subway tile backsplash, and all stainless steel appliances (microwave replaced this month). The powder room was also updated, and solid-core doors with upgraded hardware were added throughout. The striking Mission-style ThermaTru front door makes a bold statement upon entry. The open-concept layout seamlessly connects the kitchen, dining, and family room with wood-burning fireplace-perfect for cozy fall evenings. Just off the family room, step out to the expansive TimberTech composite deck (2012) where you'll enjoy the sunrise over the water, while sunsets can be savored from the charming front porch. Upstairs, the primary suite offers a private ensuite bath, along with two additional bedrooms and a full hall bath. The full English basement is bright with natural light, framed with canned lighting and drywalled-ready for your finishing touch. College Trails offers unmatched convenience and lifestyle-just 5 minutes from historic downtown Grayslake's shops, cafes, farmer's market, and festivals, and only a few miles to 3 Metra stations. Outdoor lovers will appreciate nearby Rollins Savannah Forest Preserve with 53 acres of trails for hiking and biking, as well as College Trail Park with tennis, basketball, fishing, playground, and even ice skating in winter. Don't miss this rare opportunity to own a beautifully updated home in an extraordinary setting!







HOME TO A RECREATIONAL LAKE AND A VARIETY OF COMMUNITY EVENTS, **GRAYSLAKE** IS A VIBRANT VILLAGE IN CENTRAL LAKE COUNTY.

The lake remains at the center of the community and is a year-round attraction with fishing, swimming, and boating in the summer and ice fishing, hockey, and skating in the winter.

Grayslake retains its rural ambience with a historic downtown district and hometown celebrations such as a pet parade. There are also public golf courses, tennis courts, and recreational areas with swimming pools, skate parks, and ball fields. A 1,200-acre county forest preserve on the north side of town has a bird observation deck, trails, and wetlands.

The Grayslake Art Festival, Taste of Grayslake, and Grayslake Summer Days are popular attractions along with the Lake County Fair. Residents and visitors enjoy music, arts and crafts, carnival games, and local food vendors.

Grayslake has two train stations along Metra's Milwaukee District North and North Central Service lines in addition to Pace bus routes throughout the village.



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.

