

36461 N US HIGHWAY 45

UNINCORPORATED WARREN TOWNSHIP, LAKE COUNTY





ROOM DIMENSIONS

LIVING ROOM : 18' × 28'

FAMILY ROOM : 15' × 14'

DINING ROOM : 15' × 11'

KITCHEN : 17' × 12'

PRIMARY BEDROOM : 16' × 18'

SECOND BEDROOM : 15' × 14'

THIRD BEDROOM : 14' × 14'

3 BEDROOM

2 BATH

Rare 2.5-Acre Opportunity in Unincorporated Warren Township! Nestled among beautiful, mature trees and surrounded by newer residential communities, this unique property offers endless possibilities. The solid, custom-built ranch offers approximately 2,500 square feet of living space and has been lovingly maintained, providing a wonderful opportunity to enjoy as-is or update to your personal style. Featuring 3 spacious bedrooms, 2 full baths, a large eat-in kitchen, separate dining/family room, an expansive living room with a beautiful stone fireplace, an unfinished basement with crawl space, and abundant closet and storage space, the home offers exceptional room sizes and quality construction. Built in 1971, it provides the perfect canvas for customization while retaining its solid craftsmanship. Whether you're dreaming of a private estate or outdoor oasis-with room for gardens, recreational activities, a workshop, storage building, RV, boat, or other recreational equipment-or you're an investor or builder exploring future redevelopment opportunities, this property deserves a closer look. Situated on approximately 2.5 wooded acres with city water, septic, and utilities already in place, the property offers significant value and convenience. Located at Highfield Drive West-the entrance to the desirable Shires of Cambridge subdivision-it combines privacy, accessibility, and outstanding long-term potential. Large parcels like this are becoming increasingly rare in the Gurnee area, making this an exceptional opportunity for homeowners, hobbyists, contractors, or developers alike.



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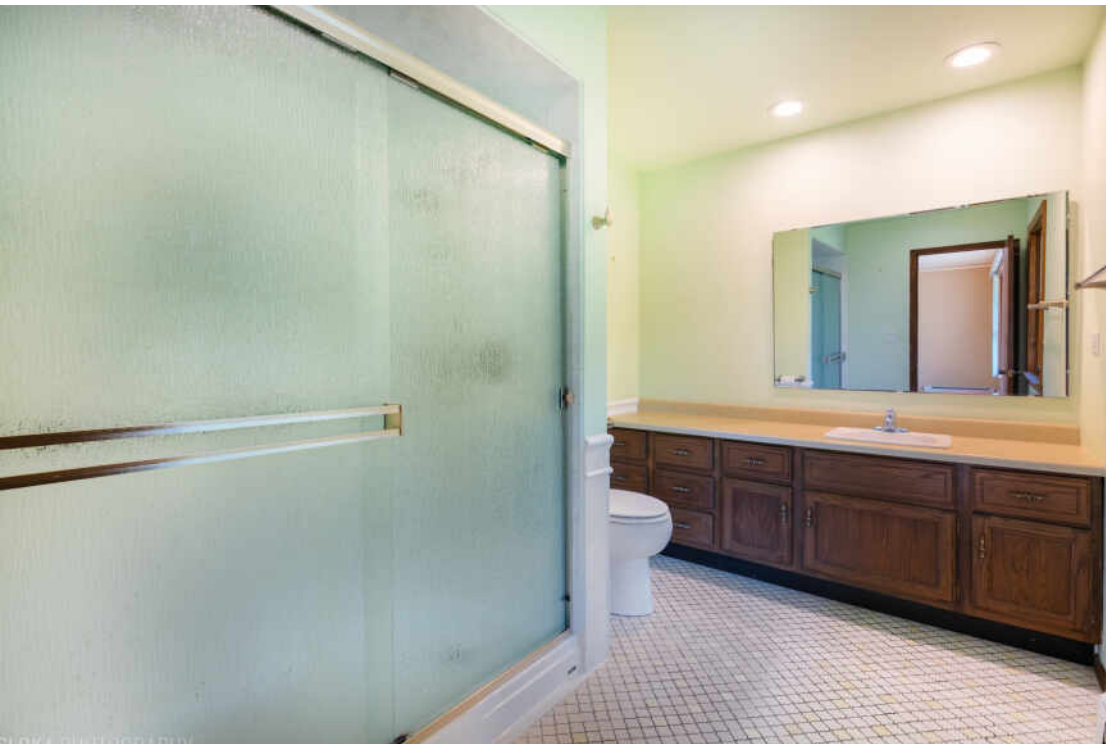
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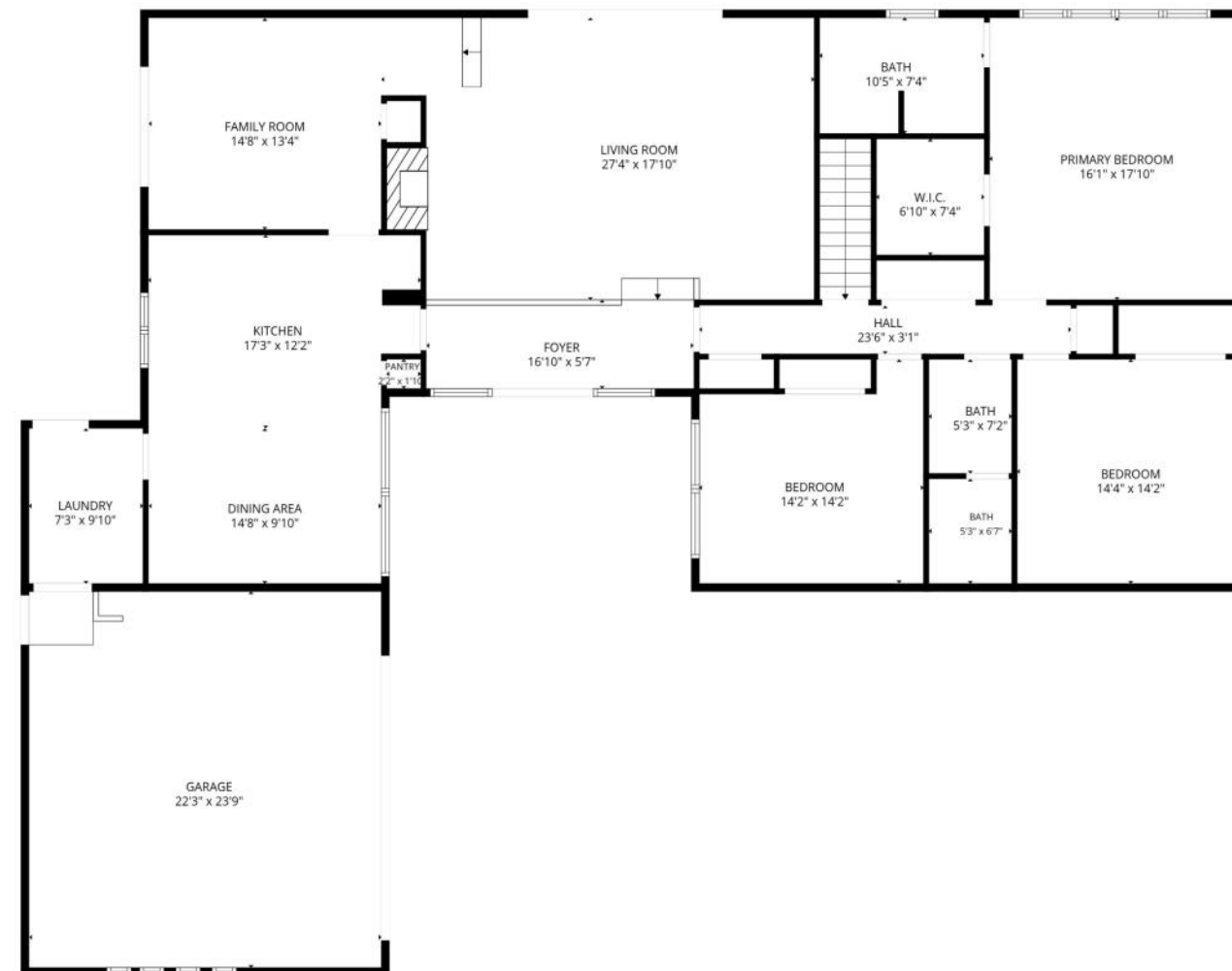
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TOTAL: 2990 sq. ft
 Basement: 0 sq. ft, 1st floor: 2990 sq. ft
 EXCLUDED AREAS: BASEMENT: 1775 sq. ft, LOW CEILING: 300 sq. ft

FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



MENTION **GURNEE** AND THE FIRST THINGS THAT COME TO MIND ARE SHOPPING AND ROLLERCOASTERS

Six Flags Great America and Gurnee Mills, one of the largest shopping malls in the state, draw over 26 million visitors a year to the village located between Chicago and Milwaukee.

More than 1,000 businesses and corporations also make their home here from retail and recreation to hospitality companies and restaurants.

Named after Walter S. Gurnee, who served as Mayor of Chicago in the early 1850s, the village dates back to the 1830s when settlers from New York arrived.

Gurnee residents enjoy access to Chicago and a wealth of local attractions. Still, the community retains its small-town atmosphere. Gurnee Days is a popular annual event featuring a farmers market, golf tournament, fireworks, parade, and talent show.

The village is conveniently accessible via I-94.



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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.

