

38800 N WEST AVENUE
LAKE VILLA





ROOM DIMENSIONS

LIVING ROOM : 16' × 12'

DINING ROOM : 16' × 8'

KITCHEN : 10' × 10'

PRIMARY BEDROOM : 14' × 10'

SECOND BEDROOM : 12' × 9'

MUDROOM : 14' × 7'

2 BEDROOM

2 BATH

TAXES: \$2,965

ASSESSMENTS: \$120 / YEAR

LAKE LIFE AWAITS YOU!

Wake up just steps from Cedar Lake, where every day feels like a getaway and every evening ends with a sunset over the water. Looking for the perfect weekend escape or year-round retreat where you can relax, boat, and unwind? Piers are available for a boat through the HOA for just an additional \$60 per year, welcome home! Originally built in the 1950s and fully renovated in the early 2000s, this charming home with lake rights to Cedar Lake blends timeless character with modern comfort - the ideal mix of classic style and easy living. Inside, you'll find an inviting open floor plan filled with natural light and hard-surface flooring throughout, including hardwood floors in nearly every room. The kitchen is a true standout with custom cabinetry, under-cabinet lighting, a stylish backsplash, and beautiful granite countertops - perfect for cooking and entertaining. The primary ensuite is a cozy retreat, featuring a generous walk-in closet and full bathroom for added privacy and convenience. Step outside to enjoy the freshly resealed front and back decks - perfect for morning coffee, hosting friends, or simply soaking in peaceful evenings. The fully insulated 2-car garage provides year-round comfort and versatile use - ideal for extra storage, a workshop, or keeping vehicles protected through every season. A backyard shed adds even more storage space for tools, lake gear, or outdoor essentials. Enjoy all that Cedar Lake has to offer - a 285-acre lake known for its clear waters, mostly sand and rock bottom, and scenic rolling hillsides. With an average depth of over 40 feet and a welcoming community, it's perfect for boating, fishing, paddleboarding, and year-round enjoyment - from summer swims to winter ice-fishing and cozy fireside nights. Low annual HOA fees and manageable unincorporated taxes make this home an easy choice for both full-time residents and those seeking a weekend retreat. Whether you're spending lazy summer days on the water or peaceful winter evenings indoors, this home provides the perfect setting to make lasting memories. t. Enjoy the lake life - every day feels like vacation on Cedar Lake!









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This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for handwriting practice. There are no margins, text, or other markings on the paper.



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