

5335 LANSBURY CIRCLE

LAKE IN THE HILLS





#### ROOM DIMENSIONS

LIVING ROOM : 13' x 14'

KITCHEN : 11' x 13'

BREAKFAST ROOM : 8' x 13'

FAMILY ROOM : 12' x 18'

LAUNDRY/MUD : 5' x 8'

PRIMARY BEDROOM : 13' x 14'

SECOND BEDROOM : 9' x 11'

THIRD BEDROOM : 9' x 10'

RECREATION ROOM : 29' x 18'

STORAGE/UTILITY ROOM : 18' x 14'

**PERFECT STARTER HOME, IDEALLY LOCATED, AND WITH NO MAJOR IMPROVEMENTS NEEDED AS ALMOST EVERYTHING HAS BEEN UPDATED.**

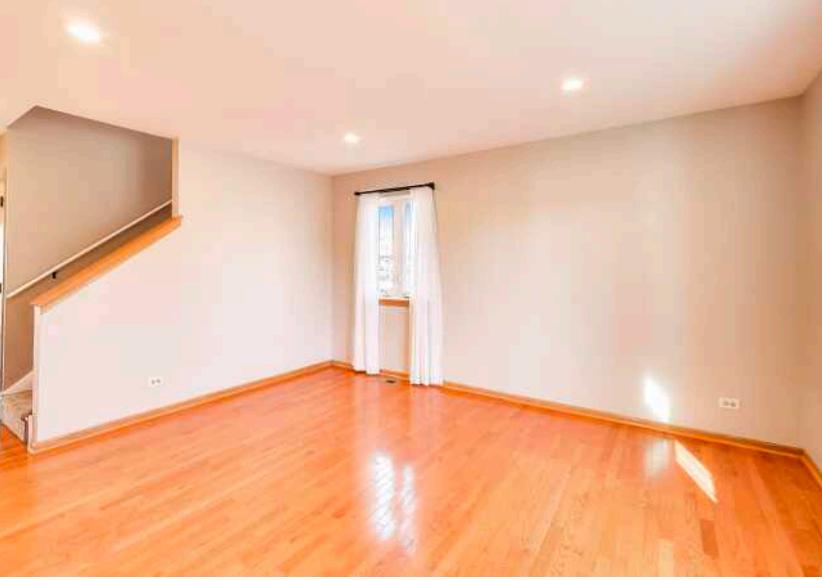
Main level features include improved flooring including a mix of oak hardwood and LVP (2020), a proper foyer with limited visitor views and convenient entry closet, living room that can easily flex as a dining room or home office, fully equipped mud/laundry room, spacious family room ideal for that large entertainment system plus sectional sofa, and a stunning custom kitchen to top it off. The gourmet kitchen was completely remodeled in 2015 and includes granite tops, stainless steel appliances, and gorgeous wood cabinetry featuring soft-close doors/drawers, two pantry cabinets, two lazy susan cabinets, pull-out spice rack, and convenient hidden refuse/recycling. Moving up, you'll admire the oak staircase with landing, wood flooring throughout, three bedrooms including a large primary with walk-in closet, and a completely remodeled shared bath (2017) featuring ceramic flooring, elevated vanity with granite top, framed mirror, and a sizable soaker/shower with full ceramic surround. The basement was finished in 2019, features a spacious recreation room ideal for that much needed secondary "hangout area" and includes enough space to also accommodate a bonus secondary office or gaming area. And let's not forget the additional, much needed, large storage room perfect for your seasonal and longterm items. Outside you'll discover a fully fenced yard (2019), patio, and an inviting hot tub, all for your personal relaxation and enjoyment. Other improvements include all new attic insulation (2023), roof/gutters/downspouts (2015), thermal windows (2017), HVAC (2020), backup sump pump system (2020), and all new interior paint (2024). Featuring Huntley's acclaimed D158 schools, a favored neighborhood park with playground, sport courts, walking path, and an overall superb location with just a short 10-minute ride to the popular Randall Road shopping corridor, this is a terrific offering you don't want to miss!

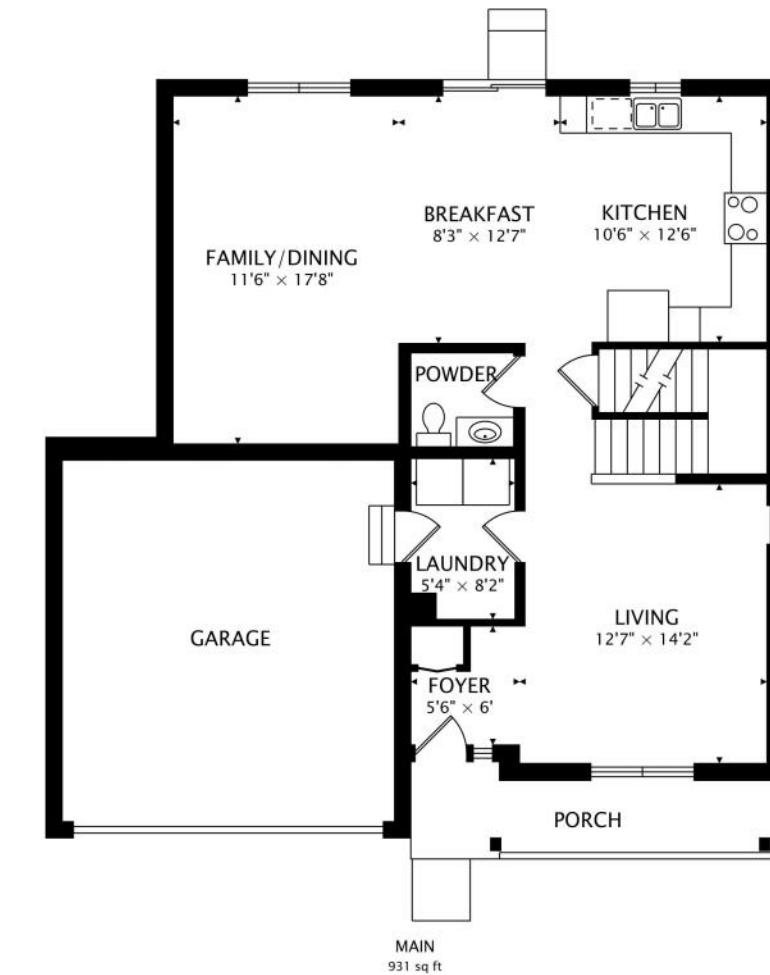
**3 BEDROOM**

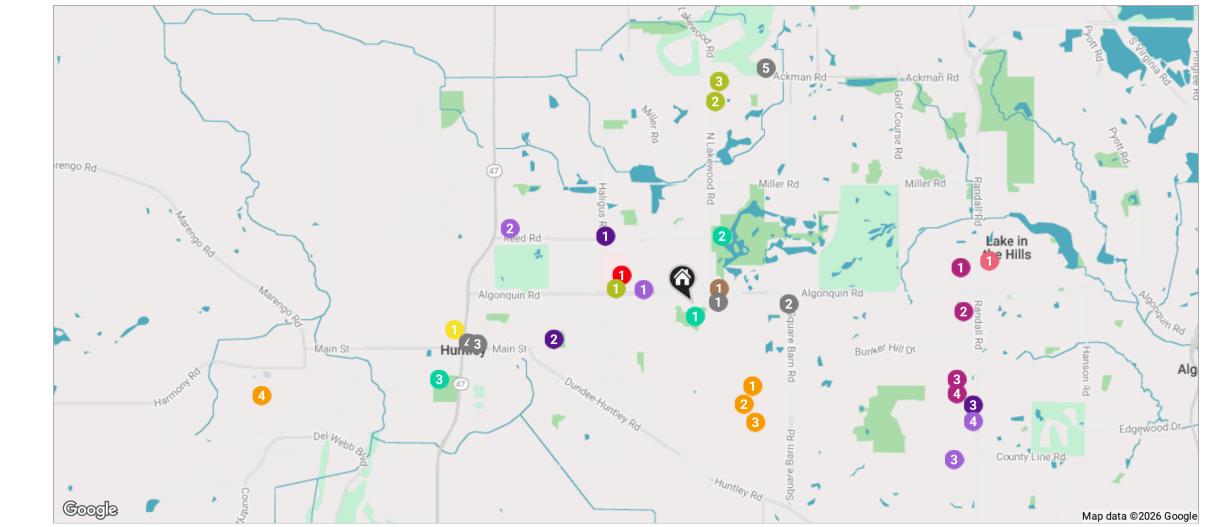
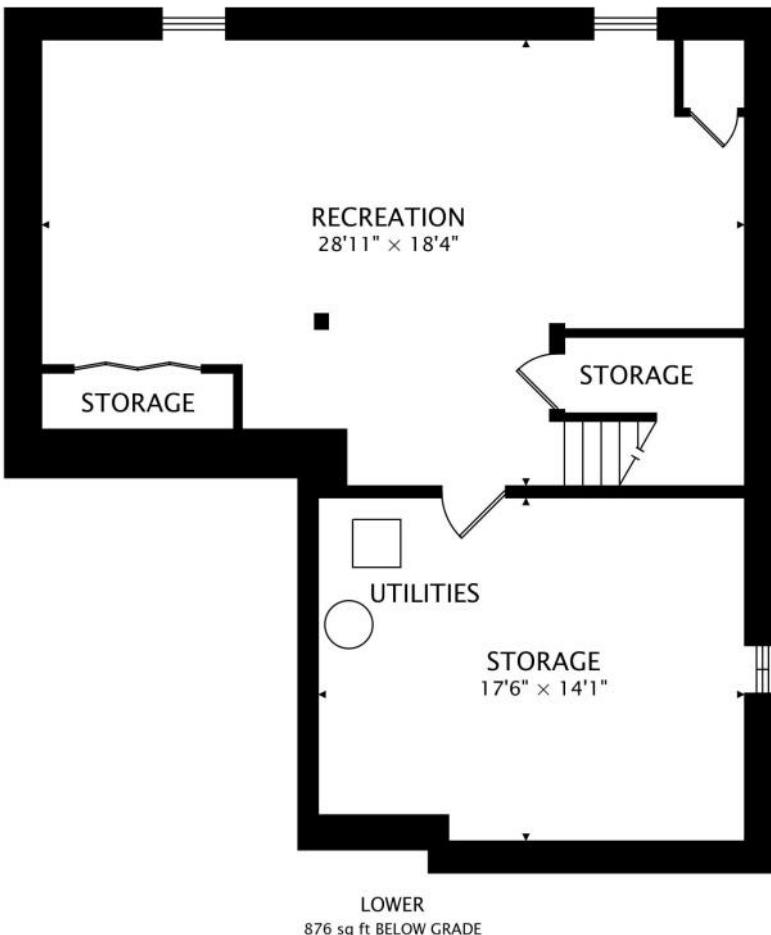
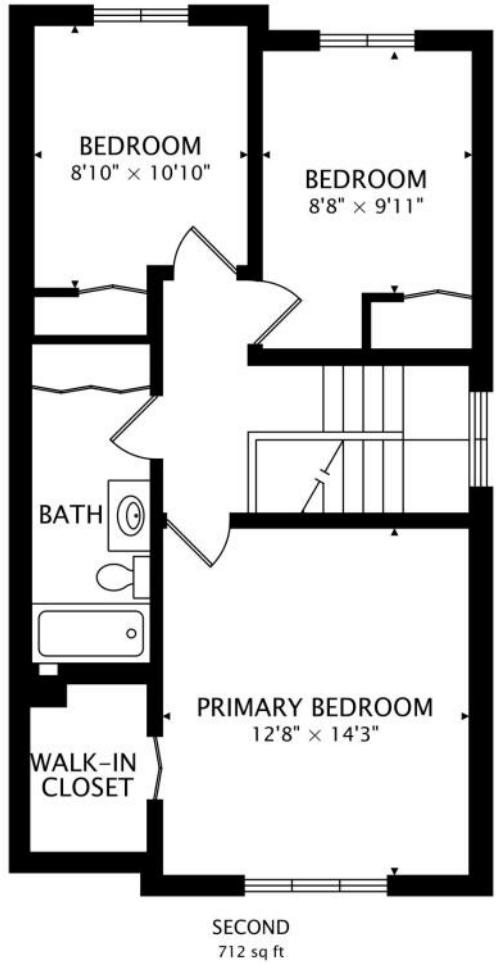
**1.1 BATH**

**TAXES: \$6,833.34**

**ASSESSMENTS: 0.00**







#### MISCELLANEOUS

- ① Sew Hop'd Brewery and Taproom  
1 UNION SPECIAL PLAZA SUITE 113, 2.2 MI
- ② The Home Depot  
200 S RANDALL RD, 2.5 MI
- ③ Kohl's  
734 S RANDALL RD, 2.5 MI
- ④ Target  
750 S RANDALL RD, 2.6 MI

#### RESTAURANTS

- ① Bistro Wasabi  
4590 ALGONQUIN ROAD, 0.2 MI
- ② Kosta's Gyros  
4053 ALGONQUIN ROAD, 0.9 MI
- ③ BBQ King Smokehouse and Tavern  
11706 CORAL ST, 2.0 MI
- ④ D.C. Cobb's  
11808 CORAL ST, 2.1 MI
- ⑤ Lou Malnati's Pizzeria  
8515 REDTAIL DR, 2.3 MI

#### GROCERY

- ① Tom's Farm Market  
10214 ALGONQUIN RD, 0.5 MI
- ② Jewel-Osco  
10090 ILLINOIS 47, 1.8 MI
- ③ Trader Joe's  
1800 SOUTH RANDALL ROAD, 2.8 MI
- ④ ALDI  
1100 SOUTH RANDALL ROAD, 2.8 MI

#### COFFEE

- ① Starbucks  
4501 ALGONQUIN ROAD, 0.3 MI

#### SHOPPING

- ① Costco Wholesale  
250 N RANDALL RD #774B, 2.5 MI
- ② The Home Depot  
200 S RANDALL RD, 2.5 MI

#### GYM

- ① Northwestern Medicine Health and Fitness Center Huntley  
10450 ALGONQUIN ROAD, 0.7 MI
- ② The Yoga Nest  
4590 PRINCETON LANE SUITE 110, 1.9 MI
- ③ Anytime Fitness  
9521 ACKMAN ROAD, 2.1 MI

#### MEDICAL

- ① Northwestern Medicine Huntley Hospital  
10400 HALIGUS ROAD, 0.7 MI

#### SCHOOLS

- ① Heineman Middle School  
725 JOHN BURKEY DR, 0.9 MI
- ② Conley Elementary School  
DR. JOHN BURKEY DR FORMERLY, 1.0 MI
- ③ Mackeben Elementary School  
DR. JOHN BURKEY DR FORMERLY, 1.2 MI

#### ENTERTAINMENT

- ① AMC Lake In The Hills 12  
311 N RANDALL RD, 2.8 MI

#### PARKS

- ① Leroy Guy Park  
201 N LAKWOOD RD, 0.1 MI
- ② Exner Marsh Conservation Area  
9000 N LAKWOOD RD, 0.7 MI
- ③ Huntley Park District  
12015 MILL STREET, 2.4 MI

#### SERVICES

- ① Huntley Fire Protection District Station 2  
10590 REED ROAD, 1.0 MI
- ② Huntley Area Public Library  
11000 RUTH RD, 1.3 MI
- ③ Chase Bank  
1000 RANDALL ROAD, 2.7 MI



## IT COMES AS NO SURPRISE THAT **LAKE IN THE HILLS** HAS LOTS OF LAKES—AND HILLS.

What you may not know is that the McHenry County village also offers a variety of shops and recreation.

Lake in the Hills' growing business community includes major shopping districts along the Randall Road Corridor with movie theaters, restaurants, and retailers. When it comes to recreation, the village features dozens of parks that include everything from soccer fields and basketball courts to playgrounds, picnic areas, and beaches. Not to be missed is Woods Creek Lake, which boasts two swimming areas, or Goose Lake, where you can find residents fishing.

Throughout the year, community members gather for special events such as the ever-popular Rockin' Ribfest, Summer Sunset Festival, and Spring Fling Carnival.

Transportation includes the Lake in the Hills Airport, Pace bus service, and Metra rail service in nearby Crystal Lake. Several major highways are in close proximity to the village as well.

Housing in Lake in the Hills is comprised of a mix of home styles. Newer subdivisions include ranch homes, single-family homes, townhomes, condominiums, and gated communities like Boulder Ridge, which is home to an 18-hole golf course.



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