8299 TATUM LANE

FRANKFORT



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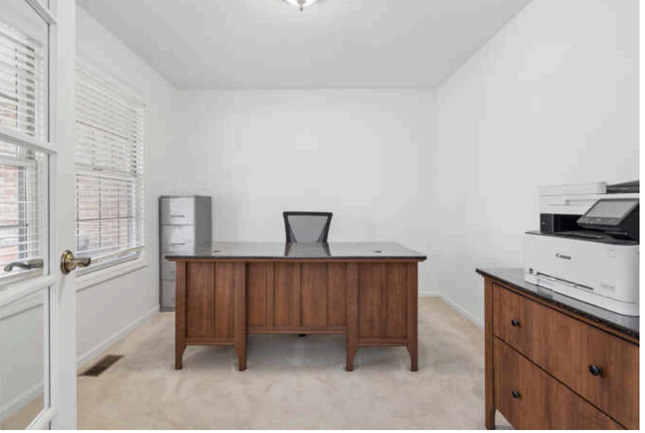
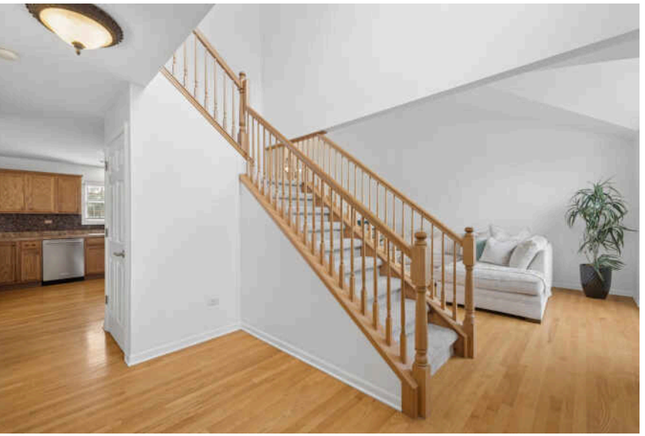
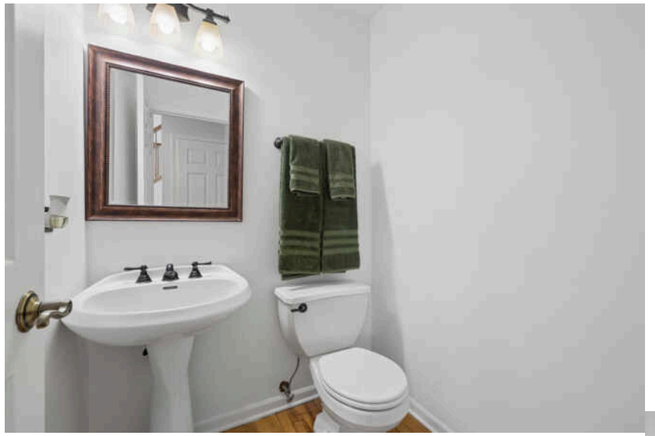
4 BEDROOM
2.1 BATH

A pool, a finished basement, and room for everyone-all in a fantastic Frankfort location! This move-in-ready home offers an incredible opportunity to make one of Frankfort's most sought-after communities your own. Fresh paint throughout and new carpet create a clean slate, ready for your personal touch. You'll love the vaulted ceilings in the first-floor living and dining rooms, flooded with natural light. The layout flows into the kitchen, an eat-in area, and the family room. A first-floor office adds flexibility, while upstairs you'll find four generously sized bedrooms. The finished basement adds even more space to spread out, and the backyard pool is ready to be the center of summer gatherings. Lakeview Estates puts so much of Frankfort close to home. Enjoy the subdivision's own parks, Commissioners Park across the road, and nearby Chelsea School in Frankfort's award-winning School District 157-C. Historic Downtown Frankfort is just minutes away, and convenient expressway access makes commuting to the city easier. With space inside and out, fresh updates, and a location that's hard to beat, this is a home has everything!

















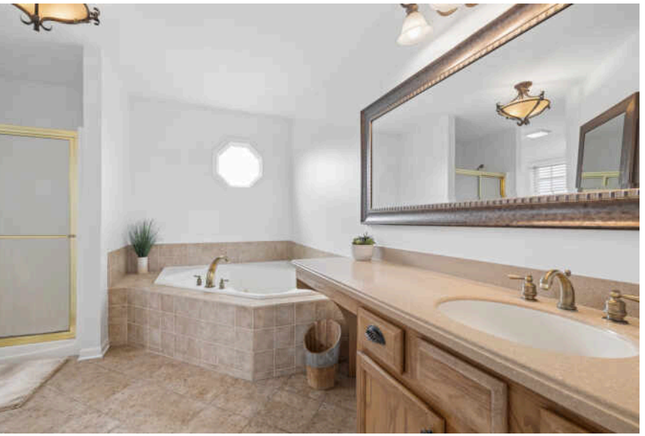


































1st Floor



Basement



2nd Floor

TOTAL: 3389 sq. ft
Basement: 792 sq. ft, 1st floor: 1477 sq. ft, 2nd floor: 1120 sq. ft
EXCLUDED AREAS: CRAWL SPACE: 499 sq. ft, UTILITY: 167 sq. ft, UNDEFINED: 9 sq. ft,
GARAGE: 546 sq. ft, FIREPLACE: 15 sq. ft, OPEN TO BELOW: 55 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





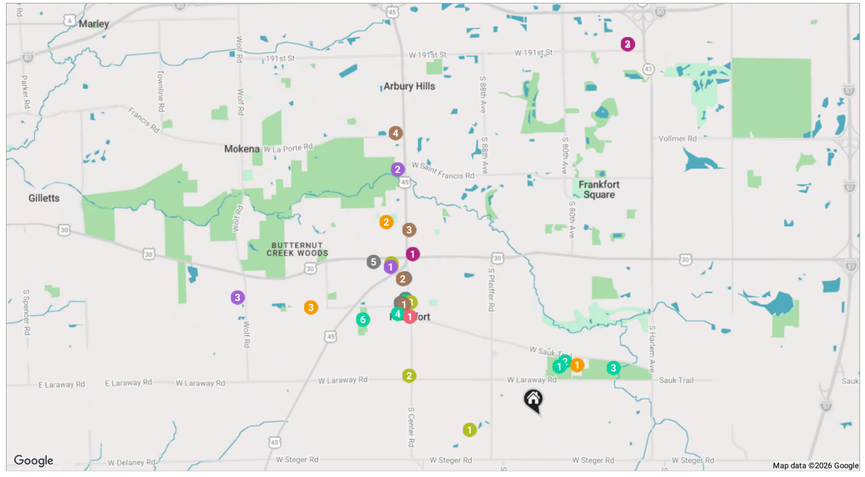


RECOGNIZED BY CHICAGO MAGAZINE AS ONE OF THE BEST PLACES TO LIVE IN THE CHICAGO AREA, **FRANKFORT** IS AN EXCITING COMMUNITY WITH PLENTY OF APPEAL.

Founded in 1855, the village has earned the distinction of being the "Jewel of the South Suburbs." Frankfort maintains its roots through its historic downtown, which is home to unique boutiques, restaurants, a children's museum, and a wide variety of community events. In the heart of downtown is Breidert Green Park, which hosts year-round events including a farmers market, outdoor concerts and movies, award-winning craft and art fairs, classic car shows, a 5k walk/run, and more.

Outdoor enthusiasts take to the Old Plank Road Trail – a 20-mile bike path that winds through Frankfort and its historic downtown district. Meanwhile, Prairie Park offers more than 13 acres of preserved native prairie, natural plants, and a fishing pond.

Frankfort is located just over 35 miles from Chicago. Commuters enjoy being in close proximity to train stations along Metra's Rock Island District line.



RESTAURANTS

1. Francesca's Fortunato
   40 KANSAS STREET, 2.3 MI
2. Fat Rosie's Taco & Tequila Bar
   28 KANSAS STREET, 2.3 MI
3. Cultivate Community Table
   6 ELWOOD STREET, 2.3 MI
4. The Stray Bar
   17 OLD FRANKFORT WAY, 2.4 MI
5. Aurelio's Pizza of Frankfort
   9901 WEST LINCOLN HIGHWAY, 2.9 MI

COFFEE

1. Short & Sweet-Tasty Treats
   DOWNTOWN FRANKFORT, 2.2 MI
2. KupAJoe Cafe
   41 OLD FRANKFORT WAY, 2.5 MI
3. Starbucks Coffee Company
   20811 LAGRANGE ROAD, 2.9 MI
4. WaterShed Cafe and Books
   19852 LAGRANGE ROAD, 4.0 MI

SHOPPING

1. Walgreens
   9554 EAST LINCOLN HIGHWAY, 2.6 MI
2. CVS Pharmacy
   7300 WEST 191ST STREET, 4.8 MI
3. Target
   7300 WEST 191ST STREET, 4.8 MI

GROCERY

1. Jewel-Osco
   21164 LAGRANGE ROAD, 2.7 MI
2. ALDI
   20230 LAGRANGE ROAD, 3.6 MI
3. Meijer
   11305 WEST LINCOLN HIGHWAY, 4.1 MI

GYM

1. Big Bear Barbell Club
   22793 CITATION ROAD, 0.9 MI
2. Slym Gym Personal Training and Fitness
   754 CENTER ROAD, 1.7 MI
3. Aleck Pain to Performance
   11 SOUTH WHITE STREET #108, 2.2 MI
4. Anytime Fitness
   21134 LAGRANGE ROAD, 2.7 MI
5. StretchLab Frankfort
   21218 LAGRANGE ROAD, 2.7 MI

SCHOOLS

1. Chelsea Intermediate School
   22265 SOUTH 80TH AVENUE, 0.8 MI
2. Lincoln-Way East High Schoo
   201 COLORADO AVENUE, 3.1 MI
3. Grand Prairie Elementary School
   10480 NEBRASKA STREET, 3.2 MI

ENTERTAINMENT

1. Frankfort
   FRANKFORT, 2.1 MI

PARKS

1. Commissioners Park
   22108 SOUTH 80TH AVENUE, 0.7 MI
2. Fort Frankfort Splash Pad
   22108 SOUTH 80TH AVENUE, 0.8 MI
3. Sauk Trail Reservoir
   7613 WEST SAUK TRAIL, 1.1 MI
4. Frankfort Park District
   140 OAK STREET, 2.2 MI
5. Breidert Green Park
   FRANKFORT, 2.2 MI
6. Main Park
   200 LOCUST STREET, 2.5 MI

NOTES



STEFANIE CAMPBELL

CELL: (815) 997-0177

E: STEFANIE@ATPROPERTIES.COM

WEB: STEFANIECAMPBELL.COM

IG: STEFANIE.CAMPBELL

STEFANIE
CAMPBELL
THE GOLD GROUP

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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.