

836 E ROCKLAND ROAD
LIBERTYVILLE





ROOM DIMENSIONS

LIVING ROOM : 15' × 13'

FAMILY ROOM : 19' × 16'

KITCHEN : 13' × 11'

SUN ROOM : 16' × 11'

PRIMARY BEDROOM : 11' × 11'

SECOND BEDROOM : 12' × 9'

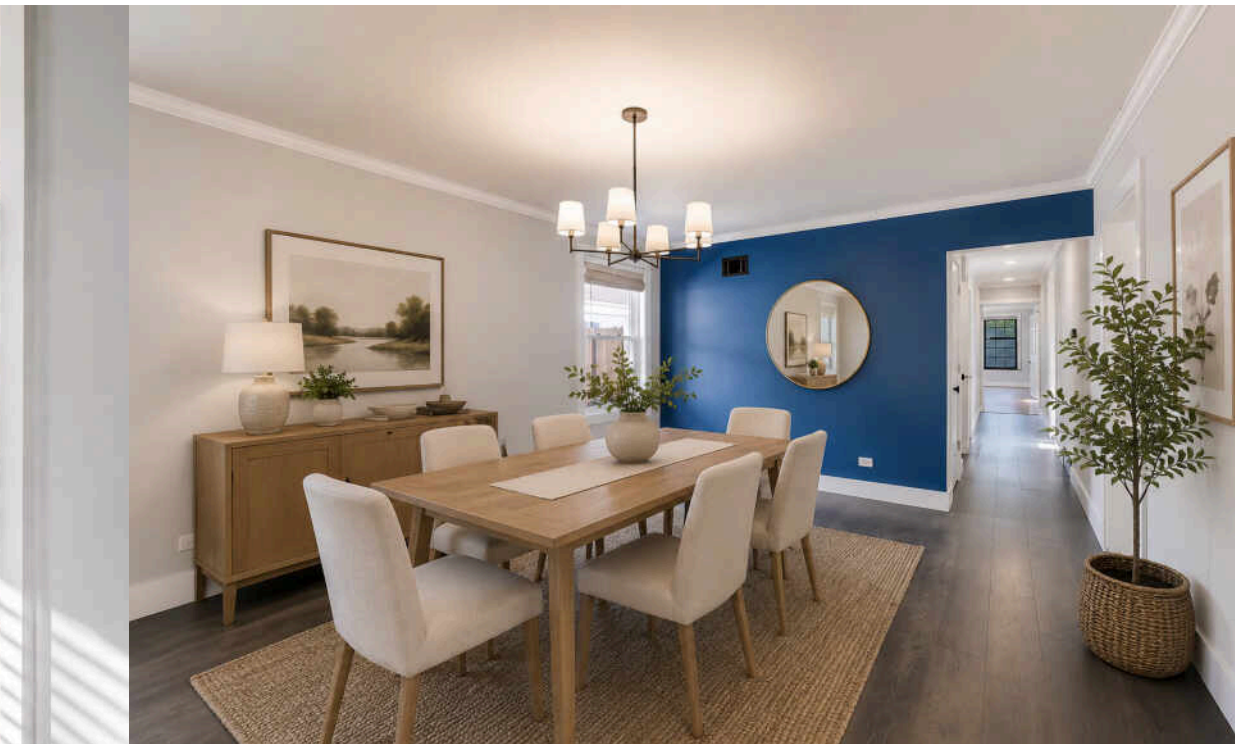
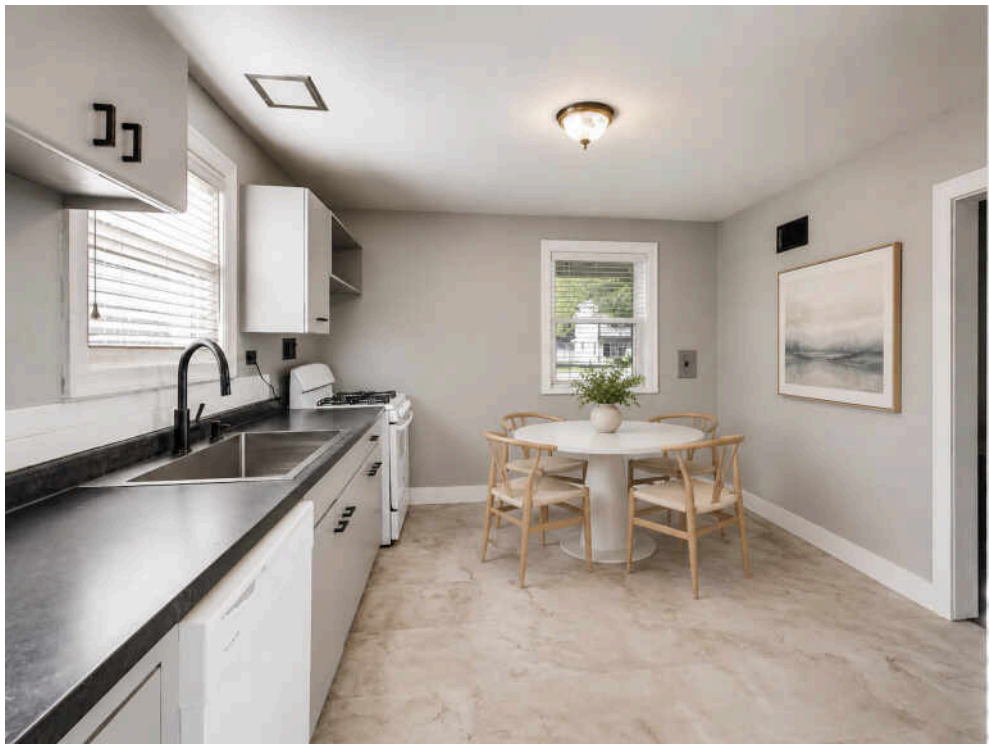
2 BEDROOM

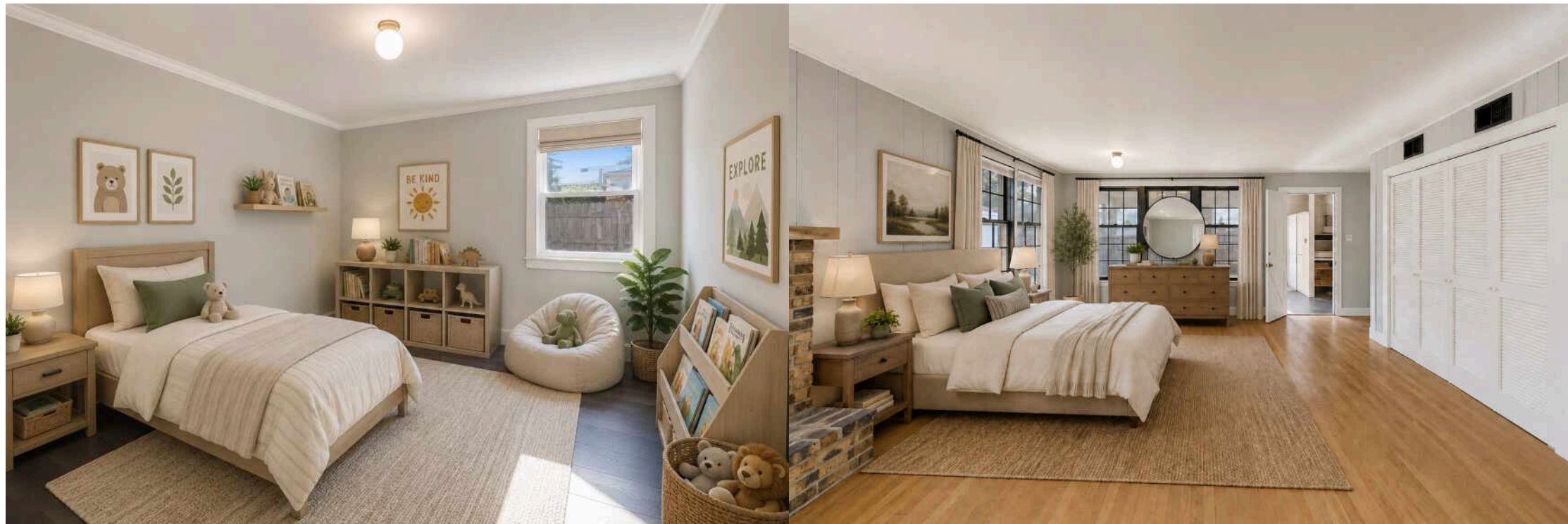
1 BATH

TAXES: \$6,683

ADORABLE EXPANDED RANCH

Endless possibilities await in this expanded Copeland ranch, ideally located close to town, shopping, the train, top-rated schools, and scenic Forest Preserve trails. The flexible floor plan offers a spacious front living room that can easily serve as a formal dining room or additional gathering space, all adjacent to the generously sized kitchen with abundant room for a large island or table. Two bedrooms are conveniently located near the main bath, while the primary bedroom features an oversized closet with potential to be reconfigured or expanded into the adjoining rear living space. The substantial addition adds incredible versatility with a spacious family room and sunroom, perfect for a second living area, home office, playroom, guest space, or even a potential third bedroom setup. Step outside to the backyard, for entertaining, gardening, or creating the perfect firepit and seating area to enjoy summer nights and crisp fall evenings. A home filled with space, flexibility, and potential in a highly convenient location.







LIBERTYVILLE OWES MUCH OF ITS EARLY GROWTH TO THE RAILROAD.

A spur on the Milwaukee Road train line brought rapid growth to the area, which was incorporated in 1882.

Today the Metra rail system provides a convenient commute for residents of this vibrant community.

Libertyville's bustling downtown district received a Great American Main Street Award by the National Trust for Historic Preservation. The downtown was rebuilt after a fire in 1895 destroyed most of the buildings; they were rebuilt with mandated brick reconstruction, giving them a singular style.

The downtown area includes bakeries, gourmet coffee vendors, and a microbrewery. In spring and summer months, residents enjoy a farmers market that has been operating for more than three decades.

In addition to a variety of restaurants, there are upscale boutiques, antique shops, and gift stores along Milwaukee Avenue.

Residents have eight miles of bike paths and numerous parks to enjoy along with the annual Libertyville Days Festival, an outdoor concert series, and other community events.

Three Metra stations and the Tri-State Tollway make for a convenient commute to downtown Chicago, O'Hare International Airport, and suburban corporate headquarters.





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