



**ROBERT E. FRANK**  
 OWNER / MANAGING BROKER  
 847-508-5263



*Waterfront*  
**HOME  
 FOR SALE**  
 PRICE REDUCED  
**\$ 508,100**

**36897 N. NATHAN HALE DR.  
 LAKE VILLA, IL 60046**



**ABOUT PROPERTY**

Waterfront (120 feet) on Lake Miltmore!! This well built, brick and frame, hillside ranch has 4 plus car garage! Enter the foyer and be wowed with lake views from every room. Enjoy entertaining in this open floor plan. The kitchen features hardwood cabinets, granite counter tops and newer SS appliances. The stone, double fireplace has heavy duty, steel, wood burning inserts. Watch sunrise over the water with coffee in the three season room. The master bedroom has full bathroom with new ceramic tile and his/her closets. Two additional bedrooms have full lake views. Double sink in full hallway bathroom. Six panel, solid oak doors and trim!! The massive 16'x55' deck is ideal for outdoor events/BBQ. The upper, extra deep, 2 1/2 car garage has poured in place concrete with three steel I beam floor supports. Underneath is another 2 car garage with ductwork heat for comfortable working area and 60 amp to 120 V power. You can drive right down to access the lower level garage. The asphalt driveway has ample room to park cars, boats, jet skis, etc... Get a north woods atmosphere from lower level wood burning fire place, with 85% efficient steel insert. LL has a large bedroom and partially finished game room, plus another full bathroom. The LL garage can handle ATVs, lawn tractor, motorcycles, work shop, man cave, etc...just bring your imagination! Enjoy boating, skiing, tubing and BASS fishing! Water depth can accommodate a deep-V hull boat. Easy install pier is included. Sellers are retiring and will miss this home! Their loss is your gain! EZ To show and seller can close quickly.

**FEATURES**

- Living Room: 19 x 15
- Kitchen: 15 x 12
- Dining Room: 15 x 10
- Family Room: 12 x 13
- Laundry Room: 7 x 14
- Foyer: 10 x 6
- 3 Full Bathrooms
- Full, Walkout Basement
- Waterfront
- Stone, Double Fireplace
- Bedroom #1: 12 x 16
- Bedroom #2: 10 x 12
- Bedroom #3: 10 x 12
- Bedroom #4: 18 x 15 (LL)
- Sun Room: 10 x 18
- Storage: 22 x 29
- Deck: 16 x 55
- 2 Garages
- Approx. 1,933 sq. ft.
- Approx. .52 Acre



**LAKEFRONT**



**LIVING ROOM**



**SUNRISE**

847-356-LAND  
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 ROBERTEFRANKREALESTATE@GMAIL.COM



Virtual Tour

**Detached Single**

Status: **PCHG**  
Area: **46**

Address: **36897 N Nathan Hale Dr, Lake Villa, IL 60046**

Directions: **From Rt 83 and Engle Drive go east on Engle to Nathan Hale. Go north (left) on Nathan Hale to # and sign**

Closed:  
Off Market:  
Year Built: **1977**  
Dimensions: **120 X 210**  
Ownership: **Fee Simple**  
Corp Limits: **Unincorporated**  
Coordinates:  
Rooms: **8**

Bedrooms: **4**  
Basement: **Full, Walkout**

MLS #: **12024061**  
List Date: **04/19/2024**  
List Dt Rec: **04/19/2024**

Contract:  
Financing:  
Blt Before 78: **Yes**  
Subdivision: **Venetian Village**  
Township: **Lake Villa**

Bathrooms: **3 / 0**  
(full/half):  
Master Bath: **Full**  
Bsmnt. Bath: **Yes**

List Price: **\$508,100**  
Orig List Price: **\$545,000**  
Sold Price:

Lst. Mkt. Time: **35**  
Concessions:  
Contingency:  
Curr. Leased: **No**

Model:  
County: **Lake**  
# Fireplaces: **2**  
Parking: **Garage, Exterior Space(s)**  
# Spaces: **Gar:4 Ext:10**  
Parking Incl. **Yes**  
In Price:

Buyer Ag. Comp.: **2.5% - \$450 (% of Gross Sale Price)**  
Mobility Score: -



Remarks: **Waterfront (120 feet) on Lake Miltmore!! This well built, brick and frame, hillside ranch has 4 plus car garage! Enter the foyer and be wowed with lake views from every room. Enjoy entertaining in this open floor plan. The kitchen features hardwood cabinets, granite counter tops and newer SS appliances. The stone, double fireplace has heavy duty, steel, wood burning inserts. Watch sunrise over the water with coffee in the three season room. The master bedroom has full bathroom with new ceramic tile and his/her closets. Two additional bedrooms have full lake views. Double sink in full hallway bathroom. Six panel, solid oak doors and trim!! The massive 16'x55' deck is ideal for outdoor events/BBQ. The upper, extra deep, 2 1/2 car garage has poured in place concrete with three steel I beam floor supports. Underneath is another 2 car garage with ductwork heat for comfortable working area and 60 amp to 120 V power. You can drive right down to access the lower level garage. The asphalt driveway has ample room to park cars, boats, jet skis, etc... Get a north woods atmosphere from lower level wood burning fire place, with 85% efficient steel insert. LL has a large bedroom and partially finished game room, plus another full bathroom. The LL garage can handle ATVs, lawn tractor, motorcycles, work shop, man cave, etc...just bring your imagination! Enjoy boating, skiing, tubing and BASS fishing! Water depth can accommodate a deep-V hull boat. Easy install pier is included. Sellers are retiring and will miss this home! Their loss is your gain! EZ To show and seller can close quickly.**

**School Data**  
Elementary: **B J Hooper (41)**  
Junior High: **Peter J Palombi (41)**  
High School: **Grayslake North (127)**  
Other: **Prince Of Peace**

**Assessments**  
Amount: **\$150**  
Frequency: **Annual**  
Special Assessments: **No**  
Special Service Area: **No**  
Master Association:  
Master Assc. Freq.: **Not Required**

**Tax**  
Amount: **\$14,051.10**  
PIN: **06102030100000**  
Mult PINs: **No**  
Tax Year: **2023**  
Tax Exmps: **Homeowner**

**Miscellaneous**  
Waterfront: **Yes**  
Appx SF: **1933\*\***  
SF Source: **Estimated**  
Bldg. Assess. SF:  
Acreage: **0.52**

Square Footage Comments: **Upper level sf includes three season room. Lower level is approx. 1,650 sf. Upper garage is approx. 620 sf and lower level garage is 720 sf.**  
\*\*Level Square Footage Details: **Main Sq Ft: 1933, Finished Lower Sq Ft: 1650, Above Grade Total Sq Ft: 3583, Approx. Total Finished Sq Ft: 3583, Total Finished/Unfinished Sq Ft: 3583**

| Room Name    | Size  | Level      | Flooring     | Win Trmt | Room Name        | Size  | Level            | Flooring      | Win Trmt |
|--------------|-------|------------|--------------|----------|------------------|-------|------------------|---------------|----------|
| Living Room  | 19X15 | Main Level | Hardwood     |          | Master Bedroom   | 12X16 | Main Level       | Wood Laminate |          |
| Dining Room  | 15X10 | Main Level | Hardwood     |          | 2nd Bedroom      | 10X12 | Main Level       | Wood Laminate |          |
| Kitchen      | 15X12 | Main Level | Hardwood     |          | 3rd Bedroom      | 10X12 | Main Level       | Wood Laminate |          |
| Family Room  | 12X13 | Main Level | Hardwood     |          | 4th Bedroom      | 18X15 | Walkout Basement | Other         |          |
| Laundry Room | 7X14  | Main Level | Ceramic Tile |          | Sun/Florida Room | 10X18 | Main Level       | Hardwood      |          |
| Foyer        | 10X6  | Main Level | Hardwood     |          | Storage          | 22X29 | Walkout Basement | Other         |          |

Interior Property Features: **Hardwood Floors, Wood Laminate Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Some Window Treatmnt, Granite Counters, Some Insulated Wndws, Some Storm Doors, Workshop Area (Interior)**

Exterior Property Features: **Deck, Boat Slip**

Age: **41-50 Years, Rehab in 2000**

Type: **1 Story, Hillside**

Style: **Walk-Out Ranch**

Exterior: **Aluminum Siding, Brick**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen: **Eating Area-Breakfast Bar, Island, Granite Counters, Pantry, Updated Kitchen**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances, Front Controls on Range/Cooktop, Gas Cooktop, Gas Oven**

Dining:

Attic:

Basement Details: **Partially Finished, Exterior Access, Concrete (Basement), Storage Space, Walk-Up Access**

Bath Amn: **Whirlpool, Double Sink**

Fireplace Details: **See through/Multi Sided, Wood Burning, Attached Fireplace Doors/Screen, More than one**

Fireplace Location: **Family Room, Living Room, Basement, Dining Room**

Electricity: **Circuit Breakers, 200+ Amp Service**

Equipment: **Ceiling Fan, Sump Pump, Water Heater-Gas**

Other Structures:

Door Features: **6 Panel Door(s), Sliding Glass Door(s)**

Window Features: **Bay Window(s), Insulated Windows**

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Laundry Features: **Gas Dryer Hookup, In Unit, Sink**

Additional Rooms: **Foyer, Sun/Florida Room, Storage**

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details: **Garage Door Opener(s), Transmitter(s), Multiple Garages**

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details: **Driveway**

Driveway: **Asphalt**

Foundation: **Block**

Exst Bas/Fnd:

Disability Access: **No**

Disability Details:

Exposure: **E (East)**

Lot Size: **.50-.99 Acre**

Lot Size Source: **County Records**

Lot Desc: **Beach, Lake Front, Water Rights, Water View, Mature Trees, Lake Access, Views, Waterfront Lot**

Roof: **Asphalt/Glass (Shingles)**

Sewer: **Septic-Private**

Water: **Well-Private**

Const Opt:

General Info: **School Bus Service**

Amenities: **Park/Playground, Pond/Lake, Water Rights, Street Paved**

Asmt Incl: **Lake Rights**

HERS Index Score:

Green Discl:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Occ Date:

Rural: **No**

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

Relist:

Zero Lot Line:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**

List Broker: **Robert E. Frank, GRI (11927) / (847) 356-5263 / robertfrankrealestate@gmail.com; Landman5263@aol.com**

Colist Broker:

More Agent Contact Info:

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