FOR SALE: 3,648 Sq. Ft. Colonial on 1.2 Acre Divisible Ravine Lot

410 Crescent Drive ▪ Lake Bluff ▪ IL 60044



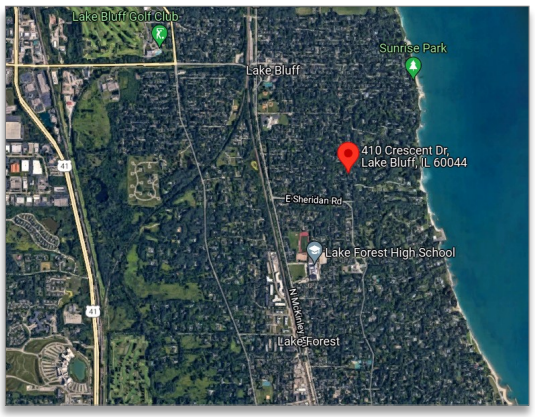
Traditional Colonial On One Of East Lake Bluff's Most Sought-after Wooded Ravine Cul-de-sac.
For Sale By Owner. Designated Managing Broker Owned. Procuring Broker Co-op commission 2.5%.
(Owners open to sale-leaseback of home for up to one year for buyer's planning purpose. Sold as is.)

This is a rare opportunity to acquire ravine property on a 1.2 acre divisible lot with redevelopment potential. This 3,648 SF home straddles two buildable lots: 3/4 acre for one and 1/3 acre for the second, both remaining ravine properties. The existing 4-bedroom, 3.5-bath, 10-room home with 4 fireplaces could easily be expanded and/or renovated to meet today's lifestyle.

PRICE: $995,000.00
PIN: 1121403002
TYPE: 2-Story, Single-Family
SQ. FT.: 3,648
LOT: Approximately 1.2 Acres
ROOMS: 10 Rooms, 3.5 Baths, 4 Fireplaces & Partial Unfinished Basement

FIRST FLOOR	SECOND FLOOR:
Living Room: 26'x16'	Master Bedroom: 19'x14'
Dining Room: 19'x12'	Den: 11'x8'
Kitchen: 26'x12'	2nd Bedroom: 14'x13'
Family Room: 20'x15'	3rd Bedroom: 15'x13'
Office/Library: 16'x13'	4th Bedroom: 15'x13'

BUILT: 1957, Re-built 1991
ZONING: R-4
TAXES: $22,119.68 (2021)
SCHOOLS: Lake Bluff School Dist. #65, Lake Forest High School Dist. #115



Google Maps Link

DIRECTIONS: Sheridan Road to Moffett; north to Crescent Drive; west to 410.

Contact: Ralph Huszagh @ 847-977-9040 (Cell) / jcf.ralph@sbcglobal.net

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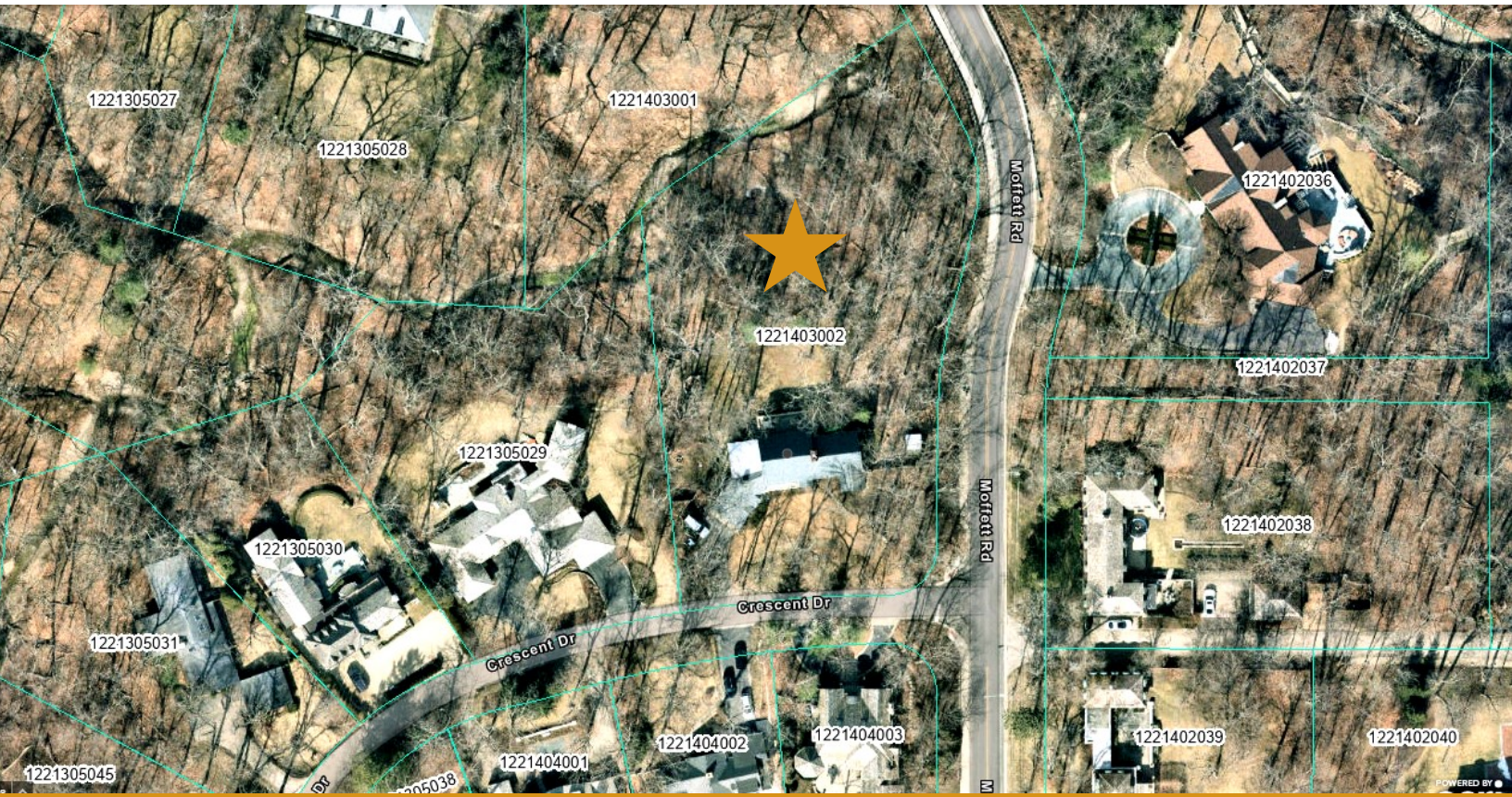
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BACKYARD VIEW OF HOUSE



RAVINE





BACKYARD VIEWS

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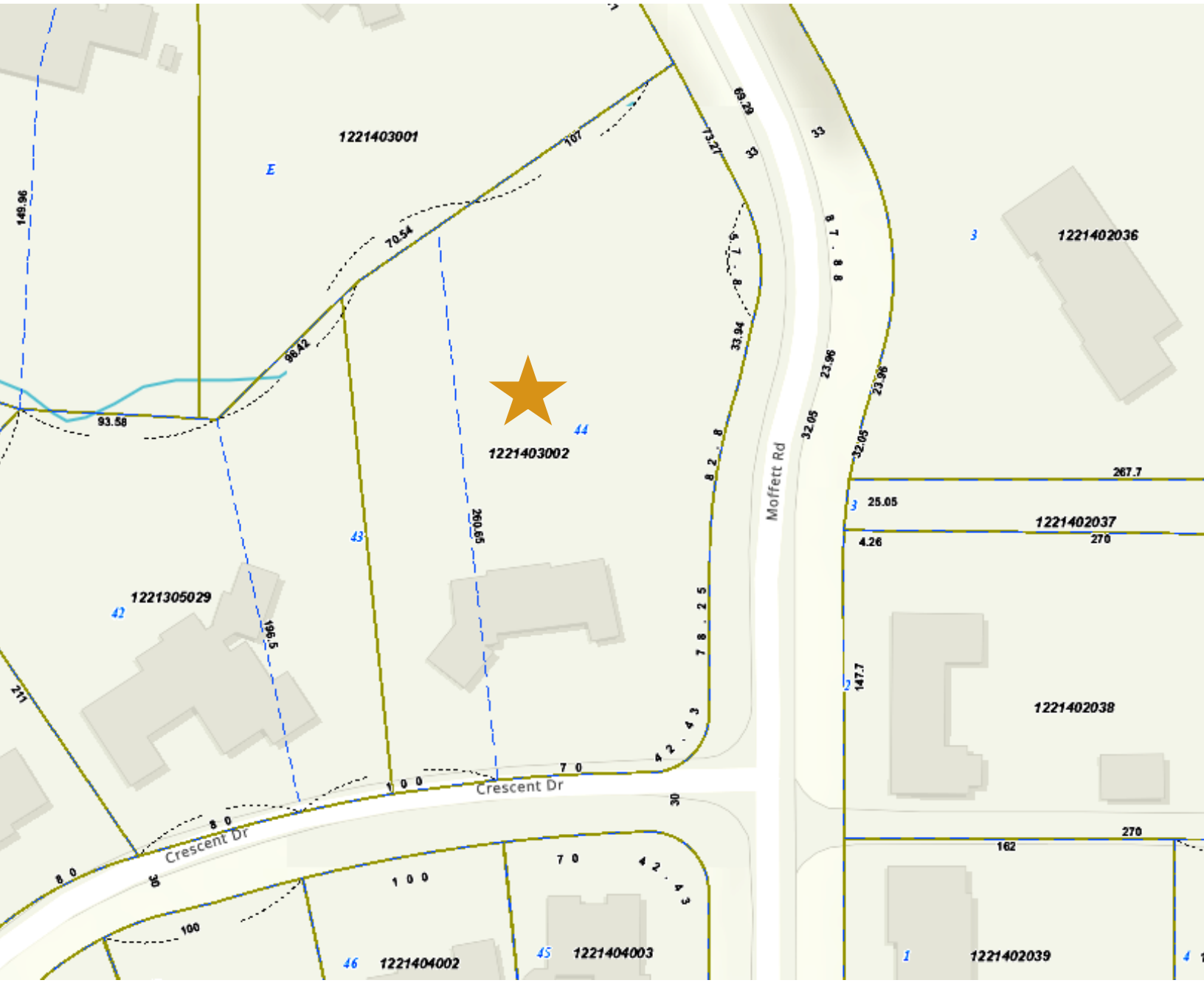
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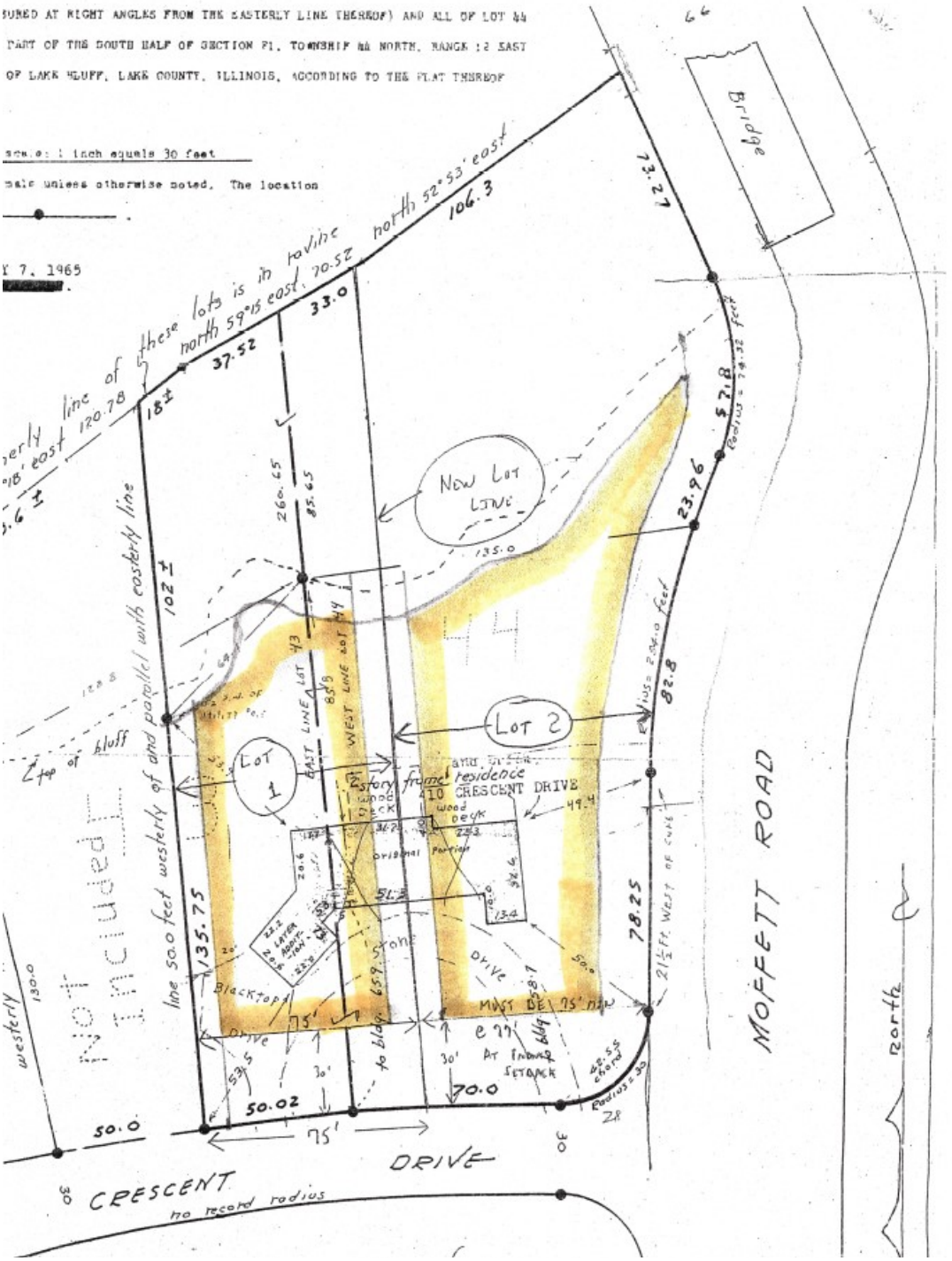
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Theoretical Subdivision Preapproved by the Village of Lake Bluff

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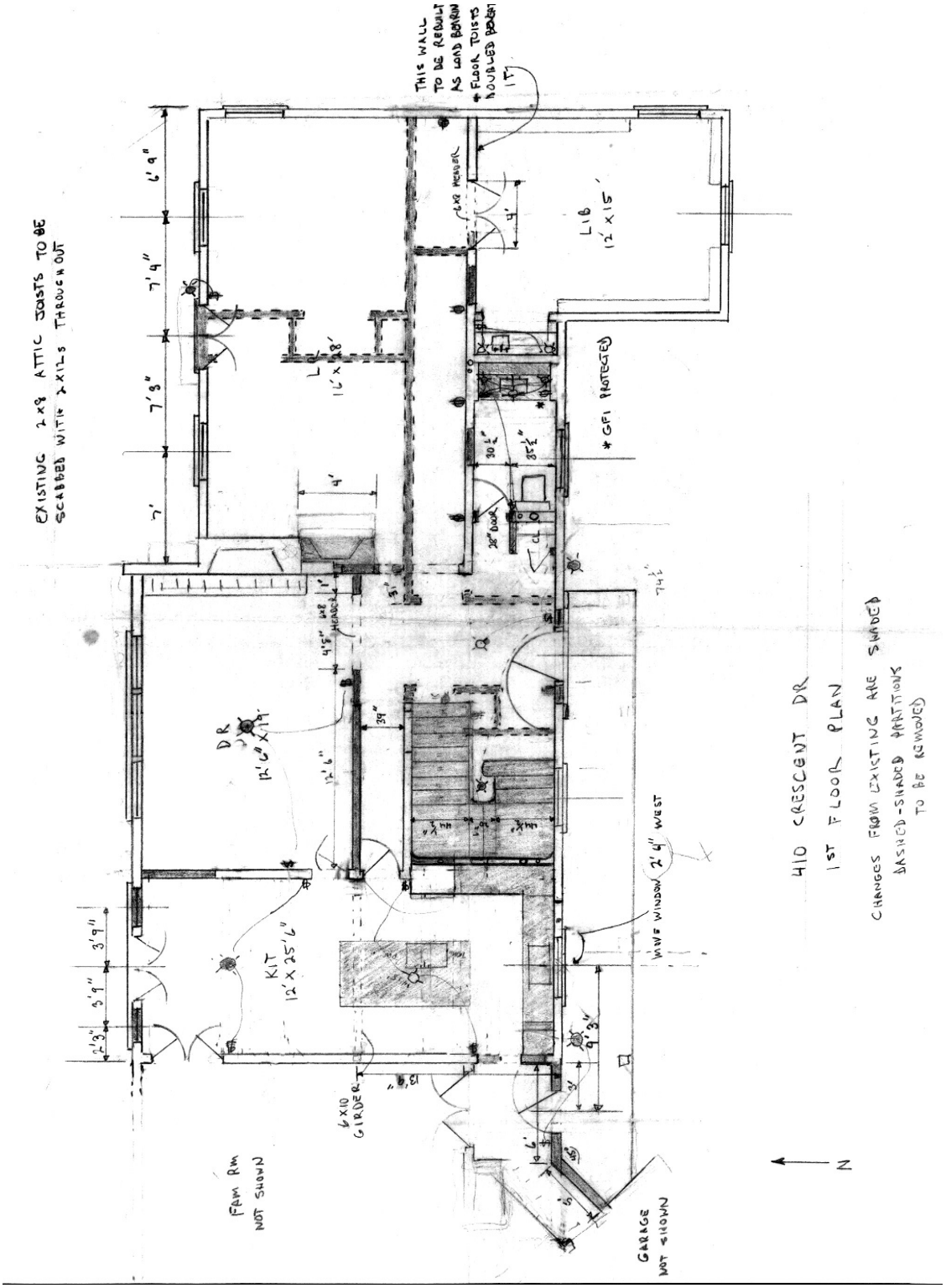
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1st Floor Layout

*** ORIGINAL 1957 FLOOR PLAN SHOWING 1991 FLOOR PLAN RENOVATION DETAILS**

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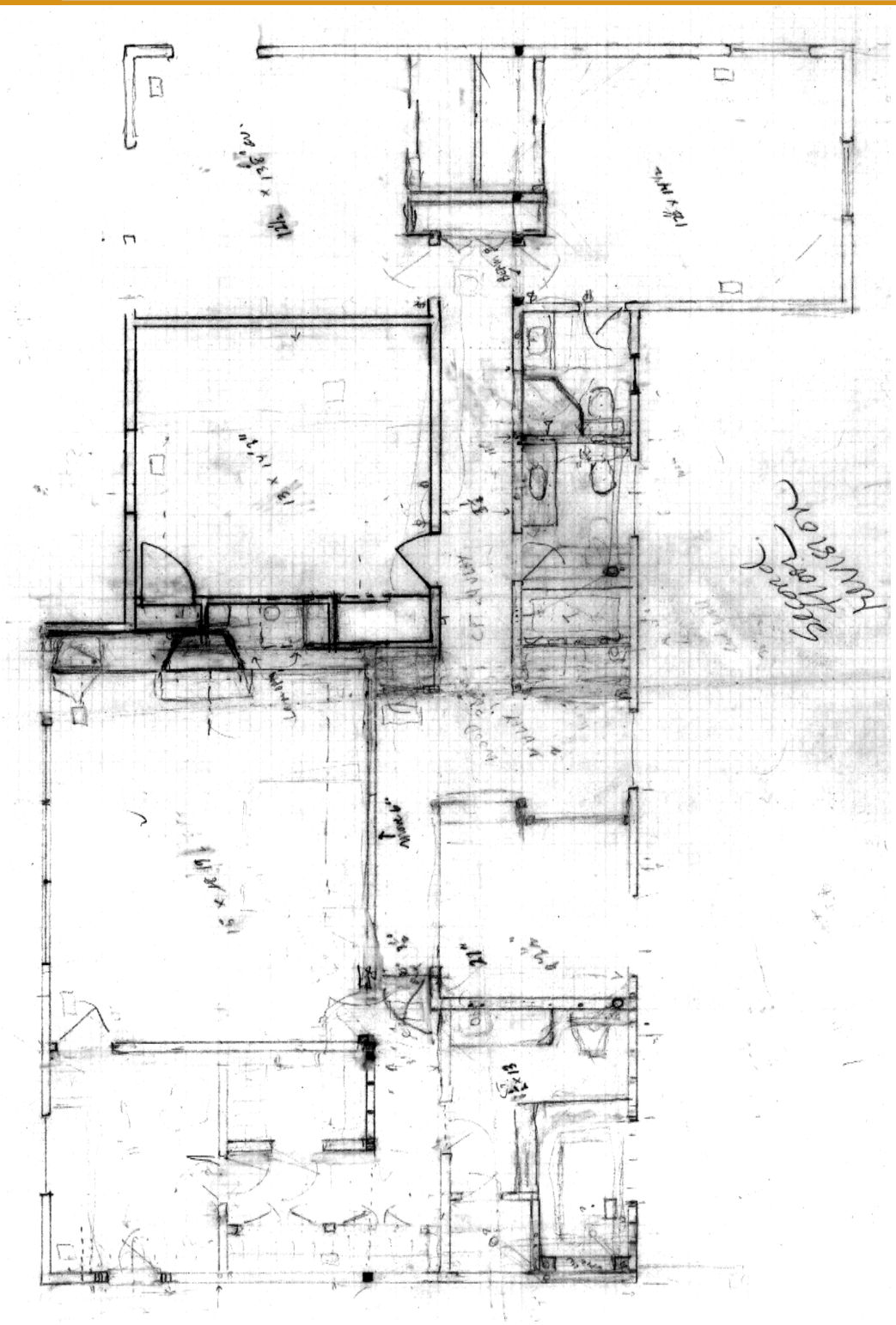
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2nd Floor Layout

*** 1991 SKETCH OF SECOND FLOOR ADDITION**

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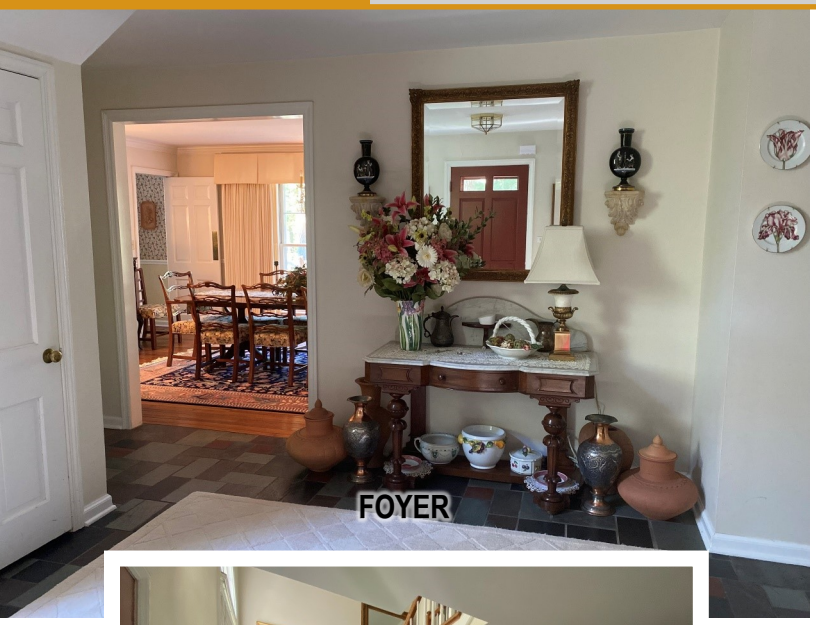
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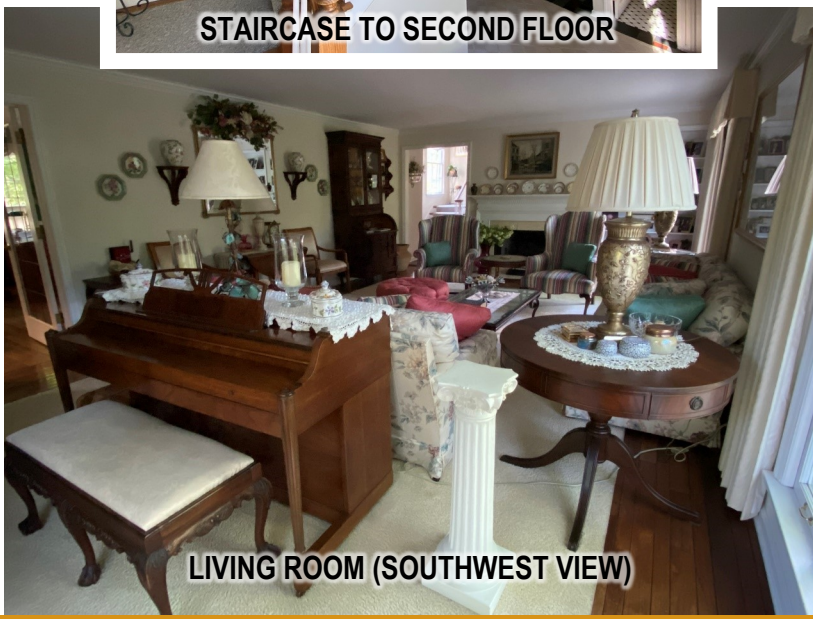

FOYER


LIVING ROOM (NORTHEAST VIEW)


FOYER


STAIRCASE TO SECOND FLOOR


LIVING ROOM (NORTHWEST VIEW)


LIVING ROOM (SOUTHWEST VIEW)

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FAMILY ROOM (NORTHWEST VIEW)

RAVINE



FAMILY ROOM VIEW (NORTH)

VIEWS



DINING ROOM (EAST VIEW)



DINING ROOM (WEST VIEW)

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KITCHEN (SOUTHEAST VIEW)


KITCHEN (NORTHWEST VIEW)


RAVINE VIEW FROM EATING AREA


KITCHEN (SOUTHEAST VIEW)


KITCHEN (SOUTHWEST VIEW)

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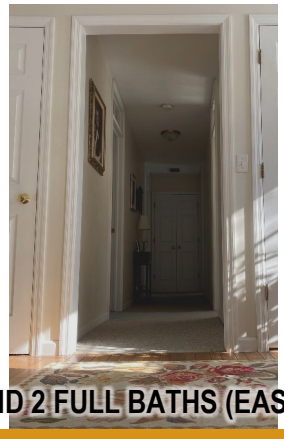

OFFICE (SOUTHEAST VIEW)


OFFICE (SOUTH VIEW)


OFFICE (NORTHWEST VIEW)


SECOND FLOOR LANDING (SOUTHEAST VIEW)


1ST FLOOR 1/2 BATH

2ND FLOOR TO 3 BEDROOMS AND 2 FULL BATHS (EAST VIEW)

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BEDROOM #1


BEDROOM #1


BATHROOM #1


BEDROOM #2


BATHROOM #1


BEDROOM #2


ENSUITE BATHROOM


BEDROOM #3 WITH ENSUITE BATHROOM


BEDROOM #3 WITH ENSUITE BATHROOM

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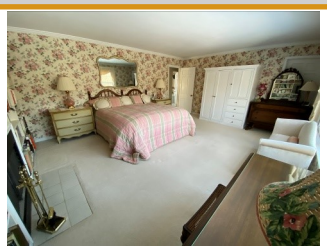
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MASTER BEDROOM VIEWS





MASTER BEDROOM (RAVINE VIEW) NORTH



MASTER BATH



MASTER BATH

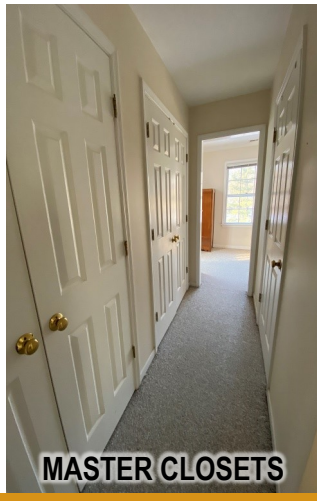


2ND FLOOR LANDING (WEST VIEW)



DEN OFF MASTER BEDROOM (USED AS 5TH BEDROOM)





MASTER CLOSETS

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RAVINE VIEW (NORTH)



RAVINE VIEW (NORTHEAST)



RAVINE VIEW (NORTH)



DINING ROOM RAVINE VIEW (NORTH)



RAVINE VIEW (NORTH)





MASTER BEDROOM 2ND FLOOR RAVINE VIEWS (NORTH & NORTHWEST)

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