

Welcome to 536 Charlton

\$289,750



3 Bedrooms
2.5 Bathrooms
MLS #: 06189507

Presented By Chicky Johnson

RE/MAX SUBURBAN
1344 S. MILWAUKEE AVE
LIBERTYVILLE, IL 60048

OFFICE
(847) 367-8686 x212

FAX
(847) 367-8693

EMAIL
ChickyJohnson@remax.net



Special Features



General Features

- 3 Bedrooms
- 2 Full Bathrooms, 1 Half Bathroom
- 2-Car Garage
- Cedar Crossing Subdivision
- Aspen Model
- Newly Finished Basement
- Patio for Outdoor Entertaining



Living Room

- 21' x 12'
- Cozy Gas Fireplace w/ Custom Mantle
- Spacious and Full of Light
- Perfect Space for Entertaining Guests



Formal Dining Room

- 11' x 11'
- Separate, Intimate Location
- Gleaming Hardwood Flooring
- Neutral Decor
- Charming Chandelier
- Warm and Inviting



Kitchen

- 19' x 12'
- Gleaming Hardwood Flooring
- Plenty of Counter Space
- Cabinetry for Storage
- Adjoined to the Breakfast Area w/ Easy Access to the Formal Dining Room & Living Room

Special Features



Breakfast Area

- Gleaming Hardwood Flooring
- Sliding Glass Door Leading to Patio & Yard for Outdoor Entertaining
- Adjoined to the Kitchen
- Perfect for Casual Meals

Master Bedroom Suite

- 18' x 13'
- Neutral Decor & Well-Maintained Carpeting
- Gas Fireplace for Chilly Nights
- Numerous Windows Providing Plenty of Natural Light
- Relax After a Hard Day's Work!



Bedrooms

- Second Bedroom
 - 12' x 10'
 - Second Level
 - Well-Maintained Carpeting
- Third Bedroom
 - 11' x 11'
 - Second Level
 - Well-Maintained Carpeting



Patio/Backyard

- Perfect for Year-Round Enjoyment
- Spacious Backyard
- Overlooking Peaceful Views
- Your Summer Barbecues Are Sure To Be A Hit!



Village History

Lake Villa

Lake Villa's history began well over a century ago, before its incorporation on February 21, 1901. Originally settled in the early 1800's, Lake Villa was once a resort town where the affluent and many other tourists came to relax. Several of the early mansions built here at that time, still stand and are a rich part of our history.

There's no doubt that the great E.J. Lehmann, Merchant Prince of State Street, had a profound impact on the history of Lake Villa. By bringing in the railroad and a resort hotel, the area was the "Lake Geneva" of its time. A depot was completed and the first passenger train stopped at Lake Villa on July 26, 1886. Passenger train service was reestablished on the Wisconsin Central in 1995. In 1996, the Lake Villa Train Station was reconstructed according to the original architectural plans. In On Mondays - Fridays, the single track is shared by 10 passenger trains a day and countless freights. Sidings added along the way are currently being connected to make a second track and seven-day service.

Ice cutting in the winter was one of Lake Villa's past industries. The Knickerbocker Ice Company built a plant (1888) on the south shore of Deep Lake with a railroad spur to the site. Blocks of ice were cut from the frozen area lakes and shipped by train to Chicago. Horses pulled huge double cut saws along the lakes and steam engines lifted the 22-inch blocks on 14-foot high ropes and pulleys to the warehouse. Many local farmers worked the ice fields in the winter.

The town center at that time was along Route 83 at Cedar Avenue. The northeast corner had a meat market, a restaurant and Dixon's Sugar House. Just north was Lehmann's Lake Villa Hotel on the east shore of Cedar Lake, where Cedar Village now stands. The Methodist Episcopal Church of Lake Villa held the southwest corner, having been moved by wagon in 1892. The church is now a private residence. Across the street to the east were a post office, a livery stable and bus barn owned by E.J. Lehmann and John Stratton, offering horse drawn bus and carriage rides to local resorts from the train station and sight-seeing tours. To the east was the fabulous Lehmann home, a stucco castle built in 1888 overlooking Deep Lake. Just north of the Lehmann property were two more hotels; the Jarvis House and the Darby House. The local newspaper was called the Lake Villa Advocate.

Population from the Bureau of the Census Library shows an interesting growth pattern for the Village. In 1910 the population was 343. By 1920 it had grown to 407, which increased to 487 during the next 10 years. The Great Depression years saw a dip in the number of people living in Lake Villa, and by 1940, the figure had fallen to 439. A post war jump took place during the 1940s, and by 1950 the population had nearly doubled to 824. The increase continued and 1960 saw a population of 903.

Certificates in the Village files register growth at smaller intervals than the Census Bureau's regular decade counts. In 1966, the Village had a population of 1,024, which grew to 1,090 in the next five years. By 1981 the population stood at 1,462; 1987's count was 2,395; by 1989 the figure had climbed to 2,752; and in 1990, the population reached 2,857. A special census conducted by the Census Bureau in 1997 showed a population increase to 3,957; and in 2000 the population was 5,864. The 2004 special Census population is 7,994.

Important Information

Lake Villa

Lake Villa borders the Grant Woods Forest Preserve, which has walking trails. We have three parks, which are open to village residents with a current vehicle sticker only. No watercraft over six horsepower can be launched from any of our parks.

The three parks are:

1. **Lehmann Park, located on Cedar Avenue**, provides swimming in Cedar Lake, boat launching, volleyball, a picnic shelter with tables and grills, and playground equipment. It is a favorite among residents.
2. **Steven Sherwood Memorial Park** has a tot playground, tennis courts, volleyball, horseshoe pit, and a shelter. The park is located on Kevin Ave.
3. **Glacier Park is on Deep Lake**. The entrance is off of Grand Avenue. This park has swimming and a boat launch. A gate key is required and available at the village hall for a small fee.

Community Links

Chamber of Commerce - www.llvchamber.com

Lake County Community Page-Lake Villa - www.co.lake.il.us/about/communities/lake_villa.asp

Lake Villa District Library - www.lvdl.org

Lake Villa Scouts - www.lakevillascouts.org

Lake Villa Police Department - www.lake-villa.org

Lake Villa Parks - www.lakevillaparks.org

Lake Villa Township - www.lakevillatownship.org

Lake County Forest Preserve - www.lcfpd.org

Lake County - www.co.lake.il.us

Transportation

Metra Rail - www.metrarail.com

Pace Bus - www.pacebus.com

Utilities

SWALCO - www.co.lake.il.us/swalco

Stormwater Management Commission - www.co.lake.il.us/smc/default.asp

Garbage/Recycling Waste Management 847-395-2020

Gas Co. Nicor Gas 888-642-6748

Electric ComEd 800-334-7661

Phone SBC 800-244-4444

Cable Comcast 847-366-5580

School Information



Pleviak Elementary School

304 E. Grand Avenue
Lake Villa, IL 60046
Office: (847) 356-2381



Palombi Middle School

133 McKinley Avenue
Lake Villa, IL 60046
Office: (847) 356-2118
Attendance: 847 -245-8098



Grayslake Central High School

400 North Lake Street
Grayslake, IL 60030
Office: 847-223-8621
Fax: 847-548-3369



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