

Lake Villa, IL
21555 Gelden Road

For Sale

Lakefront 22.19 Acres

Previous Use: Former Girl Scout Camp Ground
Size: 22 Acres (966,588 Square Feet)
Frontage: 660' on Gelden Road
Buildings: 4 Lake Blvd Three (House, Lodge and Garage)
Built: 1968
Construction: Wood Frame
Building Square Feet: 12,900
Utilities: Gas, Electric, Phone, Well & Septic
Flood Plain: None
Price: \$900,000 (\$40,909/acre)

Very rare opportunity to own the most beautiful lake front property available in Lake County! The property is located at 21555 Gelden Road in unincorporated Lake County. The 20+ acre site is 80% wooded with mature Oak and Maple trees which provide shade on hot summer days and a rainbow of spectacular colors in the fall. There are two main paths that meander through the forest alongside a rolling stream down to the 137 acre natural glacial Crooked Lake.

Crooked Lake is surrounded by sprawling schemes of subdivisions and wetlands, as well as forest prairies and bogs of many Forest Preserves. Crooked Lake is nestled between the charming villages of Lake Villa and Lindenhurst. Crooked Lake serves the communities settled around its banks. The absence of public boat launches limits public access, visitors to the lake are usually guests of community residents.

The three structures on the site consist of a single family home, a community building and maintenance facility, all built in 1968.

The home has three bedrooms, separate dining and living rooms, a kitchen, two full bathrooms and a large west facing screened in porch. The home has a detached two car garage.

The community building is over 8,700 square feet and has two large open rooms featuring 25 foot vaulted ceiling with spectacular panoramic forest views. Rooms are filled with natural light from dawn to dusk. The building is comprised of a full commercial kitchen, three office or sleeping rooms and his and her bathrooms with showers.

The maintenance building is 1,200 square feet and has a one car garage, maintenance room and office.

There are a plethora of development opportunities at 21555 Gelden Road. Come for a walk and let your dreams become a reality.

Price at 75% of most recent appraisal.

Google earth

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Gelden Lake Road

02-27-300-012



02-27-400-008

02-27-400-012

02-34-200-046

02-34-200-43

02-34-200-041

Crooked Lake

Demographics: 1/3/5 Miles
Population: 3,398/32,201/95,644
Med. HHI: \$93,872/\$91,544/\$81,217



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