



Attached Single

Status: **ACTV**
Area: **84**

MLS #: **12588974**
List Date: **03/10/2026**
List Dt Rec: **03/10/2026**

List Price: **\$389,800**
Orig List Price: **\$390,000**
Sold Price:
SP Incl. Parking: **Yes**

Address: **304 Hill St , Wauconda, IL 60084**
Directions: **Route 176 E of Route 12 to Hill St, turn North to Hill St. Property on Right.**

Sold by:
Closed:
Off Mkt:
Year Built: **1988**
Dimensions: **Common**
Ownership: **Condo**
Corp Limits: **Wauconda**
Coordinates:
Rooms: **7**
Bedrooms: **2**
Basement: **Full**
Waterfront: **No**
Appx SF: **1768**
Total Units: **4**
Stories: **2**
% Own. Occ.:

Contract:
Financing:
Blt Before 78: **No**
Subdivision: **Lakepointe**
Township: **Wauconda**
Bathrooms **2/1**
(Full/Half):
Master Bath: **Full, Double Sink, Whirlpool & Sep Shwr**
Bsmnt. Bath: **No**
SF Source: **Landlord/Tenant/Seller**
Bldg. Assess. SF: **1752**
Unit Floor Lvl.: **1**
% Cmn. Own.:

Mkt. Time (Lst./Tot.): **80/80**
Concessions:
Contingency:
Curr. Leased: **No**
Model:
County: **Lake**
Fireplaces: **1**
Parking: **Garage, Exterior Space(s)**
Spaces: **Gar:2 Ext:2**
Parking Incl. **Yes**
In Price:
Days for Bd Apprvl: **0**
Fees/Approvals:

Check FHA Eligibility

Remarks: **Welcome to resort living on Bangs Lake in Wauconda. This spacious 2 bedroom, 2 1/2 bath, plus den, townhouse is located in the highly sought after LakePointe subdivision. This beautifully updated home features beautiful wood laminate flooring and all-new carpeting, as well as freshly painted throughout in neutral colors. Wonderful amenities come with the home for its residents, including a private pool, beach, boating and boat slips, and a kayak area. The Association is active, sponsoring fun cookout activities on the beach each summer. As you walk in, you are greeted by the bright natural light, soaring cathedral ceilings, and a fireplace in the inviting living room area. The beautiful updated eat-in kitchen features granite counters, under-cabinet lighting, and a breakfast bar. A dry bar is also located next to the dining room area for your formal entertaining needs. A spacious den featuring built-in bookshelves and a bay window, along with a half bath and first-floor laundry, completes the first floor. The large den is perfect for that Work From Home professional! The windows, skylights, and sliding doors throughout the home are all energy efficient with Low-e glass. The 2nd floor features a brightly lit master bedroom with a vaulted ceiling, large bay window with seat, and walk-in closet. The attached Master bath features a soaking whirlpool tub and shower, with a double sink vanity and skylight. The 2nd bedroom and the adjacent full bathroom complete the 2nd floor. You will have plenty of storage in the large full unfinished basement and the 2-car attached garage. Outside, the property features a patio where you can relax, grill, and enjoy the serene surroundings. In summary, this home is a well-maintained townhouse with a convenient location and plenty of space for comfortable living. You'll be able to enjoy all the amenities the subdivision has to offer! Swimming at either the private pool or the beautiful beach. Enjoy strolling by the gazebo for an afternoon cookout or picnic with family and friends or enjoy a day of boating with your own boat. Bring your kayak too for summer fun!! This is one of the largest unit models in the complex and is sure to impress. Don't miss your chance to make this house your home.**

School Data

Elementary: **Wauconda (118)**
Junior High: **Wauconda (118)**
High School: **Wauconda Comm (118)**

Assessments

Amount: **\$463**
Frequency: **Monthly**
Special Assessments: **No**
Special Service Area: **No**
Master Association: **No**
Master Assc. Freq.: **Not Required**

Tax

Amount: **\$10,354.72**
PIN: **0925209050000 / Mult PINs:**
Tax Year: **2024**
Tax Exmp: **None**
Coop Tax Deduction:
Tax Deduction Year:

Pet Information

Pets Allowed: **Cats OK, Dogs OK**
Max Pet Weight: **NA**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X17	Main Level	Carpet		Master Bedroom	16X14	2nd Level	Carpet	Blinds
Dining Room	11X10	Main Level	Carpet	Blinds	2nd Bedroom	10X11	2nd Level	Carpet	
Kitchen	09X12	Main Level	Wood Laminate	Blinds	3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	09X05	Main Level	Wood Laminate		Eating Area	09X12	Main Level		
Den	10X13	Main Level	Wood Laminate	Blinds					

Interior Property Features: **Vaulted Ceiling(s), Cathedral Ceiling(s), Bar-Wet, Hardwood Floors, 1st Floor Laundry, Built-in Features, Walk-In Closet(s), 10' Ceiling, Open Floorplan, Some Carpeting, Special Millwork, Some Window Treatmnt, Some Wood Floors, Dining Combo, Drapes/Blinds, Granite Counters, Separate Dining Room, Some Wall-To-Wall Cp**

Exterior Property Features: **Patio, Pool In-Ground, Private Entrance, Cable Access**

Age: **31-40 Years**
Type: **Townhouse-2 Story**
Exposure:
Exterior: **Aluminum Siding**
Air Cond: **Central Air**
Heating: **Forced Air**
Kitchen: **Eating Area-Breakfast Bar**
Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, Water Softener Owned, Gas Cooktop, Gas Oven**
Dining:
Bath Amn: **Whirlpool, Double Sink, Soaking Tub**
Fireplace Details: **Attached Fireplace Doors/Screen, Gas Logs, Gas Starter**
Fireplace Location: **Living Room**
Electricity: **Circuit Breakers**
Equipment:

Laundry Features: **Gas Dryer Hookup, In Unit, Laundry Closet**
Garage Ownership: **Owned**
Garage On Site: **Yes**
Garage Type: **Attached**
Garage Details: **Garage Door Opener(s)**
Parking Ownership: **Owned**
Parking On Site: **Yes**
Parking Details: **Visitor Parking, Driveway, Additional Parking**
Parking Fee (High/Low): **/**
Driveway: **Asphalt**
Basement Details: **Unfinished, Egress Window, Concrete (Basement)**
Foundation: **Concrete**
Exst Bas/Fnd:
Roof: **Asphalt/Glass (Rolled)**

Sewer: **Sewer-Public**
Water: **Public**
Const Opts:
General Info: **School Bus Service**
Amenities: **Boat Dock, Pool-Outdoors, Curbs/Gutters, Sidewalks, Street Lights, Street Paved, Bell Telephone, Ceiling Fan, Laundry, Patio, Private Laundry Hkup, Skylights, Underground Util**
Asmt Incl: **Common Insurance, Clubhouse, Pool, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal, Lake Rights**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Sale Terms: **Conventional**
Possession: **Closing**

Additional Rooms: **Eating Area, Den**
Other Structures:
Door Features:
Window Features:

Disability Access: **No**
Disability Details:
Lot Desc: **Landscaped Professionally, Mature Trees,
Lake Access, Sidewalks, Streetlights**
Lot Size Source:

Est Occp Date:
Management:
Rural:
Vacant:
Relist:
Zero Lot Line:

Broker Private Remarks: **For more details about this home, contact Scott at 312-493-9529. Submit the offer and the disclosures at <https://tinyurl.com/304hillSt> Then text the lister at 312-544-9022 for offer receipt confirmation. The listing office does not hold EMD. All information provided by the seller must be verified.**

Does seller agree to display on VOW?: Yes VOW AVM: Yes	Remarks on Internet?: Yes VOW Comments/Reviews: Yes	Addr on Internet?: Yes Lock Box:
Does seller agree to display online / Comments on IDX? : Yes / Yes Listing Type: Exclusive Right to Sell	Holds Earnest Money: No Broker Notices: Cont. to Show?:	Expiration Date: 09/10/2026 Phone: (847) 459-1222
Additional Sales Information: None Showing Inst: Use the ShowingTime link/app. Mgmt. Co: Foster Premier	Contact Name: Manager Ph #: 312-493-9529	Broker Owned/Interest: No
Owner: HartSNL Business LLC AND LouAnn K Everhart AND Sco		More Agent Contact Info: (312) 544-9022
Broker: Realty One Group Inc. (17494) / (773) 427-9200		Owner Can Rent:
List Broker: Jorge Romero (133212) / (773) 427-9200 / jorge@realtyonegroupinc.com		
CoList Broker:		

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MLS #: 12588974

Prepared By: Jorge Romero | Realty One Group Inc. | Office: (773) 427-9200 | 05/28/2026