

OUTSTANDING BUILDER OPPORTUNITY
BUILD THE LAST FOUR TOWNHOME UNITS
IN THE “VICTORIA PARK” SUBDIVISION

1801 TORREY PARKWAY
LIBERTYVILLE, ILLINOIS



Larry Dickstein Listing Agent
ledbroker@aol.com
847.334.8000

LAND PARTNERS, L.L.C.
3405 N. Kennicott Avenue, Suite A
Arlington Heights, Illinois 60004
847.394.8000 (o)
WWW.LANDPARTNERSLLC.COM



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PROPERTY FEATURES: PRICE: \$250,000

SUBJECT PROPERTY: This is the last building pad in the beautiful “Victoria Park” Subdivision, for a 4 unit townhome building. Building pad can be seen from Route 137 (Peterson Road). Signage available at entrance to community on Route 137.

SCHOOLS: The property is located in the Libertyville School District #70, and the Libertyville High School District #128.

PROPERTY LOCATION: The property is located in Lake County, just north of Route 137, east of Butterfield Road in the “Victoria Park” Subdivision. This site is the final available parcel in the Subdivision.

OPPORTUNITY: This property is ready to be built on. Full architectural plans included. Builder has the ability to change interior finishes.

VICTORIA PARK SUBDIVISION: Victoria Park II is an active adult community located in Libertyville, IL. Offering six floor plans, homes range between 1,700 to 2,270 square feet and offer two or three bedrooms, two to three-and-a-half bathrooms, and an attached two-car garage. A close-knit community of just 52 homes, residents are free to socialize at the community clubhouse or get in a good workout at the fitness center. Located in the historic town of Libertyville, 55+ Victoria Park residents are close to plenty of great options when it comes to dining and entertainment.



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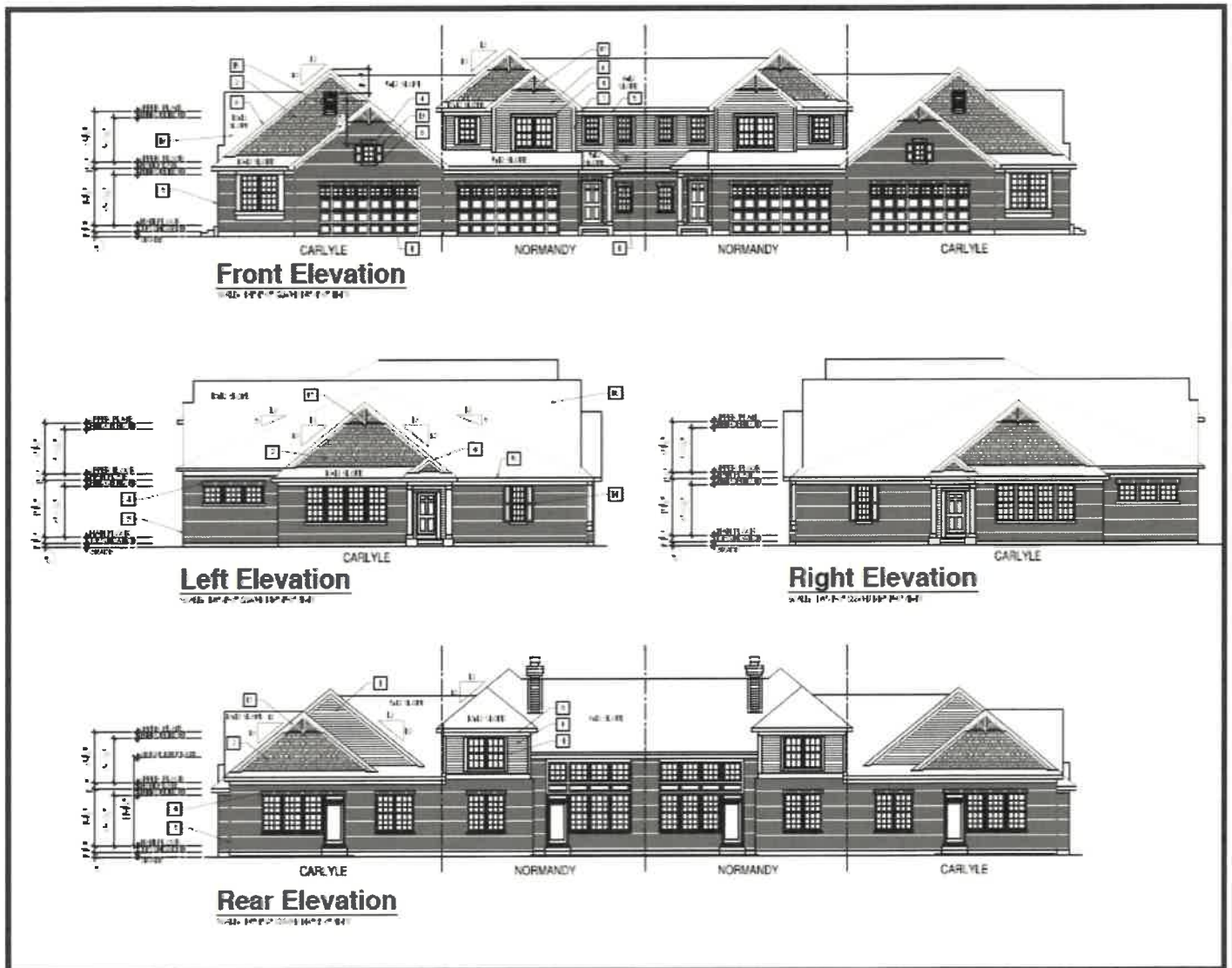
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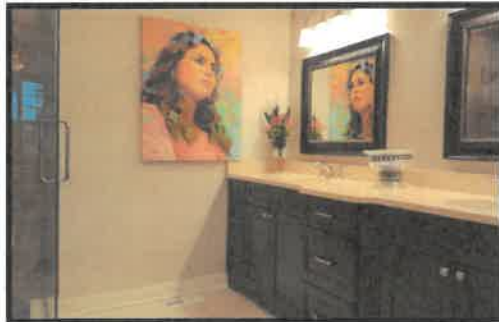
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RECENT INTERIOR FINISHES FOR THE LAST TWO BUILDINGS



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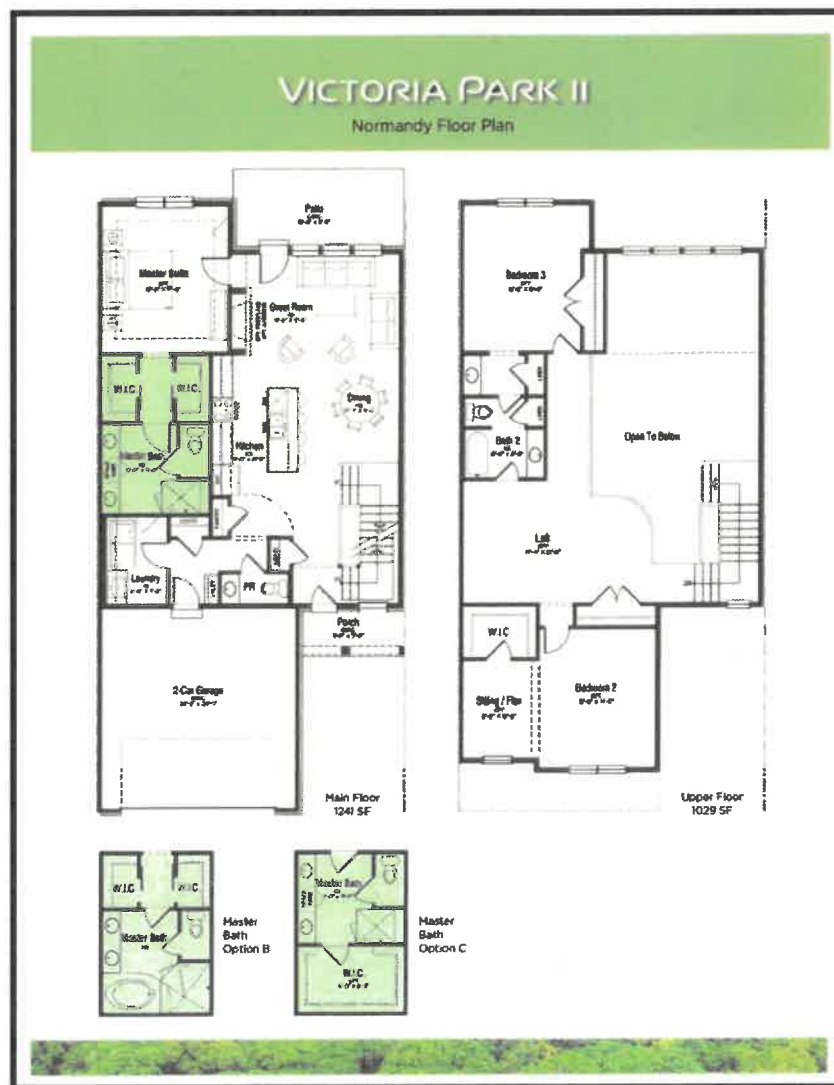
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NORMANDY FLOOR PLAN



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CARLYLE FLOOR PLAN



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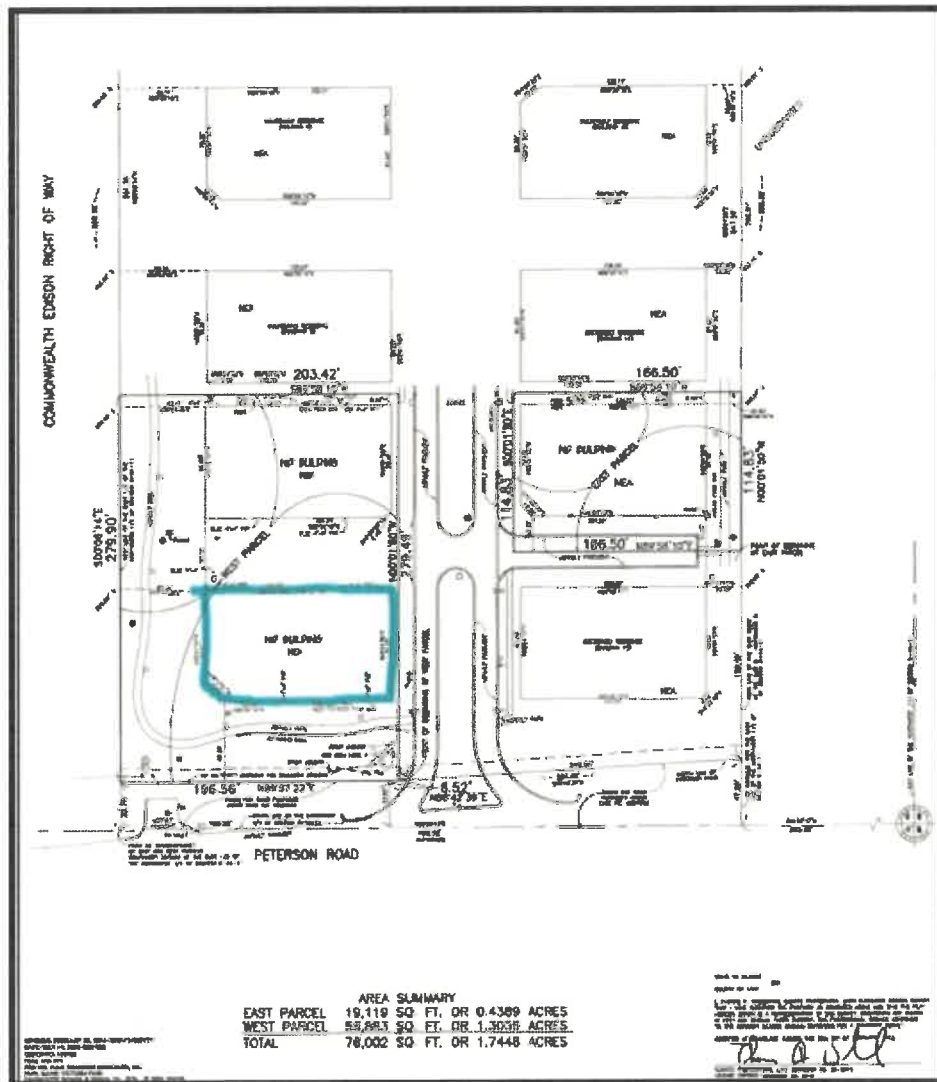
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OUTSTANDING BUILDER OPPORTUNITY BUILD THE LAST FOUR TOWNHOME UNITS IN THE "VICTORIA PARK" SUBDIVISION

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PLAT OF SURVEY



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BUILDING FEES

		Village of Libertyville 200 E. Cook Avenue, Libertyville, IL 60048 Building Division Phone: (847) 918-2020 Planning Division Phone: (847) 918-2028 Public Works Dept. Phone: (847) 918-2100 1561 N. Milwaukee Ave., Libertyville, IL Fire Department Phone: (847) 362-8864		PAY RECEIPT NUMBER 12758
11/01/2017		Paid By S SANCHEZ HOMES INC 507 CAREN DRIVE BUFFALO GROVE, IL 60089		
Record	Address	Description	Amount	
JRB-16-0043	1811 1817 TORREY PARKY	Spec Insp - Bond/Admin	60.00	
	1811 1817 TORREY PARKY	Invoice for bond	10,000.00	
JENG-16-0105	1811 TORREY PARKY	1.5" Water Connection (WCF)	2,825.00	
JENG-16-0105	1811 TORREY PARKY	1.5" Sewer Connection (SCF)	2,625.00	
JENG-16-0105	1811 TORREY PARKY	LC Interceptor Connection Fee	1,280.00	
JRB-16-0036	1811 TORREY PARKY	1" PPM Meter w/ICE Register	375.00	
JRB-16-0036	1811 TORREY PARKY	1st & 2nd Plan Rvw	340.98	
JRB-16-0036	1811 TORREY PARKY	Building Permit	3,409.75	
JENG-16-0107	1813 TORREY PARKY	1.5" Water Connection (WCF)	2,825.00	
JENG-16-0107	1813 TORREY PARKY	1.5" Sewer Connection (SCF)	2,625.00	
JENG-16-0107	1813 TORREY PARKY	LC Interceptor Connection Fee	1,280.00	
JRB-16-0038	1813 TORREY PARKY	1" PPM Meter w/ICE Register	375.00	
JRB-16-0038	1813 TORREY PARKY	1st & 2nd Plan Rvw	418.05	
JRB-16-0038	1813 TORREY PARKY	Building Permit	4,180.45	
JENG-16-0109	1815 TORREY PARKY	1.5" Water Connection (WCF)	2,825.00	
JENG-16-0109	1815 TORREY PARKY	1.5" Sewer Connection (SCF)	2,625.00	
JENG-16-0109	1815 TORREY PARKY	LC Interceptor Connection Fee	1,280.00	
JRB-16-0040	1815 TORREY PARKY	1" PPM Meter w/ICE Register	375.00	
JRB-16-0040	1815 TORREY PARKY	1st & 2nd Plan Rvw	418.05	
JRB-16-0040	1815 TORREY PARKY	Building Permit	4,180.45	
JENG-16-0111	1817 TORREY PARKY	1.5" Water Connection (WCF)	2,825.00	
JENG-16-0111	1817 TORREY PARKY	1.5" Sewer Connection (SCF)	2,625.00	
JENG-16-0111	1817 TORREY PARKY	LC Interceptor Connection Fee	1,280.00	
JRB-16-0042	1817 TORREY PARKY	1" PPM Meter w/ICE Register	375.00	
JRB-16-0042	1817 TORREY PARKY	1st & 2nd Plan Rvw	340.98	
JRB-16-0042	1817 TORREY PARKY	Building Permit	3,409.75	
			Total \$ 55,178.54	
			Cash \$	
			Check 50727 \$ 55,178.54	
			Credit \$	



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