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Lakepointe wauconda for sale

Report an Issue Print Get Directions Rhea Ward used to drive her eight children from Glenview out to Bangs Lake in Wauconda for a day of swimming.Now, 30 years later, she and her husband, Tom, have moved to that same lake. Their new home is at Lakepointe, a mostly empty-nester development being built by Itasca-based Hoffman Homes."We've been coming out here a long time, and we were ready to get out of the rat race," Ward said.Ward is clearly thrilled with her new two-bedroom, one-story attached home, which has 1,550 square feet of living area and is priced from \$121,990. "Everything was done just the way we wanted it, and we still have room for our grandchildren," she said.Reminiscent of a New England town and set in a parklike atmosphere, the 40-acre development, upon completion in 1992, will include a total of 184 residential units (a mix of one-story carriage homes and two-storytownhouses), a private marina, pool and beach. Final plans for the waterfront are awaiting approval by the village.A sense of tranquility is created by window boxes, green roofs and white siding on the four- and eight-unit buildings, set amidst mature trees.Prices at Lakepointe range from \$116,990 for a two-bedroom, one-story, 1,294-square-foot carriage home with a one-car garage, to \$182,990 for a two- bedroom, two-story, 1,669 square-foot townhouse with two-car garage.Optional basements are priced from \$11,800 to \$14,900.Volume ceilings and an extensive use of windows create a feeling of spaciousness in the models, particularly the Regatta and the Harbor townhouses, which feature two-story living with loft overviews and two-story foyers.Buyers moving from larger houses to the Cape, a particularly appealing carriage home, will appreciate the storage areas and abundant closet space.To the left of the foyer in the Cape is an optional den and storage room (\$5,020 extra), which sales associate Connie Heglund said all buyers of that model have chosen so far.To the left of the entryway is a dining room with a bay window. The kitchen, separated from the dining room by a half-wall that holds the kitchen sink, is a bit too small to be labeled eat-in, but a nice touch is a sliding glass door that leads to the balcony, which would be perfect for enjoying a morning cup of coffee.One wall in the kitchen has a narrow counter with above and below cabinetry, great for extending storage space in the kitchen, but because of its width the counter holds little functional value.The hallway between the master bedroom and second bedroom fully utilizes space by including a linen closet, a smaller closet and a walk-in storage area that has room to hang out-of-season clothes. The utility room is also along this hall.One buyer, who purchased a first-floor version of the Cape with a basement, plans on moving the washer and dryer to the basement and turning the utility room into a computer room.The master bedroom has a private bath, which includes ceramic tile, dual sinks and an oversized tub as standard. Optional whirlpool tubs are \$1,940. A second full bath is accessible from the hallway and the bedroom.Views are a major plus at Lakepointe, and a wall of windows in the living room and an optional skylight (\$1,000) help bring in the outdoors.Other options include volume ceilings in master bedrooms (\$920 to \$1,880), fireplaces (\$3,000 to \$4,700), air conditioning (\$2,200 to \$2,300)and a security system (\$1,300 to \$1,800).While most buyers have been empty-nesters, Lakepointe is attracting young couples making their first home purchase.Mary Jean and Will Ross recently sold a condominium in Wheeling to move to LakePointe."We wanted to get away from all the traffic and congestion (in the northwest suburbs)," she said. "And when you live in a condo, everyone has a common entryway. We wanted to get away from that."The Rosses chose the Pointe, which is a one-level floor plan, but added a basement. Like the Cape, a roomy utility room is off the bedroom hallway. The couple added a basement and plan to move the washer and dryer there and use the utility room as a computer room.When the Rosses decided to sell their condo, they began searching for a location that could offer all they wanted at an affordable price."We didn't so much pick Wauconda as we picked the builder," she said."We liked the quality of construction, and we think the builder has done a great job."Proximity to the water, a strong selling point at Lakepointe, also appealed because they are boaters. Their boat, too large for Bangs Lake, which restricts the horsepower of craft on the 380-acre lake, is docked in neighboring McHenry County.The Lakepointe site used to be known as Cook's Grove, popular for four decades as a resort that included summer cottages, a beach, picnic tables and boat moorings. That point of familiarity has brought other buyers to Lakepointe as well.Homeowners at Lakepointe pay a monthly assessment fee ranging from \$123 to \$139 to cover all exterior maintenance and garbage pickup. Once 70 percent of the development is occupied, a homeowners' association will be created, which then will manage the community.Plans for the marina, pool and beach still are under way. According to Pat Tasson, sales manager at Lakepointe, 52 boat slips eventually will be for sale. Homeowners at the development will have use of the private pool and beach, but charges related to upkeep of the marina will be assessed only against those who use it, he said.To reach Lakepointe, at the northwest corner of Illinois Highway 176 and Lake Shore Drive in Wauconda, take the Tri-State Tollway to Illinois 176 and travel west 15 miles. Turn north at Lake Shore to the sales center, which is open from 10 a.m. to 6 p.m. Monday through Friday and 10 a.m. to 5:30 p.m. on weekends. Recently Viewed Properties Lakepointe is a townhouse and condo community built in the late 1980's and early 1990s. Lakepointe features 189 town homes with floor plans ranging from 1,264 to 1,669 square feet of living space. Lakepointe is located in Wauconda, Illinois on Route 176 east of Route 12. There is one home for sale for \$229,900. It is managed by Foster Premier. Dogs Allowed Cats Allowed Boat Dock Storage Park/Playground Pool-Outdoors On Site Manager/Engineer Date Address Beds Baths Sq. Ft. Year Model Sold May 12, 2021 420 Hill Ct. 2 2 1,277 ft2 1 1990 \$217,000 May 12, 2021 430 Edgewater Ln. 2 + 2* 3 2,554 ft2 1 1989 \$250,000 May 11, 2021 400 Hill Ct. 2 2 1,277 ft2 1 1989 Pointe \$182,500 Apr 16, 2021 278 Oak Bluff Ct. 2 2 1 1,763 ft2 2 1989 Harbor \$225,000 Apr 1, 2021 406 Hill Ct. #18-02 3 2 1,556 ft2 1 1989 \$225,000 Mar 19, 2021 314 Stillwater Ct. #16-02 2 2 1,510 ft2 1 1989 Cape \$199,000 Feb 9, 2021 569 Marina Ct. 3 2 1,837 ft2 1 1994 Nautica \$305,000 Aug 31, 2020 302 Stillwater Ct. 2 2 1,510 ft2 1 1989 Cape \$197,000 Aug 18, 2020 412 Hill Ct. 2 2 1 1,763 ft2 2 1989 Harbor \$235,000 Jul 22, 2020 543 Marina St. 2 2 1,375 ft2 1 1995 Bayside \$220,000 View Entire Sale History We've helped 31 families buy and sell in Wauconda. The HomesByMarco team are experts in the area. If you're looking to buy a home in Wauconda, give us a call today at 888-32-MARCO. Lakepointe home sales for the month of May rose in volume by 50% when compared to last year, while the median sale price decreased by 16.7% from \$260,500 to \$217,000. Condo/townhome sales rose by 50%, while the median sale price decreased by 16.7% from \$260,500 to \$217,000. 10 13 6 15 2017 2018 2019 2020 \$180,500 \$195,000 \$282,500 \$210,000 2017 2018 2019 2020 May Year to Date (Jan 1 - June 28) 2020 2021 % Change 2020 2021 % Change Homes Sold 2 3 +50% 8 7 -12.5% (Single Family) 0 0 - 0 0 - (Condos/Townhomes) 2 3 +50% 8 7 -12.5% Median Sale Price \$260,500 \$217,000 -16.7% \$212,500 \$225,000 +5.9% (Single Family) \$0 \$0 - \$0 \$0 - (Condos/Townhomes) \$260,500 \$217,000 -16.7% \$212,500 \$225,000 +5.9% Days on Market 22 23 +4.5% 33 23 -29.2% (Single Family) 0 0 - 0 0 - (Condos/Townhomes) 22 23 +4.5% 33 23 -29.2% Park Amenities Beach Park 112 Park Street Boating Playground Cook Memorial Park 600 N. 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