

A COVETED LIFESTYLE THAT WILL INSPIRE YOU!

Custom Executive Home



175 South Suffolk Lane, Lake Forest, IL

LAKE FOREST EXECUTIVE HOME

Enjoy a fantastic neighborhood and all of the fabulous reasons to live in Lake Forest!
Don't miss this opportunity to name your price for this exclusive property!



175 South Suffolk Lane, Lake Forest, IL



This elegant turnkey 5,600 sq. ft executive retreat is sure to impress. Located on a cul-du-sac street and backing to Lake Forest Open Lands provides this property with wonderful privacy and serenity. The home boasts five bedroom suites, a cherry wood paneled library, formal and informal living and dining rooms, Neff Kitchen with high-end appliances, 4 fireplaces, three car garage & full basement. Beautiful natural light radiates throughout the house through its many floor to ceiling windows. The lower level features high ceilings and above grade windows in the game and fitness rooms.

The home exemplifies quality and craftsmanship including curved staircase, soaring ceilings, great moldings, and rear stairs, just to name a few.

The grounds exude elegance and peacefulness. Set back from the street, the home is nestled amongst a beautiful assemblage of professionally landscaped grounds with private brick patios, in-ground heated pool with electric cover, and sprinkler system overlooking Lake Forest Open Lands.

Sealed Bid Deadline: Sealed bids are due on or before 3:00 p.m. CDT, September 21st and delivered to Michael A. Fine, CCIM, CAI, AARE, Fine & Company LLC, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

Cashier's Check Required to Bid: \$50,000

Viewing Dates & Time: The property is available for viewing by appointment between 2:00 p.m. and 4:00 p.m. on August 21, 28 and September 11 & 18. Please call 312.278.0600, extension 101.

Bidder's Information Packet: A detailed bidder's information packet has been assembled and contains detailed information related to the property, the auction, and the Terms of Sale. The cost of the Packet is for \$40.00. The purchase of a Packet is required to participate in the auction.

Terms of Sale: This auction is being conducted subject to the Terms of Sale as stated in the Bidder's Information Packet and the Purchase and Sale Agreement.



Buyer's Fee:
A 6% buyer's fee will be added to the final high bid price per the Terms of Sale.

Broker Participation Invited:
A 2%, referral fee based on the bid price less \$295 will be paid to the REALTOR®/Broker whose registered buyer closes on this property based on the Terms of Sale. Please refer to the Buyer/Broker registration requirements in the Terms of Sale contained in the Property Profile on our website for requirements to register.

Disclaimer:
The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet.

ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES ARE APPROXIMATE. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may

be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

SEPTEMBER 21 • REAL ESTATE AUCTION



AMERICA'S REAL ESTATE AUCTIONEER
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(312) 278-0600

www.fineandcompany.com

Fine & Company, LLC, Lic. #475-098623 - Licensed IL Broker



Executive Home

175 South Suffolk Lane, Lake Forest, IL

5,600 SF HOME WITH 5 BEDROOM SUITES



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CUSTOM HOME
BACKING TO
LAKE FOREST
OPEN LAND!**

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