

GLACIER LAKE ESTATES

LOTS OWNED BY FOX DEV



NEW PRICING
DIRECT FINANCING
AVAILABLE
20% DOWN
6% INTEREST -
UP TO 3 YEARS

GLACIER PARK
CONSERVATION AREA

LOT #	ACREAGE	PRICE
2	2.20 Acre(s)	\$56,976
3	1.13 Acre(s)	\$63,475
4	1.19 Acre(s)	\$64,176
5	1.35 Acre(s)	\$65,897
6	1.34 Acre(s)	\$63,475
8	1.01 Acre(s)	\$62,074
10	1.01 Acre(s)	\$64,877
11	1.04 Acre(s)	\$59,525
12	1.28 Acre(s)	\$59,525
13	1.01 Acre(s)	\$59,525
14	1.00 Acre(s)	\$62,074
15	1.00 Acre(s)	\$62,074
16	1.12 Acre(s)	SOLD
22	1.00 Acre(s)	\$79,278
23	1.17 Acre(s)	\$70,994
24	1.10 Acre(s)	\$66,534
25	1.18 Acre(s)	\$66,534
26	1.79 Acre(s)	\$63,348
27	1.89 Acre(s)	\$76,092
31	1.55 Acre(s)	\$76,092

LOT #	ACREAGE	PRICE
33	2.35 Acre(s)	\$79,915
34	2.05 Acre(s)	\$71,886
35	1.68 Acre(s)	\$71,886
36	1.03 Acre(s)	\$68,446
37	1.09 Acre(s)	\$65,897
38	1.00 Acre(s)	\$57,613
40	1.00 Acre(s)	\$58,888
41	1.01 Acre(s)	\$67,681
42	1.04 Acre(s)	\$67,681
43	1.00 Acre(s)	\$64,176
44	1.00 Acre(s)	\$60,162
45	1.01 Acre(s)	\$62,074
46	1.00 Acre(s)	\$62,074
47	1.00 Acre(s)	\$62,074
48	1.00 Acre(s)	\$62,074
49	1.40 Acre(s)	\$72,906
50	1.37 Acre(s)	\$70,357
51	1.40 Acre(s)	\$66,534
52	1.00 Acre(s)	\$74,818
53	1.00 Acre(s)	\$66,534

LOT #	ACREAGE	PRICE
54	1.00 Acre(s)	\$58,888
55	1.03 Acre(s)	\$63,284
56	1.21 Acre(s)	\$78,004
57	1.51 Acre(s)	\$89,473
58	1.88 Acre(s)	\$102,217
59	2.17 Acre(s)	\$97,757
60	2.16 Acre(s)	\$100,306
62	1.03 Acre(s)	\$78,641
63	1.01 Acre(s)	\$67,808
64	1.00 Acre(s)	\$67,808
65	1.01 Acre(s)	\$67,808
66	1.04 Acre(s)	\$67,808
67	1.00 Acre(s)	\$67,808
68	1.01 Acre(s)	\$62,074
69	1.02 Acre(s)	\$60,799
70	1.02 Acre(s)	\$58,888
71	1.02 Acre(s)	\$58,888
72	1.02 Acre(s)	\$60,162
73	1.12 Acre(s)	\$64,622

AVAILABLE CONTRACT SOLD

*Prices subject to change
without prior notice (2/2/2026)



OFFICE: 815-385-8000

GLACIER LAKE ESTATES

“The Perfect Setting for Tranquil Living”

Fox Development, Developer of many of Lake and McHenry Counties finest subdivisions; Ivanhoe Estates, Dutch Creek Estates, Eagle Ridge and Jonathon Knolls, and **Elegant Edge Builders** is proud to offer another prestigious subdivision, **Glacier Lake Estates**.

Glacier Lake Estates is spread out across 110 acres with 73 large home sites. The secluded development is surrounded by hundreds of acres of land owned by the McHenry County Conservation District.

The distinctive character of the entire subdivision provides each lot with a variety of features including walkout basements, panoramic views of the Glacier Park Conservation Land, southern exposures, secluded woods, and tranquil lakes. Each lot has been meticulously designed to coordinate with its neighbors and provide privacy as well as a sense of community.

Construction of homes in **Glacier Lake Estates** is governed by a set of architectural guidelines, designed to ensure the quality, integrity, and value of the community. The guidelines set standards for house size, construction materials, architectural interest, and landscaping. Each house plan is carefully considered for its individuality and contribution to the overall quality of the subdivision. The result is one of the highest valued communities in McHenry County.

Glacier Lake Estates was created with uncompromising attention to landscaping detail. The entrance and lakes were professionally designed to enhance the natural beauty of the site.

We're positive you won't find a more tranquil setting anywhere else in McHenry County.

ACCESSORY BUILDINGS – PHASES 3, 4 & 5

Real Estate Developer, Jack Pease and Builder, Elegant Edge Builders are excited to offer buyers the combination of a Custom Luxury Home site and a complimenting luxury high-end Hobby Barn site.

This is a unique opportunity not offered or available in area's residential developments. The luxury high-end accessory building provides owners and enthusiasts a multitude of uses such as a vehicle & toy collection showroom, RV storage, family-cave dreams, hobby & crafts, family & friends entertaining, complete with gourmet kitchens, deluxe bathrooms, game and sport uses, fireplaces, wet bars and wine cellars and many other uses.

The accessory building requires a minimum of 5 roof lines and an 8:12 minimum main roof pitch. No metal siding is allowed and construction materials must be of high-quality equivalent to the luxury home residence. Luxury high-end custom residences and accessory buildings are subject to an architectural review committee approval ensuring high-end construction standards and a beautiful community. Please see the following photographs of exterior and interior accessory building examples.



SYNOPSIS OF COVENANTS, CONDITIONS, & RESTRICTIONS

GLACIER LAKE ESTATES RICHMOND, ILLINOIS

- Two Story - 2,600 minimum SF. 1,800 SF 1st Floor and 800 SF 2nd Floor. OR 1,800 SF 1st Floor and 800 SF can be located on the lower-level lookout/walkout if oriented toward curb.
- Ranch Residential - 2,400 minimum SF. 2,400 SF Single Story OR 1,800 SF 1st Floor and 600 SF can be located on the lower- level lookout/walkout if oriented toward curb.
- Front facade must have an adequate amount of masonry.
- Exterior siding can be vertical or horizontal, all natural wood or composite materials
 - no metal/aluminum siding.
- 2 or 3 car garage - 2 or 3 separate garage doors. Side load garages are encouraged.
- Masonry chimneys or direct vent gas fireplaces are allowed.
- Minimum of 5 roof ridge lines, 8:12 main roof pitch.
- 40 Yr. Architectural Grade Roofing Material.
- The design, placement and landscaping for all homes, structures, fences, walls, or other structures erected in Glacier Lakes shall be approved prior to construction, in writing, by the Architectural Review Committee.