



4403 Roberts Road offers a truly rare opportunity to own a property where lifestyle, land, and limitless potential come together. Whether continuing its legacy or creating something entirely new, this remarkable estate is ready for its next chapter.



COMPASS



Grant Fetter
Realtor - Team Lead
M: 224.456.6991
grant.fetter@compass.com

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NUNDA TOWNSHIP - MCHENRY COUNTY

4403 Roberts Road



Natural Light Throughout the Home

Expansive Private Acreage

Oversized Primary Bedroom Suite

Asphalt Driveway

Granite Countertops

Vinyl Siding

Stainless Steel Appliances

New Roof Installed 2018

Dedicated Home Office/ Study Space

Large Outdoor Space for Recreation Use or Future Additions

First Floor Laundry for Convenience



4403 ROBERTS ROAD

Special Features

- Expansive 5 Acres
- 10 - 12 Car Parking Lot
- 3 Kennel Buildings
- Zoned For Up To 100 Dog Kennels
- Cat Boarding/ Feline Room
- Grooming Rooms
- Reception Area
- Stainless Steel Mason Stall Fronts

- Heavy Duty 9 Guage Chain-Link Fencing
- Additional Building With 16 Indoor/ Outdoor Runs
- Laundry and Utility Rooms for Daily Operations
- Secure Storage and Supply Areas
- Indoor Climate Controlled Kennel Areas

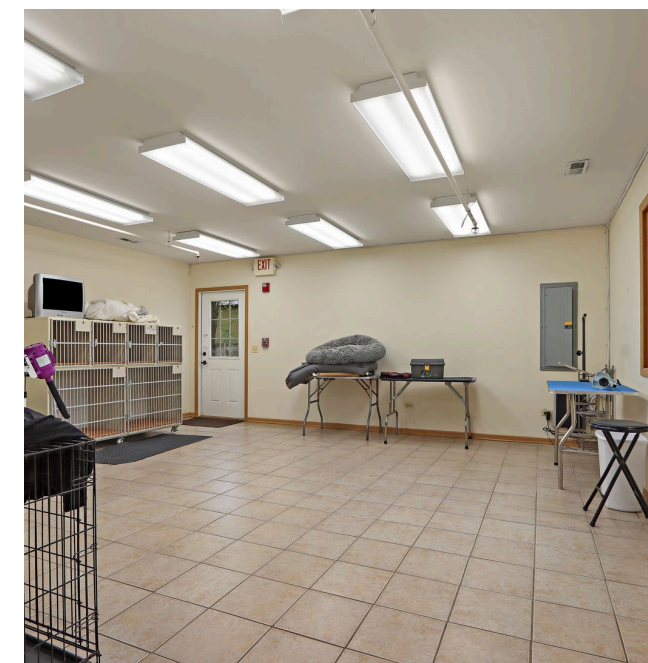
4403 Roberts Road

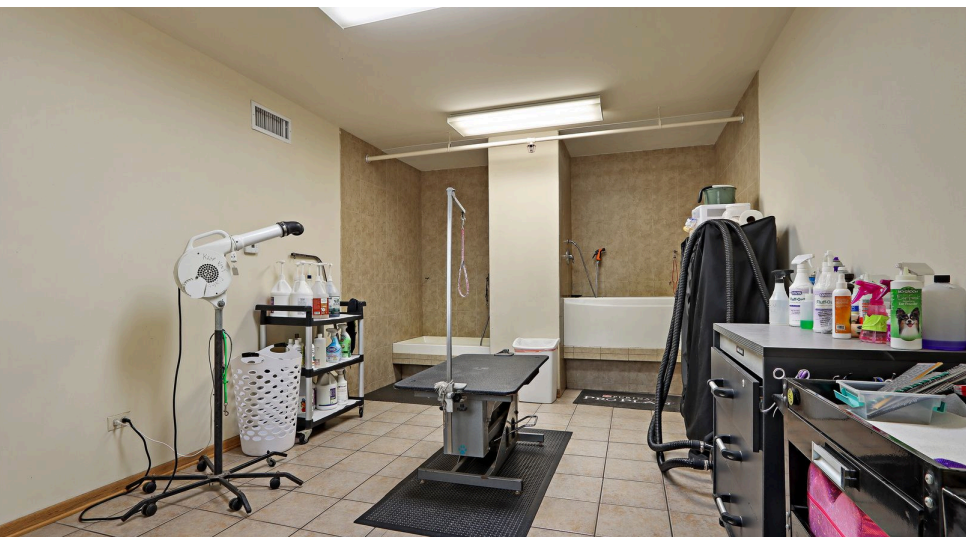
5	3	2	16
ACRES	BEDROOMS	FULL BATH	DOG RUNS

Live where you work-or step into an incredible opportunity to own a fully operational business, residential home, and commercial property all in one. Situated on nearly 5 private acres in unincorporated McHenry County, this well-established dog kennel operation offers 5,827 square feet of kennel space with 56 indoor/outdoor runs, including suite-style accommodations-with plenty of room to grow. The setup includes a welcoming reception area, dedicated feline boarding room, grooming spaces, laundry, and ample storage. There's also an additional outbuilding with 16 indoor/outdoor runs, opening the door for expansion or your own creative use. With the land and layout, there's potential to scale up to 100 runs. For the human side of things, the property features a beautifully updated ranch home-ideal for an onsite owner/operator or manager. The home offers an open floor plan with granite countertops, stainless steel appliances, updated bathrooms, and a newer roof (2018). This is more than just a property-it's a lifestyle opportunity for someone who loves animals and wants to own a business with room to grow, all while enjoying the privacy and flexibility of rural acreage.



4403 ROBERTS ROAD





The current owners built the property with long-term vision and purpose, establishing a respected pet care operation known for its thoughtful design and operational efficiency. Through years of ownership, the property evolved into a fully functional animal care campus complete with multiple kennel buildings, indoor and outdoor accommodations, grooming areas, and expansion potential rarely seen in today's market. Their commitment to quality, maintenance, and continual improvement has created a property that is not only highly functional, but deeply rooted in care, dedication, and opportunity.