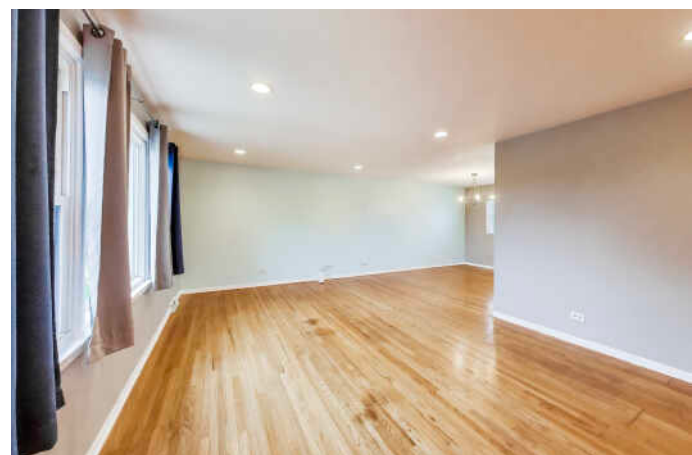


1061 E SAYLES DRIVE  
PALATINE





#### ROOM DIMENSIONS

FOYER : 10' × 6'

LIVING ROOM : 20' × 13'

DINING ROOM : 12' × 10'

KITCHEN : 12' × 12'

PRIMARY BEDROOM : 14' × 11'

SECOND BEDROOM : 13' × 10'

THIRD BEDROOM : 13' × 10'

FOURTH BEDROOM : 10' × 10'

FAMILY ROOM : 20' × 17'

OFFICE : 17' × 10'

LAUNDRY ROOM : 12' × 7'

UTILITY ROOM : 12' × 7'

STORAGE : 7' × 6'

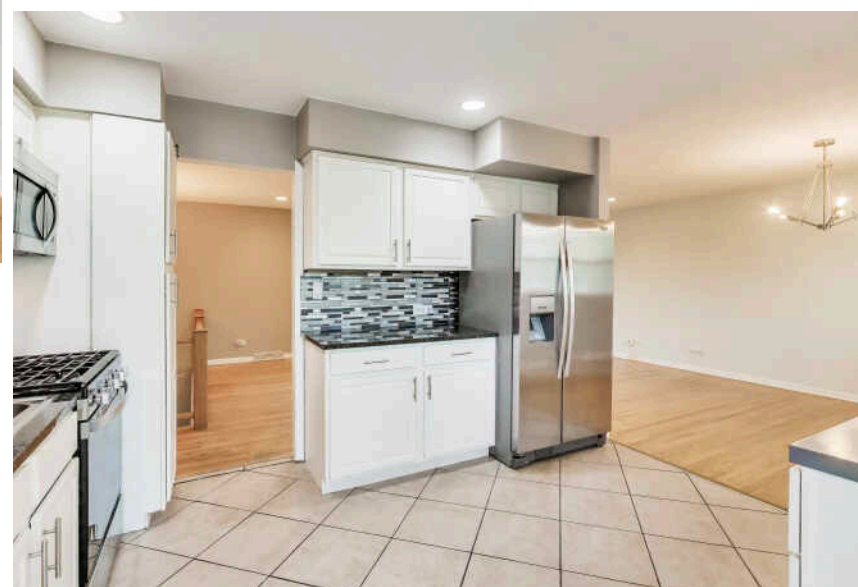
## PROPERTY INFORMATION & DETAILS

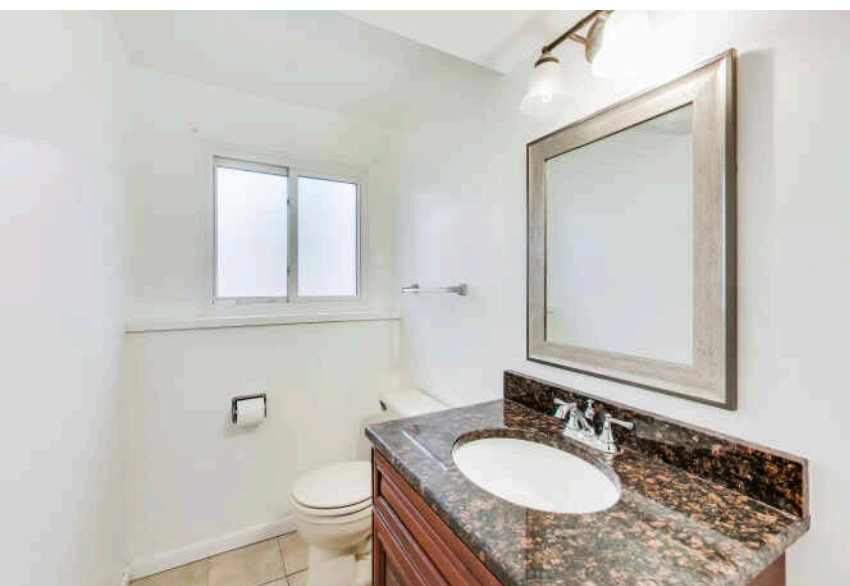
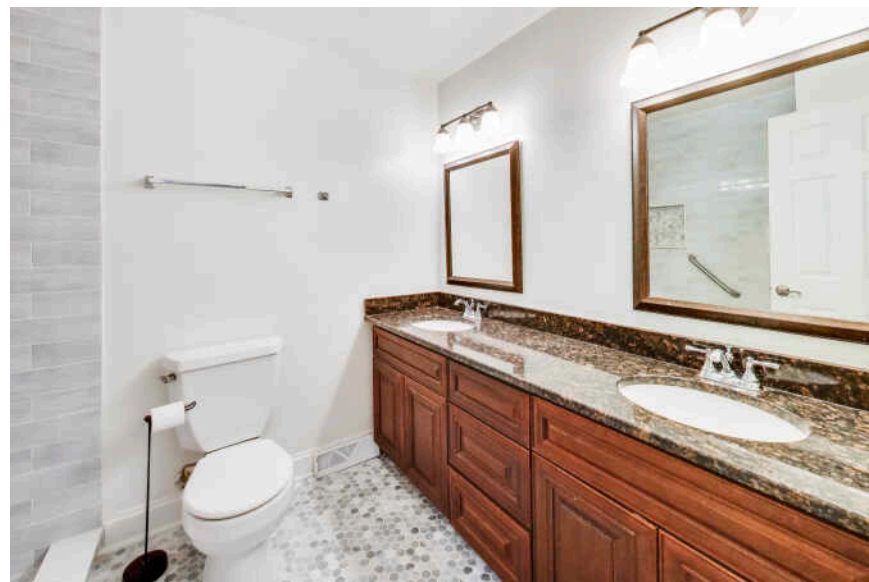
Welcome to this spacious Winston Park raised ranch, a standout in the sought-after sidewalk community! This largest model of its kind offers an abundance of livable space and endless potential to make it your own. Step into the bright and airy living room, flooded with natural light from expansive windows, creating a warm and inviting atmosphere. The living room flows effortlessly into the dining area-an ideal setup for entertaining family and friends. The white kitchen features granite countertops and a handy portable island, providing ample workspace for all your culinary adventures. From here, step out onto the expansive deck-perfect for enjoying an evening glass of wine or hosting summer barbecues. Retreat to the primary suite, showcasing hardwood floors and a beautifully updated bathroom (2019) complete with a floor-to-ceiling tiled walk-in shower. Three additional bedrooms and a fully updated bathroom (2024) featuring a double vanity and walk-in shower complete the main living level, offering comfortable spaces for everyone. The lower level expands your living options with additional finished square footage, including a versatile bedroom or home office, a spacious family room, a convenient half bathroom, laundry area, and plenty of storage. Outside, enjoy the fully fenced backyard, a brick paver patio, and your very own private hot tub-perfect for relaxing on cooler evenings. Ideally located just steps from schools, parks, playgrounds, and downtown Palatine, where Metra access, restaurants, nightlife, and more await. This Winston Park home combines generous space, thoughtful updates, and unbeatable location. Additional updates include: Roof ('20), siding and gutters ('20), solar attic fan ('20), installed Duravent Baffles / Rafter Venting, Attic insulation R-60 blow in, insulated attic hatch, installed radiant barrier to reflect heat in summer/winter on hatch, Air seal attic floor ('20), installed two Anderson storm doors ('21), channel drain in driveway ('21), stove/oven ('22), washer ('23), dishwasher ('17), replaced deck wood ('23), whole house air purifier ('24), water heater ('25), sump pump ('26).

**4 BEDROOM**

**2.1 BATH**

**TAXES: \$7,981**







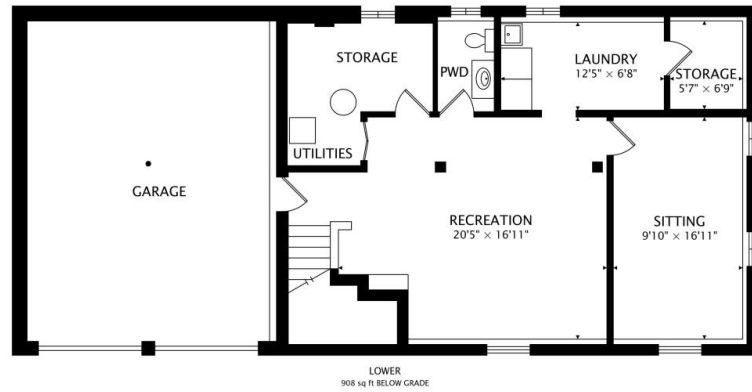
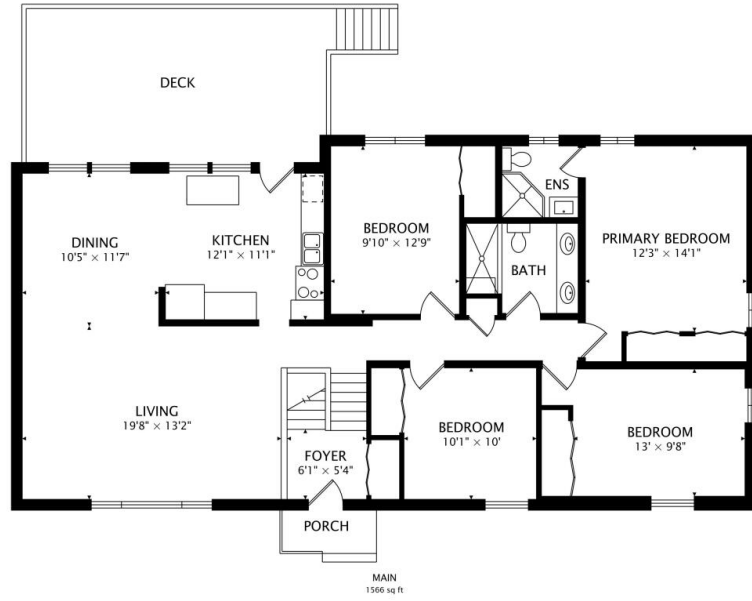
## THE VILLAGE OF **PALATINE** HAS MASTERED THE ART OF BALANCE.

The growing community has a healthy mix of residents who enjoy its friendly suburban lifestyle and businesses that fuel the local economy.

The village embraces growth to support a wealth of amenities and services. The Palatine Park District has 28 parks, an 18-hole golf course, and a variety of classes from fitness and sports to arts and crafts. Palatine offers scenic views with winding trails, beautiful residential areas, and nearby Deer Grove Forest Preserve.

Palatine's downtown business district is both charming and self-sufficient for residents. Restaurants include a mix of local favorites from classic eateries to upscale breweries, as well as a variety of local bars. The village hosts several street festivals and a popular farmers market.

Commuters have access to the Chicago Loop with the Palatine Metra station and I-90. The nearby Chicago Executive Airport offers private and corporate aircraft services.



NOTES

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