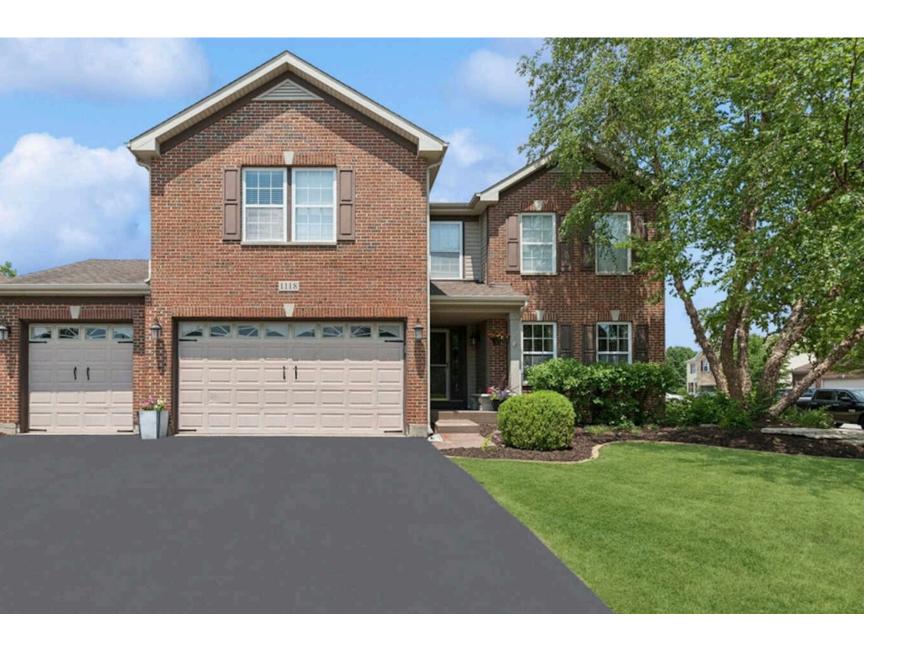
1118 BUTTERFIELD CIRCLE W

SHOREWOOD







Welcome home to this beautiful two-story house located in the highly sought-after Kipling Estates of Shorewood! This spacious 4-bedroom, 2.5-bathroom, 3-car garage home is nestled on a premium oversized CORNER lot. Upon entry in the open foyer, you will be greeted with a light-filled living room and dining room to your right, a coat closet, bathroom, and spacious garage to your left, and a staircase leading to the loft and bedrooms upstairs in the center. Walk past the stairs to the cozy family room with a gas burning fireplace and brand new carpet. This room flows into a versatile bonus room with sliding glass doors that open up to a brand new brick paver patio in the tree-lined, fenced-in backyard. The expansive kitchen has an abundance of cabinetry, subway tile backsplash, an island, stainless steel appliances, and an eat-in area. Off of the kitchen, there is a large, walk-in pantry and laundry room, conveniently located in the main floor. The upper level features a spacious open foyer with ample natural light that is currently being used as an additional family room. The massive primary suite offers a primary bathroom with a walk-in shower, jacuzzi tub, and a huge walk-in closet. The remaining three bedrooms are generous in size, all have walk-in closets, and are situated close to the 2nd full bathroom with 2 sinks. A full, unfinished basement is ready to be finished for additional living space if desired. This home boasts numerous upgrades, including a new AC/furnace (2022), water heater (2020), brick paver patio (2024), dishwasher (2024), refrigerator (2022), carpet in family room (2024), and a brand new walk-in shower will be installed in the primary suite prior to closing. The association for this home offers ample amenities including a clubhouse, fitness center, a pool, tennis courts, a splash pad, walking trails, ponds, and more. This home is a part of the accredited Minooka School District. Easy access to I-55 & I-80.

4 BEDROOM 2.1 BATH



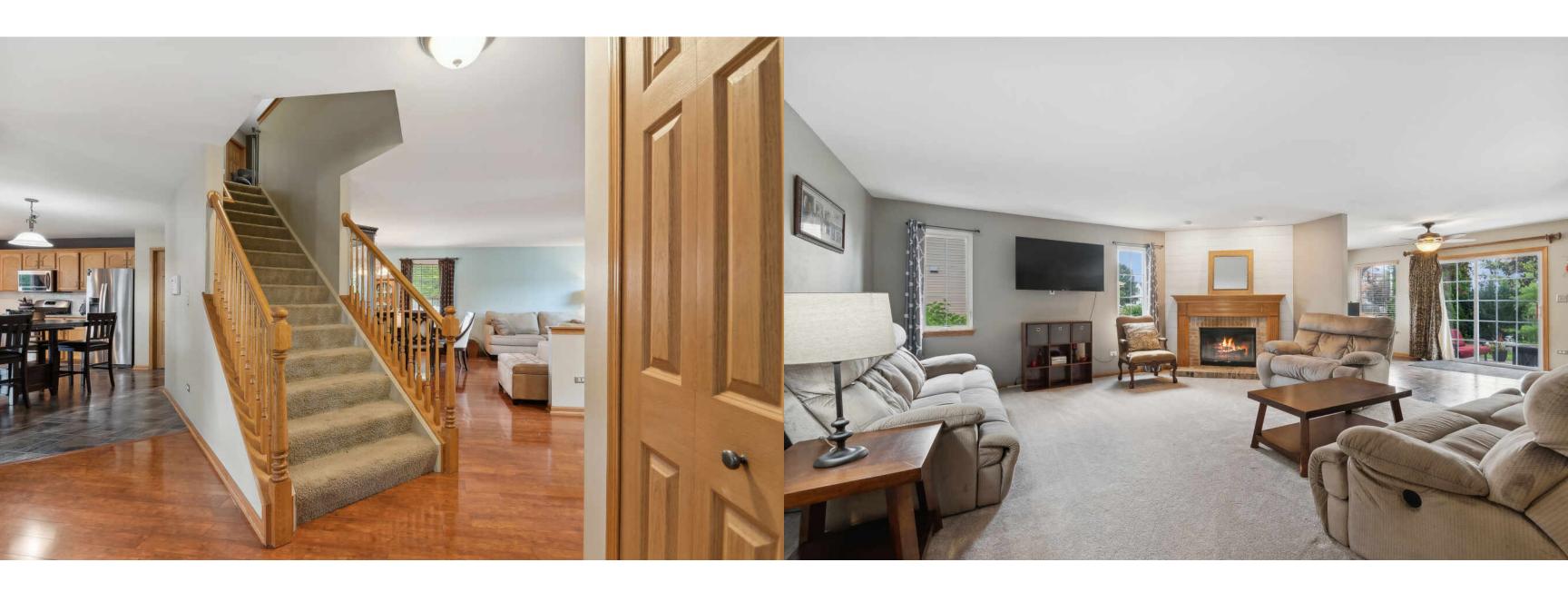












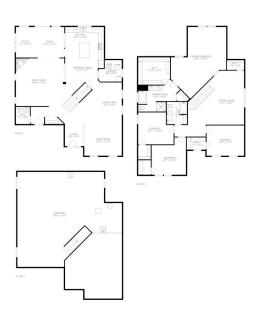
6 1118 BUTTERFIELD CIRCLE W 1118 BUTTERFIELD CIRCLE W 7



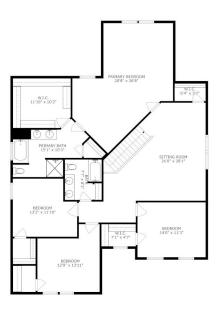








SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VA



IZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VAR

8 1118 BUTTERFIELD CIRCLE W 1118 BUTTERFIELD CIRCLE W 9



RESTAURANTS_

- Crispy Waffle 564 BROOK FOREST AVENUE, 2.5 MI
- Buffalo Wild Wings 1023 BROOK FOREST AVENUE, 3.1 MI
- 3 Jimmy John's 1029 BROOK FOREST AVENUE, 3.1 MI
- Portillo's Shorewood 1155 BROOK FOREST AVENUE, 3.2 MI
- 6 Hollywood Casino & Hotel Joliet 777 HOLLYWOOD BOULEVARD, 4.3 MI
- Q COFFEE_
- 1 Dunkin' 1201 WEST JEFFERSON STREET, 1.4 MI
- 2 Starbucks 199 BROOK FOREST AVENUE, 1.9 MI
- SHOPPING_
- Walgreens 1160 WEST JEFFERSON STREET, 1.5 MI

- 2 Jewel-Osco 199 BROOK FOREST AVENUE, 1.9 MI
- The Home Depot
 621 BROOK FOREST AVENUE, 2.5 MI
- 4 Target
 1111 BROOK FOREST AVENUE, 3.1 MI
- 5 CVS Pharmacy 1111 BROOK FOREST AVENUE, 3.1 MI
- 1 Essence Of Life Shorewood 401 EARL ROAD UNIT F, 1.3 MI
- 221 BROOK FOREST AVENUE, 1.9 MI
- 3 CrossFit Mettle and Honor 353 AIRPORT DRIVE, 2.5 MI
- ♀ schools
- 1 Trinity Christian School 901 SHOREWOOD DRIVE, 2.8 MI

- Minooka 201 CCSD District Office 305 WEST CHURCH STREET, 3.6 MI
- Minooka Primary Center 305 WEST CHURCH STREET, 3.6 MI
- Minooka Central Community High School 301 SOUTH WABENA AVENUE, 4.1 MI
- Minooka Intermediate School 321 MCEVILLY ROAD, 4.1 MI
- 4 AIRPORTS_
- 1 Presence Saint Joseph Medical Center Heliport JOLIET, 4.9 MI
- Q PARKS_
- 1 Shorewood Village Hall
 1 TOWNE CENTER BOULEVARD, 1.7 MI
- 2 Hammel Woods Route 59 Access 554 BROOK FOREST AVENUE, 2.4 MI

- 3 Colvin Grove Preserve SPRINGWOOD DRIVE, 2.6 MI
- 4 Hammel Woods DuPage River Access 23435 WEST BLACK ROAD, 3.1 MI
- 5 Four Seasons Park 22500 LOCKPORT STREET, 8.2 MI

SERVICES_

- Troy Fire Protection District Station 2 25454 WEST SEIL ROAD, 0.7 MI
- 2 Shorewood Police Department 903 WEST JEFFERSON STREET #2, 1.6 MI
- 3 Village of Shorewood, IL 1 TOWNE CENTER BOULEVARD, 1.7 MI
- 4 Shorewood-Troy Public Library 650 DEERWOOD DRIVE, 1.9 MI

NOTES			

10 1118 BUTTERFIELD CIRCLE W 1118 BUTTERFIELD CIRCLE W 11

KATIE MAUER

BROKER

312.888.0350

KATIEMAUER@ATPROPERTIES.COM



