

1161 SEDGEWOOD TRAIL  
ALGONQUIN





#### ROOM DIMENSIONS

FOYER : 8' x 11'

LIVING ROOM : 14' x 12'

DINING ROOM : 14' x 11'

KITCHEN : 15' x 20'

FAMILY ROOM : 28' x 22'

DEN : 16' x 10'

PRIMARY BEDROOM : 14' x 24'

SECOND BEDROOM : 16' x 11'

THIRD BEDROOM : 16' x 12'

FOURTH BEDROOM : 11' x 10'

MEDIA ROOM : 19' x 31'

BONUS : 10' x 20'

**4 BEDROOM**

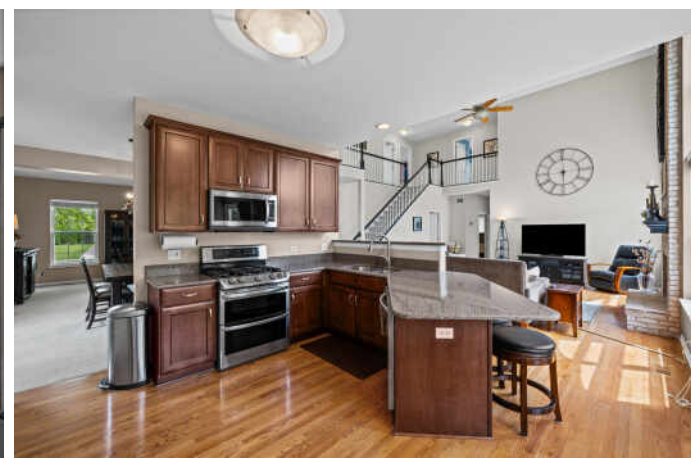
**2.1 BATH**

**TAXES: \$10,776**

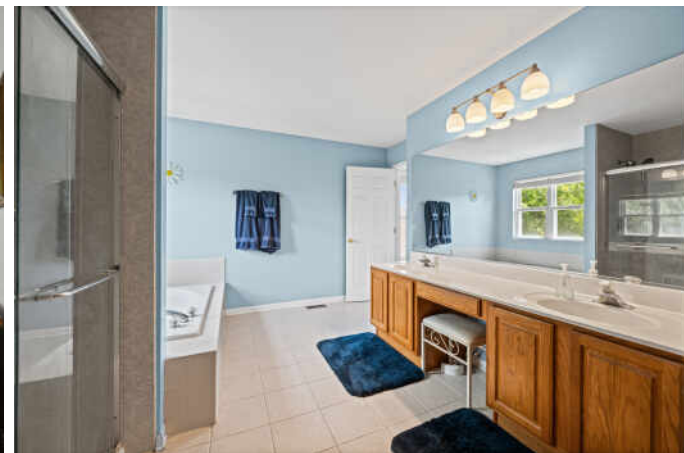
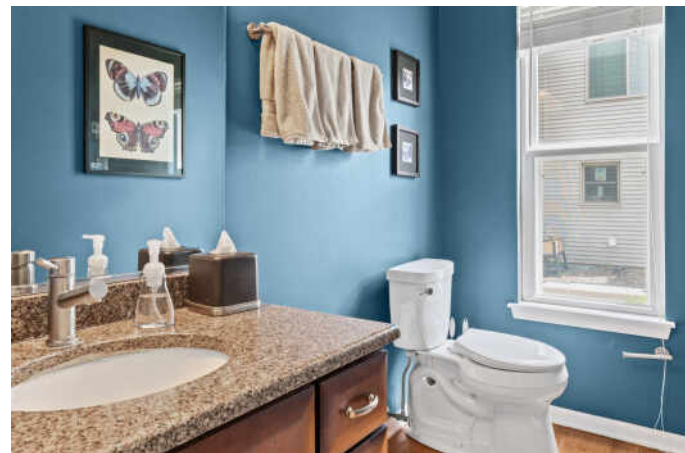
**ASSESSMENTS: \$353 / YEAR**

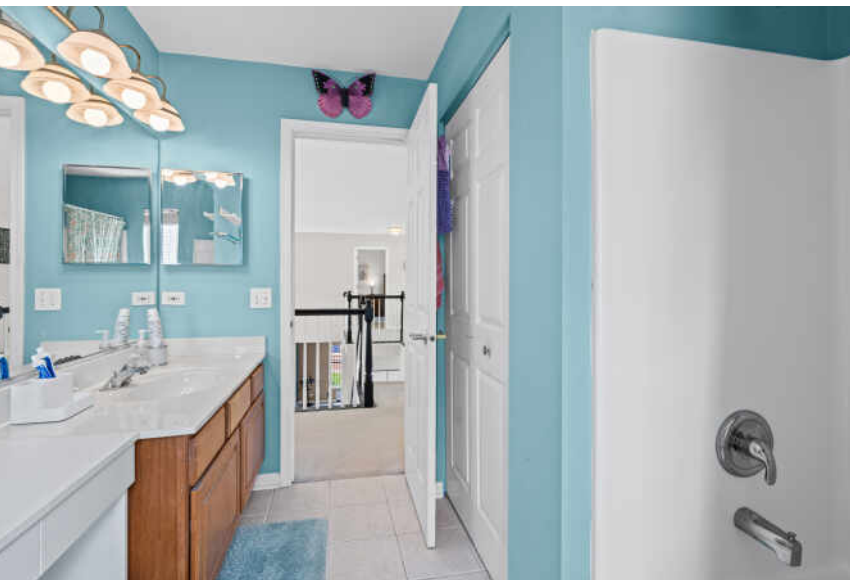
## PROPERTY INFORMATION AND DETAILS

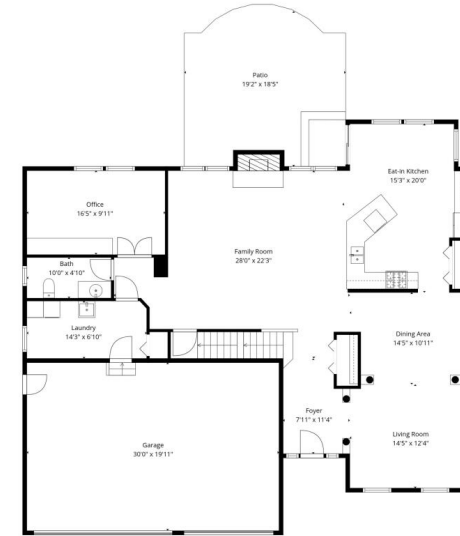
Welcome home to Brittany Hills! This spacious 4-bedroom, 2.1-bath home with a 3-car garage offers the perfect blend of comfort, functionality, and space for everyday living and entertaining. Step inside to find hardwood floors and a dramatic two-story family room featuring a cozy gas fireplace, soaring ceilings, and abundant natural light that create an open, airy feel. The family room flows seamlessly into the kitchen, complete with quartz countertops, stainless steel appliances, an eating area, and abundant cabinet space. Formal living and dining rooms provide the perfect setting for gatherings, while the first-floor den offers a private space for working from home, studying, or a playroom. Upstairs, the spacious primary suite features a walk-in closet and luxury bath, creating the perfect retreat at the end of the day. Three additional generously sized bedrooms share a full hall bath. The finished basement expands your living space and is ideal for entertaining, featuring a media area, dry bar with beverage refrigerator, exercise space, and an additional flex area perfect for a home office, hobby room, or game room. Step outside to enjoy the beautifully fenced backyard complete with a brick paver patio, pergola, and plenty of room for outdoor fun, entertaining, and relaxation. Located in desirable Brittany Hills, this home is just minutes from Randall Road shopping, restaurants, entertainment, parks, and convenient access to major highways for commuters. This well-maintained home has been lovingly cared for over the years and offers an incredible opportunity to add your own personal touches. Seller prefers an as-is sale.



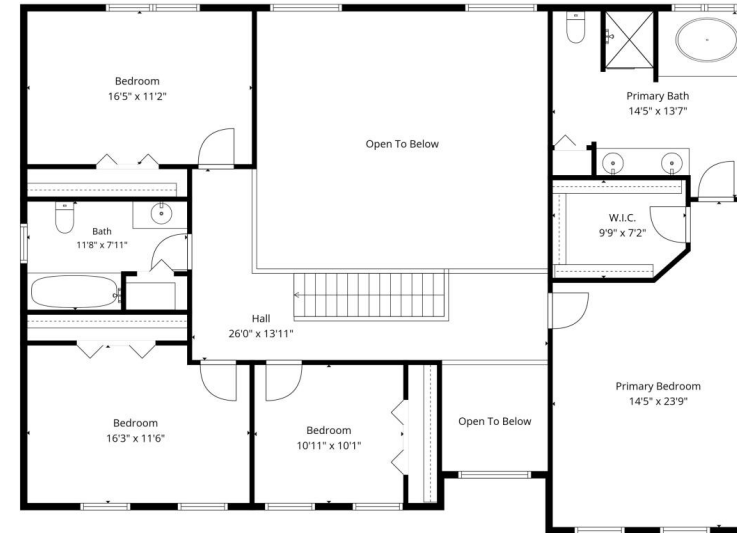
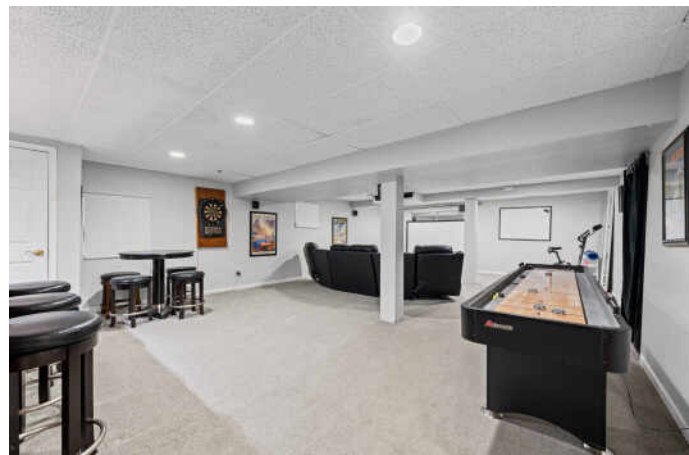




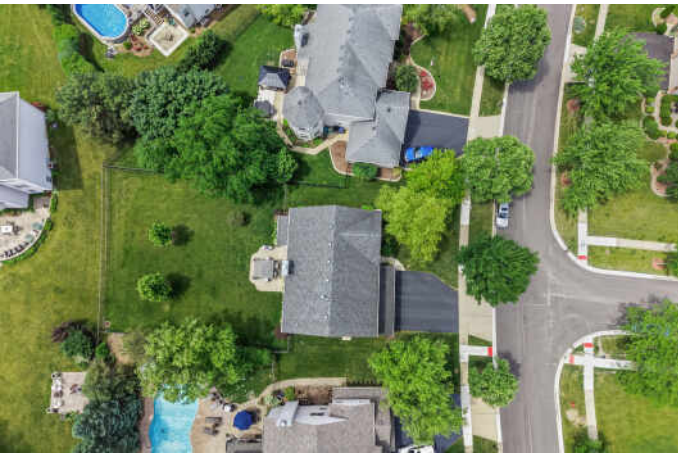




Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





## TRACY MCBREEN

(847) 812-4663

847-957-6500

TRACYMCBREEN@ATPROPERTIES.COM

