

1202 PRAIRIE AVENUE
BARRINGTON





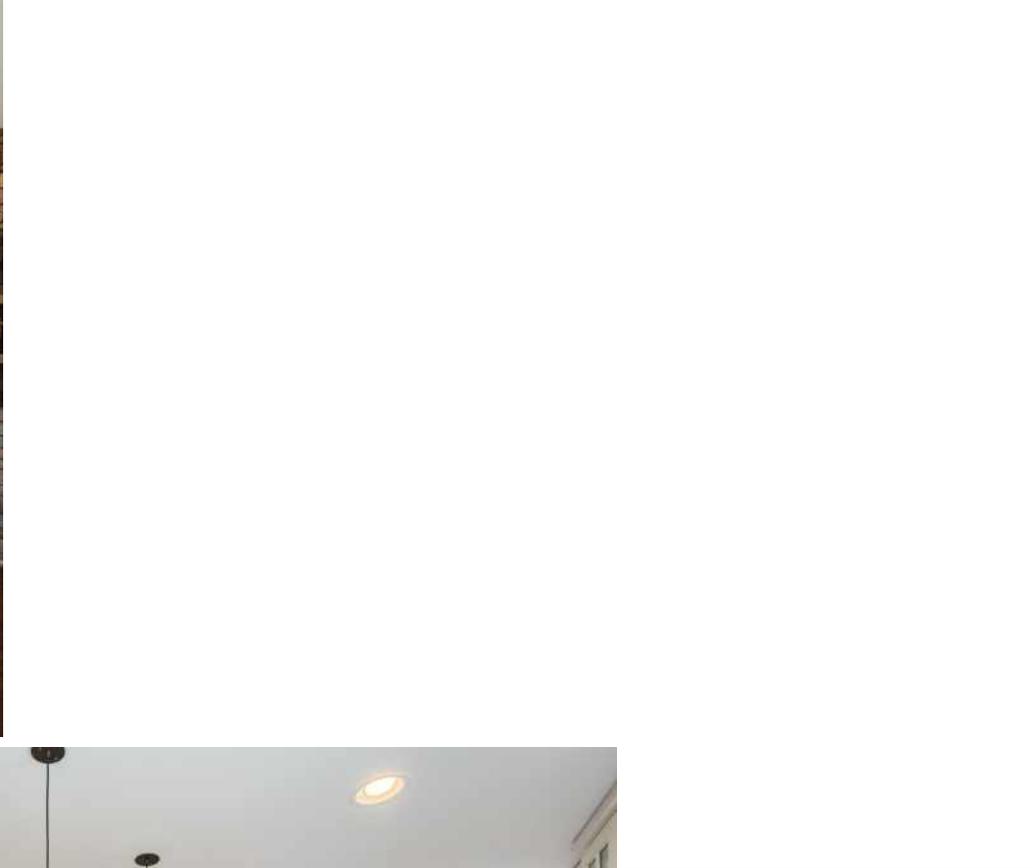
VHT STUDIOS

FULLY RENOVATED RANCH

- Fully renovated 4 bedroom, 3 bathroom ranch with 2-car attached garage located in Barrington
- Quality craftsmanship & sophisticated updates including dark hardwood floors, 2-panel doors, lush moldings, modern lighting & new paint throughout
- Entry foyer with slate floor
- Living, dining & family rooms offering open floor plan, volume ceilings, skylights & inviting stone fireplace
- Dream kitchen featuring custom cabinetry, quartzite countertops, stainless steel appliances, pot filler, farmhouse sink & oversized island/breakfast bar
- Stunning master suite including planked feature wall, vaulted beamed ceiling, 4 closets, balcony & Luxe bath with double vanity, Grohe fixtures, soaking tub, custom tiled double walk-in shower & heated floor
- Bedrooms 2 & 3 sharing hallway bathroom
- Walkout lower level highlights including recreation room with mudroom storage, playroom & 4th bedroom suite with separate entrance, full bathroom & fireplace
- Large corner lot & new deck off kitchen
- Close to Barrington Village shopping & dining, Metra station & A+ Barrington schools



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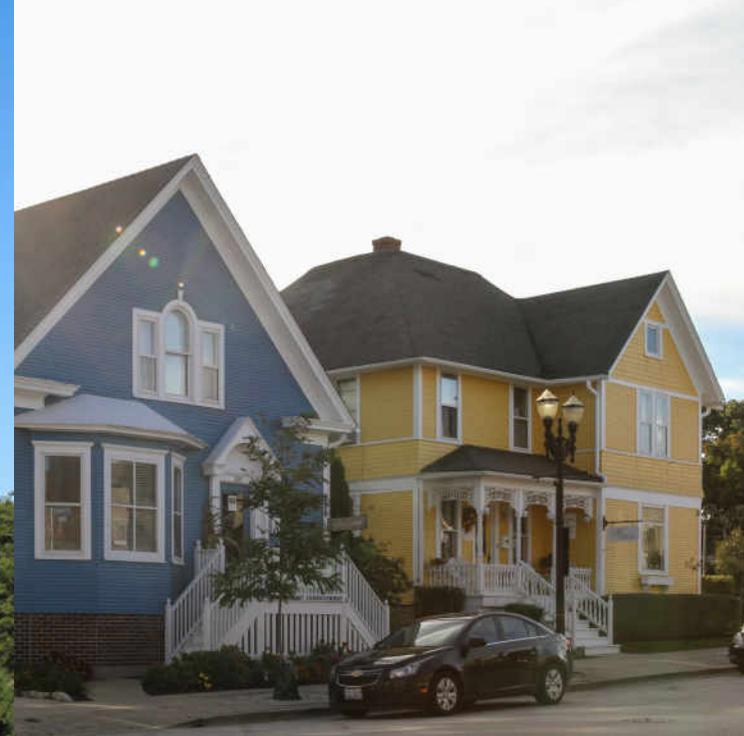


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THE VILLAGE OF **BARRINGTON** MAY HAVE THE LARGEST RESIDENTIAL HISTORIC DISTRICT IN THE STATE, BUT IT'S DEFINITELY NOT LIVING IN THE PAST

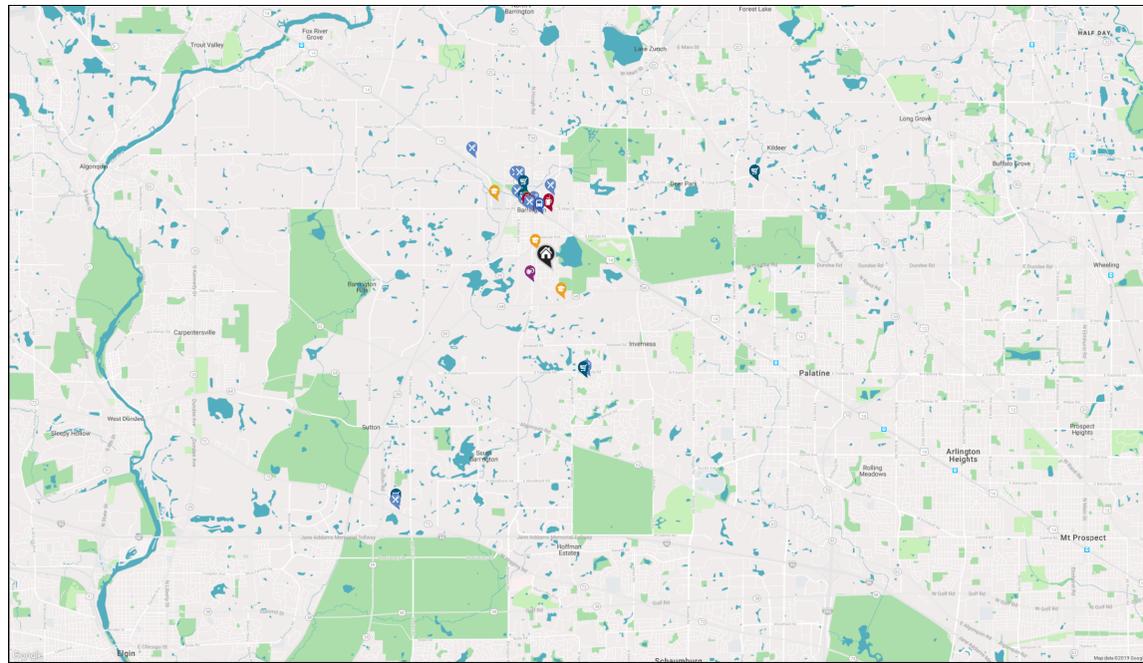
Many of the beautifully-restored Victorian, Gothic and Queen Anne homes that line the village's main streets have been repurposed as unique shops and businesses. Meanwhile, homeowners have rehabbed and restored many historic homes back to their former glory with the addition of modern amenities. The village's historic theater, opened in 1927, also still operates today.

Barrington also thrives when it comes to recreation. Citizens Park is one of the area's gems, offering wide-open spaces as well as tennis and basketball courts, cross-country ski trails, biking and walking paths, an events pavilion and a tree house.

The village's downtown center is filled with shoppers, diners and residents enjoying one of the area's special events, whether it's an art festival, wine walk or a farmer's market. The Barrington Metra station, located within walking distance, provides a convenient commute to downtown Chicago.

Barrington homes range from Victorians and Colonials to stunning new construction and sprawling mansions with large lots and water views.

The Barrington 220 School District includes Barrington High School, ranked by *Newsweek* as one of the best public schools in America.



NOTES

RESTAURANTS

- Ciao Baby**
232 EAST MAIN STREET, 1.2 MI
- Egg Harbor Cafe**
125 WEST MAIN STREET, 1.2 MI
- Francesca's Famiglia**
100 EAST STATION STREET, 1.2 MI
- McGonigal's Pub | The Loft**
105 SOUTH COOK STREET, 1.2 MI
- Chessie's Restaurant**
200 APPLEBEE STREET, 1.4 MI
- Ella Bonella**
421 N NORTHWEST HWY, 1.4 MI
- Frantonio's Italian Deli & Cafe**
421 NORTH NORTHWEST HIGHWAY, 1.4 MI
- Sergio's Pizza**
207 A W NORTHWEST HWY, 1.7 MI

RESTAURANTS

- La Mesa Restaurant**
243 W NORTHWEST HWY, 1.8 MI
- Amore Mio**
1457 PALATINE ROAD, 2.1 MI
- PL8 Restaurant**
736 WEST NORTHWEST HIGHWAY, 2.5 MI
- Cooper's Hawk Winery & Restaurant**
100 W HIGGINS RD, 5.2 MI

COFFEE SHOPS

- Dunkin'**
108 SOUTH NORTHWEST HIGHWAY, 1.1 MI
- Starbucks**
120 SOUTH NORTHWEST HIGHWAY, 1.1 MI
- Cook Street Coffee**
100 EAST STATION STREET #170, 1.2 MI

STARBUCKS

- Starbucks**
101 WEST MAIN STREET, 1.2 MI

SHOPPING

- Jewel-Osco**
150 W MAIN ST, 1.3 MI
- Heinen's Grocery Store**
500 N HOUGH ST, 1.6 MI
- Jewel-Osco**
1485 PALATINE RD, 2.1 MI
- Deer Park Town Center**
20530 N RAND RD, 4.2 MI
- The Arboretum of South Barrington**
100 W HIGGINS RD, 5.2 MI
- HEALTH CLUBS**
- Advocate Good Shepherd Health and Fitness Center**
1301 SOUTH BARRINGTON ROAD, 0.4 MI

SCHOOLS

- Grove Avenue Elementary School**
900 SOUTH GROVE AVE, 0.5 MI
- Barrington Mdle Sch- Prairie Campus**
40 EAST DUNDEE RD, 0.6 MI
- Barrington High School**
616 WEST MAIN ST, 1.6 MI

ENTERTAINMENT

- Catlow Theater**
116 W MAIN ST, 1.3 MI

TRANSIT

- Barrington METRA - UNION PACIFIC NORTHWEST**
1.1 MI



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