



1211 HIGHGATE COURT  
LIBERTYVILLE



1211 HIGHGATE COURT • LIBERTYVILLE



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FOYER

1211 HIGHGATE COURT RECENT IMPROVEMENTS

ROOM DIMENSIONS

Living Room .....	17'x13'
Family Room .....	22'x16'
Dining Room .....	17'x13'
Kitchen .....	22'x17'
Primary Bedroom .....	18'x14'
Second Bedroom .....	17'x13'
Third Bedroom .....	13'x11'
Fourth Bedroom .....	27'x16'
Fifth Bedroom .....	23'x13'
Office .....	11'x11'
Sun Room .....	10'x9'
Eating Area .....	13'x11'

FEATURES

Formality without the fuss is the charm of this timeless home, conjuring images of warmth, coziness with a touch of dignity.

Throughout exquisite appointments underscore the focus on quality craftsmanship and elegant design.

Nestled in one of Libertyville's finest neighborhoods, Canterbury is unique as it is surrounded by dedicated Open Space that was reforested to magnify nature with tranquil walking paths. Canterbury Lake boasts fishing, paddle boating, paddle boarding, and ice skating.

The location is ideal with award winning schools, close proximity to the quaint village square, ample shopping and excellent dining options.



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**FEATURES (CONTINUED)**

- 2010 FIRST FLOOR PRIMARY BATHROOM-Calcutta Gold Marble (floor, vanity tops, and walls), Bain Ultra jetted free standing tub, 3/8" glass shower enclosure, Polished nickel fixtures, rain head system.
- 2011 2ND FLOOR HVAC REPLACED.
- 2012 ALL UPSTAIRS CARPET REPLACED.
- 2013 HALL BATH REMODEL
- 2015 KITCHEN REMODEL-Countertops, appliances, sink, and lighting.
- 2015 VANITY COUNTERS REPLACED-
- 2016 NEW CEILING LIGHTING-Foyer, living room, and dining room.
- 2016 WOOD ROOF REPLACED-3/4" cedar shakes-50 Year Warranty.
- 2019 NEW GARAGE FURNACE
- 2019 NEW HOT WATER HEATERS
- 2020 2ND FLOOR BONUS BATH
- 2020 GUTTERS REPLACED
- 2021 NEW HUMIDIFIERS
- 2022 DECK CEDAR REPLACED
- 2023 2ND FLOOR PRIMARY BATHROOM-Shower glass w/brushed nickel
- 2023 1ST FLOOR HVAC REPLACED
- 9' basement with stone fireplace and plumbed for bathroom, 400AMP Electrical service





LIVING ROOM



DINING ROOM



TWO STORY FAMILY ROOM



FAMILY ROOM





KITCHEN





BAYED EATING AREA



FIRST FLOOR DEN



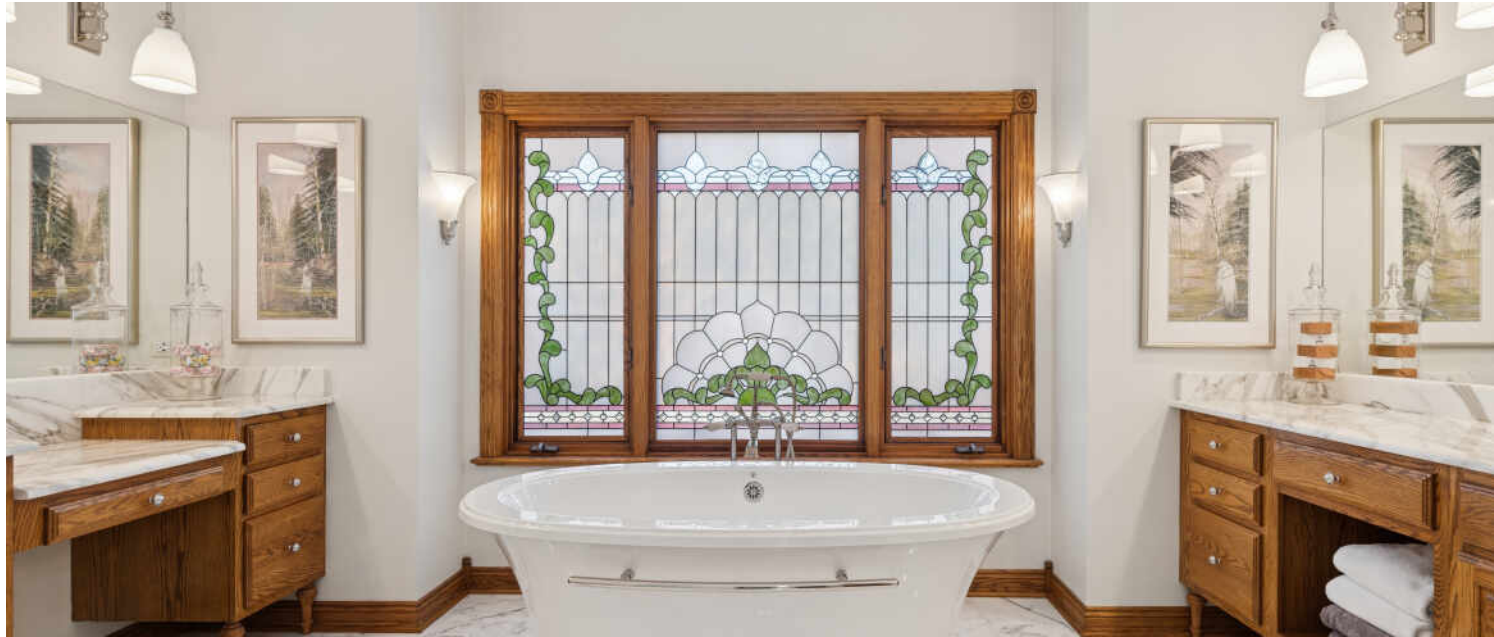


SUN ROOM



FIRST FLOOR PRIMARY SUITE





FIRST FLOOR PRIMARY BATHROOM



FIRST FLOOR PRIMARY SUITE BATHROOM



SECOND FLOOR PRIMARY SUITE



SECOND FLOOR PRIMARY SUITE BATHROOM





BEDROOM #3



UPSTAIRS HALLWAY BATHROOM



BEDROOM #4

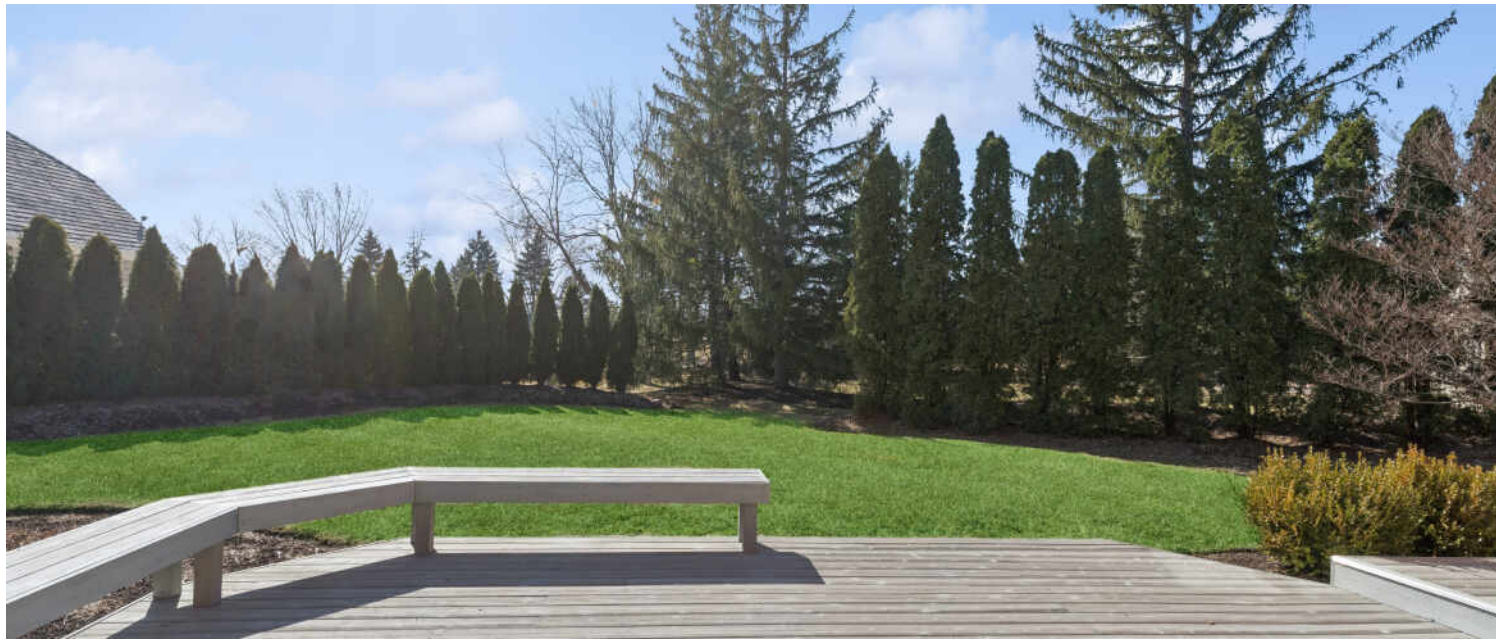


BEDROOM #5/BONUS ROOM SUITE



BEDROOM #5/BONUS ROOM PRIVATE FULL BATHROOM

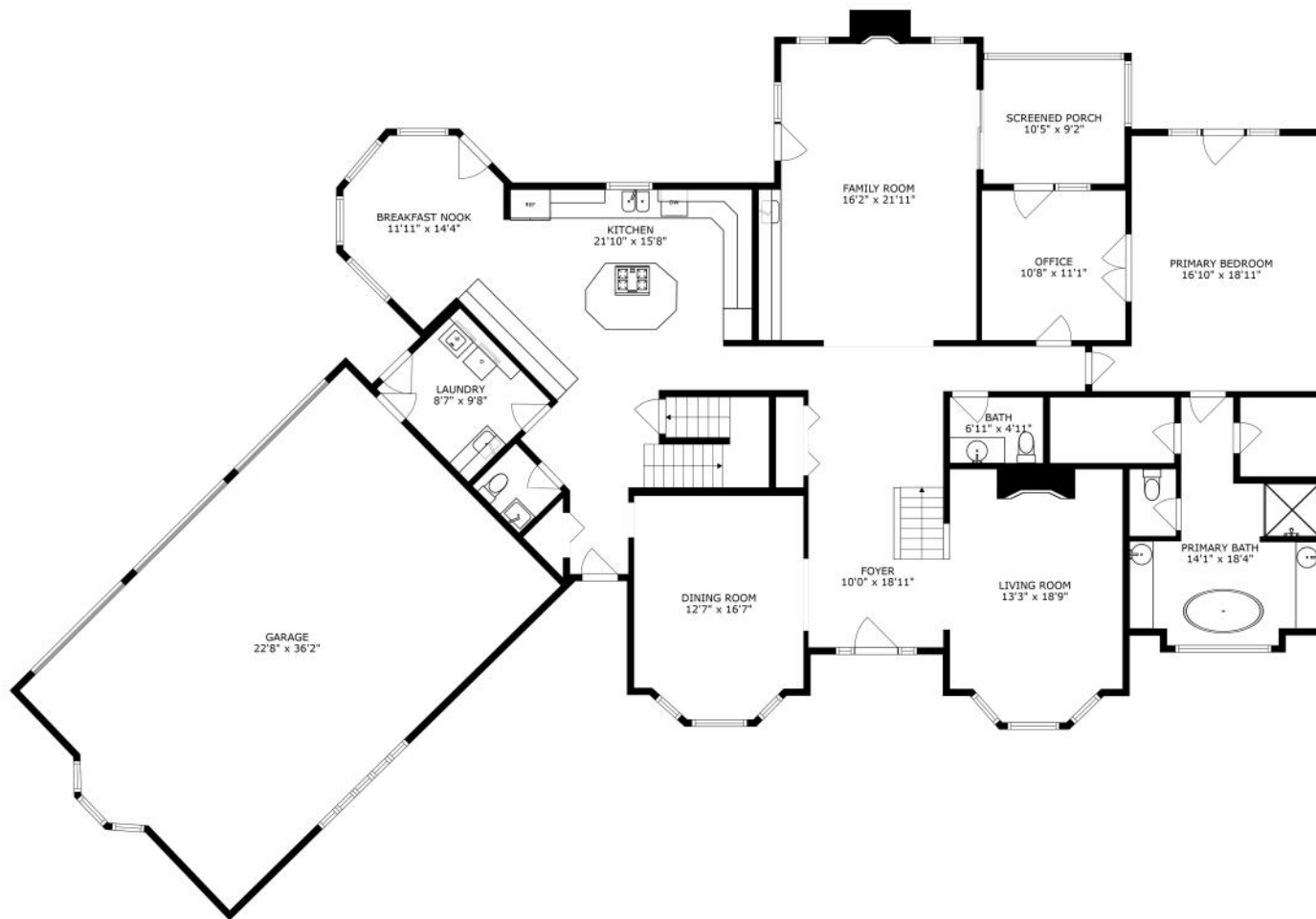




BACKYARD

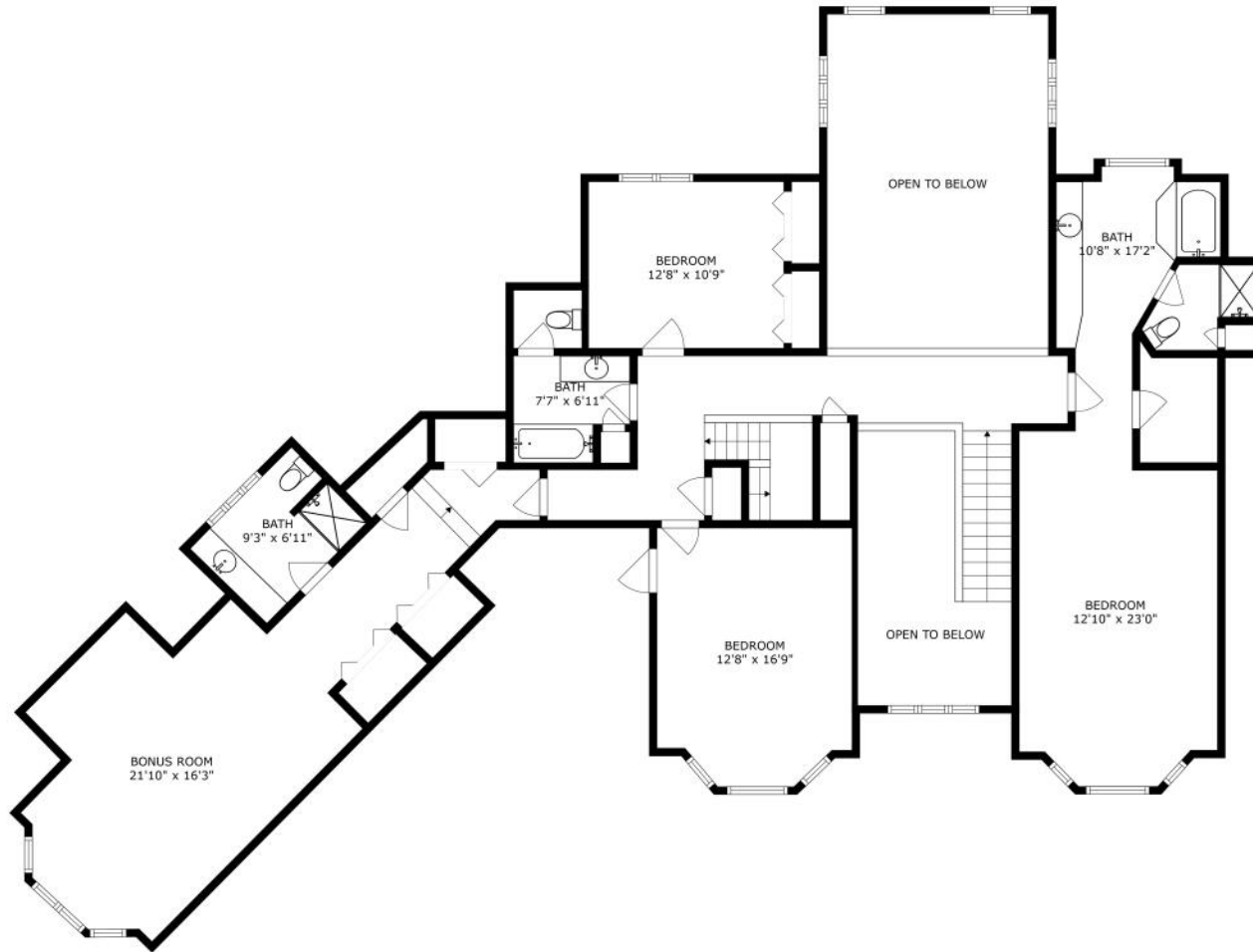


BACKYARD

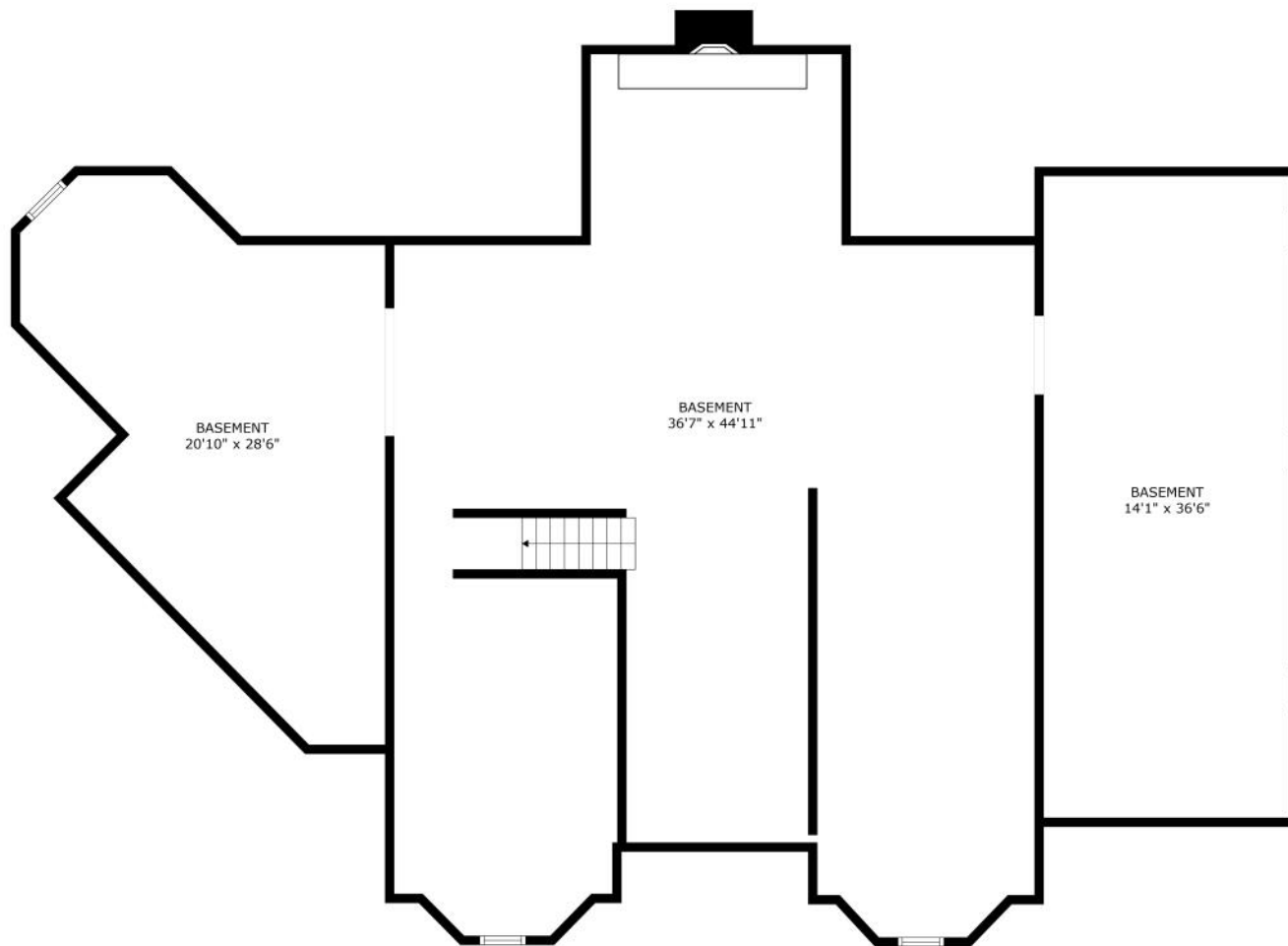


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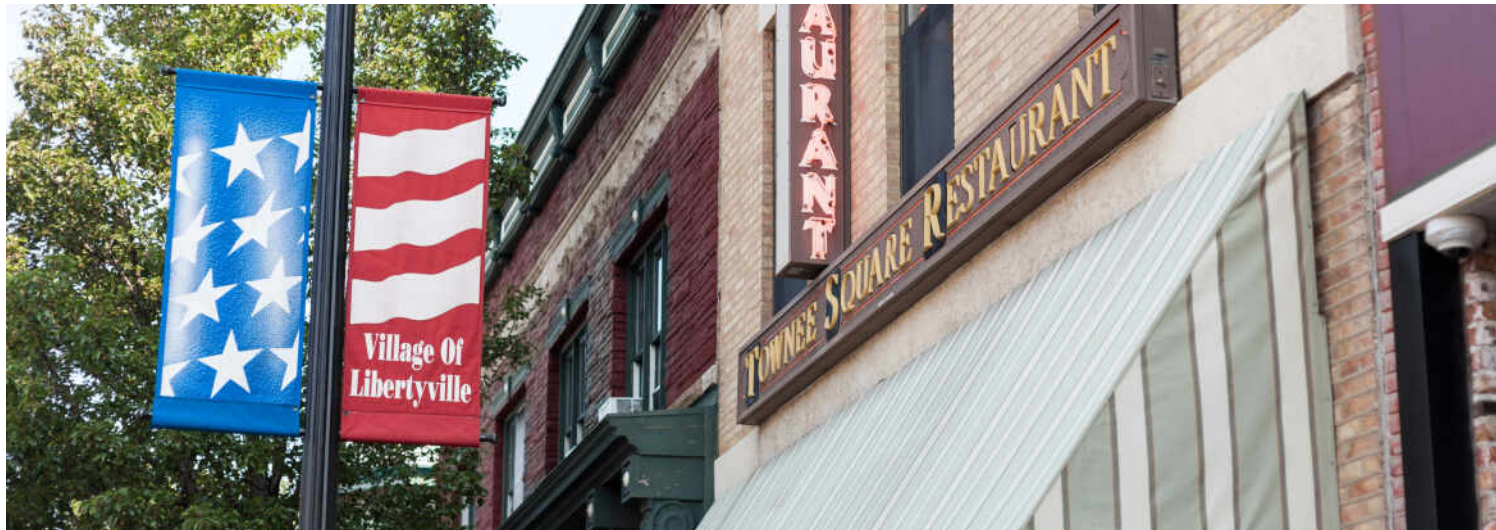


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**LIBERTYVILLE** OWES MUCH OF ITS EARLY GROWTH TO THE RAILROAD.

*Locals love Libertyville's downtown area that keeps them busy with events including a farmers market and summer concert series. Numerous shops and restaurants also line Milwaukee Avenue and provide year-round enjoyment.*

A spur on the Milwaukee Road train line brought rapid growth to the area, which was incorporated in 1882. Today the Metra rail system provides a convenient commute for residents of this vibrant community.

Libertyville’s bustling downtown district received a Great American Main Street Award by the National Trust for Historic Preservation. The downtown was rebuilt after a fire in 1895 destroyed most of the buildings; they were rebuilt with mandated brick reconstruction, giving them a singular style.

The downtown area includes bakeries, gourmet coffee vendors, and a microbrewery. In spring and summer months, residents enjoy a farmers market that has been operating for more than three decades.

In addition to a variety of restaurants, there are upscale boutiques, antique shops, and gift stores along Milwaukee Avenue.

Residents have eight miles of bike paths and numerous parks to enjoy along with the annual Libertyville Days Festival, an outdoor concert series, and other community events.

Three Metra stations and the Tri-State Tollway make for a convenient commute to downtown Chicago, O’Hare International Airport, and suburban corporate headquarters.











