



1225 SPRUCE STREET WINNETKA



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PORTFOLIO  
INTERNATIONAL

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BRIDGET ORSIC  
Connecting The Shores



**1225 SPRUCE STREET**  
WINNETKA





FOYER

## 1225 SPRUCE STREET ELEGANCE AND TRANQUILITY

### FEATURES

Walk to everything from this private oasis on a lush, beautifully landscaped, half-acre with four-season outdoor amenities. This unique home was expanded and renovated inside and out with impeccable thought to every detail and the highest quality finishes throughout. The outdoor living space has a resort feel with a swimming pool, spa, pool-house with a fireplace, outdoor kitchen and elevated dining patio under a custom pergola for comfortable dining any time of day. The meticulous home expansion blends perfectly with the original building and includes a gorgeous chef's kitchen with custom Burmeister cabinetry, walk-in butler's pantry, high-end appliances, warming drawers and a cozy fireplace. The spacious mudroom has pocket doors and functions as a family command center with a built-in work station, custom cubbies, and a lovely laundry area that manages to be generous and imperceptible at the same time. A delightful powder room and outstanding south-facing first floor office with built-in cabinetry and desk round out the interior expansion. The large and inviting living and family rooms are light-filled and open to the outdoor entertaining area and pool. The fabulous layout includes a tranquil first-floor primary bedroom with a sitting room and luxury bath, four bedrooms and two full baths with double sinks on the second floor, and a finished recreation room and plentiful storage in the lower level. Move right in and enjoy vacation living every day!

Walk to the superb schools (Crow Island, Skokie-Washburne), downtown Winnetka, parks, playfields and tennis center from this one-of-a-kind Winnetka gem!



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LIVING ROOM FIREPLACE



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FAMILY ROOM



KITCHEN VIEW TO BACKYARD





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KITCHEN ISLAND





EXPANSIVE MUDROOM/FAMILY COMMAND CENTER



OFFICE





BUTLER'S PANTRY



DINING ROOM





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PRIMARY BEDROOM SITTING ROOM



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PRIMARY BEDROOM/SITTING ROOM





FAMILY BEDROOM 1



FAMILY BEDROOM 2

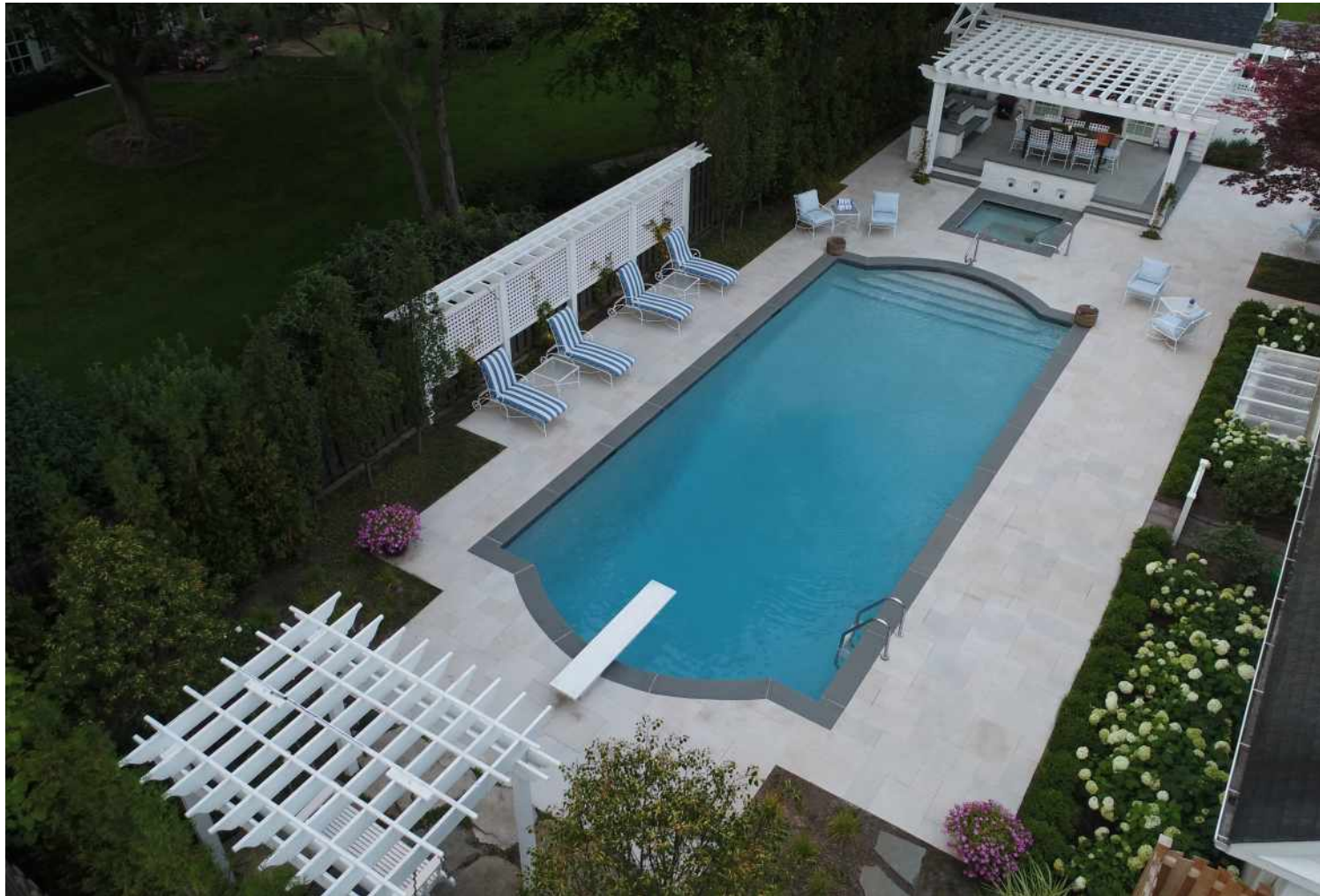


FAMILY BEDROOM 3



FAMILY BEDROOM 4





POOL OVERHEAD



EVENING AT THE SPA





POOL HOUSE



FIREPLACE IN POOL HOUSE





**WINNETKA** IS BEAUTIFUL INSIDE AND OUT – FROM ITS PICTURESQUE DOWNTOWN AND SCENIC BEACHES TO HOMES DESIGNED BY RENOWNED MASTERS OF ARCHITECTURE.

*Locals love the tree-lined neighborhoods and charming business districts that offer everything from upscale shops and grocery stores to popular dining spots. With three Metra stations, Winnetka is also convenient for commuters.*

It's all right here in the Village of Winnetka, just 16 miles north of downtown Chicago.

Gorgeous neighborhoods surround the village's downtown business district, putting residents in close proximity to a variety of boutique shops and eateries. Three Metra stations are also located throughout the community, providing convenient commuting options to downtown Chicago. With Winnetka's beautiful beaches, golf courses, A.C. Nielsen Tennis Center, Ice Arena, and numerous parks, you may never want to leave.

Winnetka's housing choices range from multimillion-dollar lakefront mansions to in-town condominiums and townhomes. Victorians, Colonials, and Tudors are interspersed with contemporary and new-construction homes on graceful tree-lined streets. Neighborhoods feature homes by some of the most distinguished architects of their day including George Maher, Howard Van Doren Shaw, and David Adler.

For all of its beauty, residents will tell you it's what's on the inside that counts. They love Winnetka's close-knit feeling and sense of community, with neighbors coming together for block parties, parades, and fireworks.





OUTDOOR KITCHEN AND ELEVATED DINING





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