

1244 S FALCON DRIVE

PALATINE





ROOM DIMENSIONS

LIVING ROOM : 13' × 11'
FAMILY ROOM : 20' × 18'
DINING ROOM : 14' × 13'
KITCHEN : 13' × 10'
PRIMARY BEDROOM : 17' × 15'
SECOND BEDROOM : 15' × 13'
THIRD BEDROOM : 12' × 10'

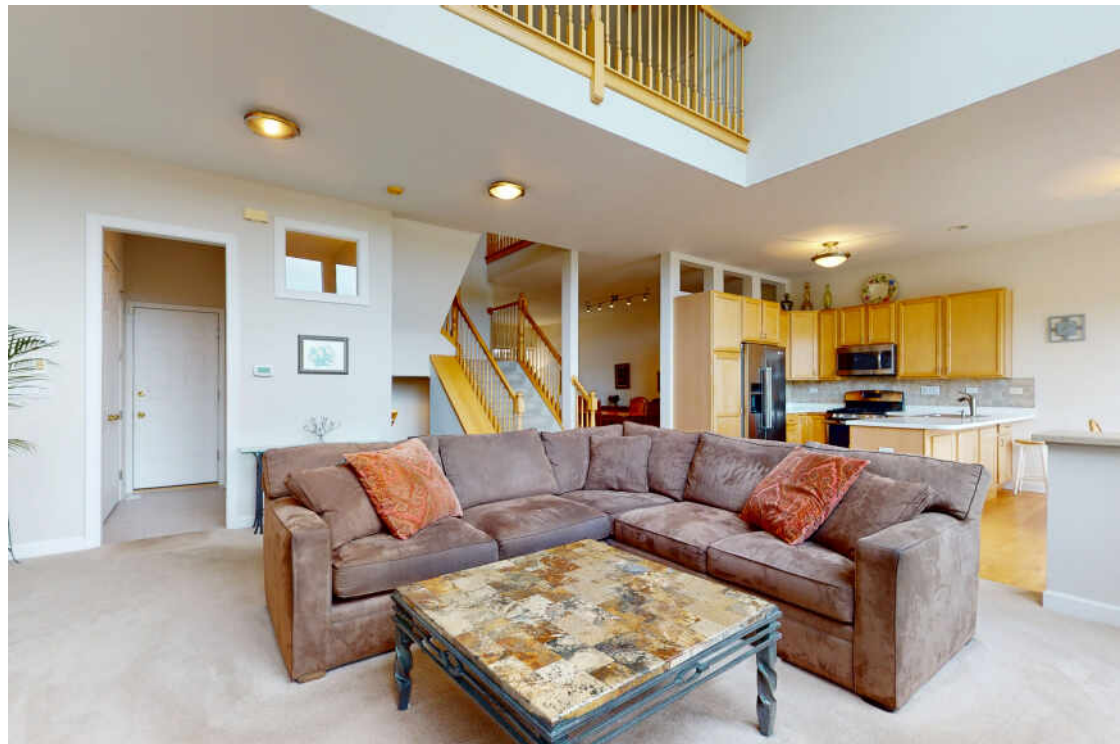
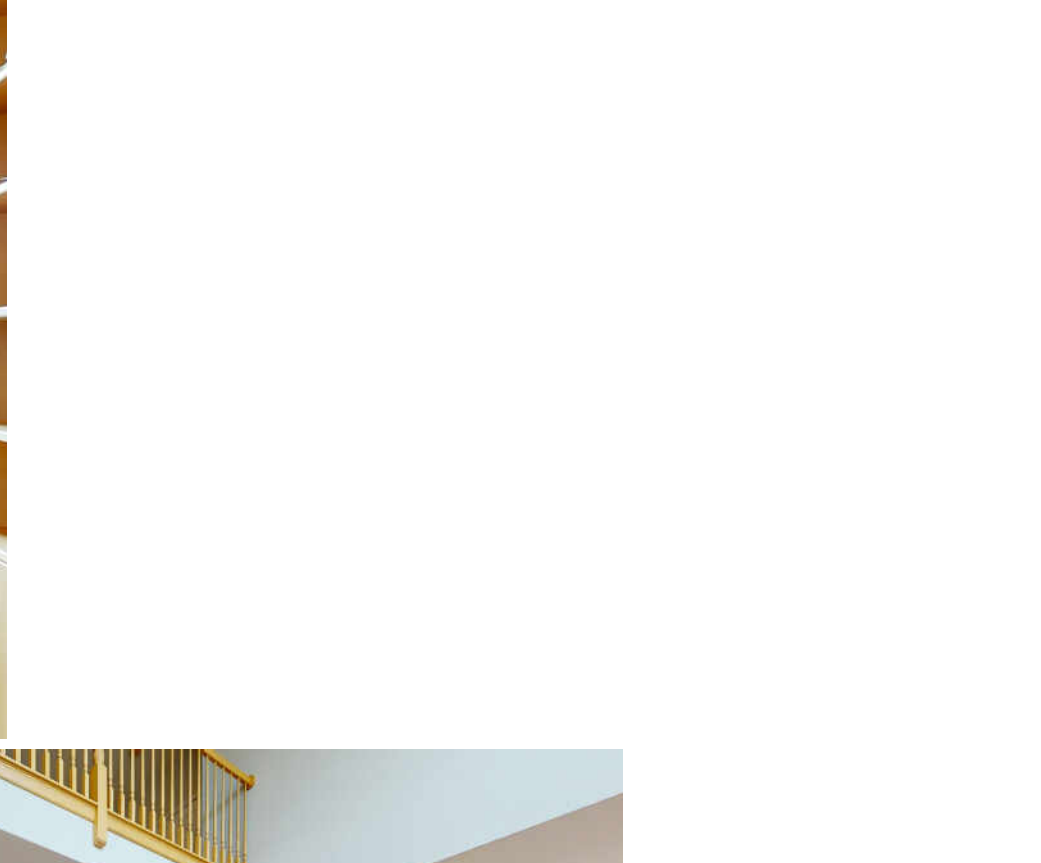
3 BEDROOM

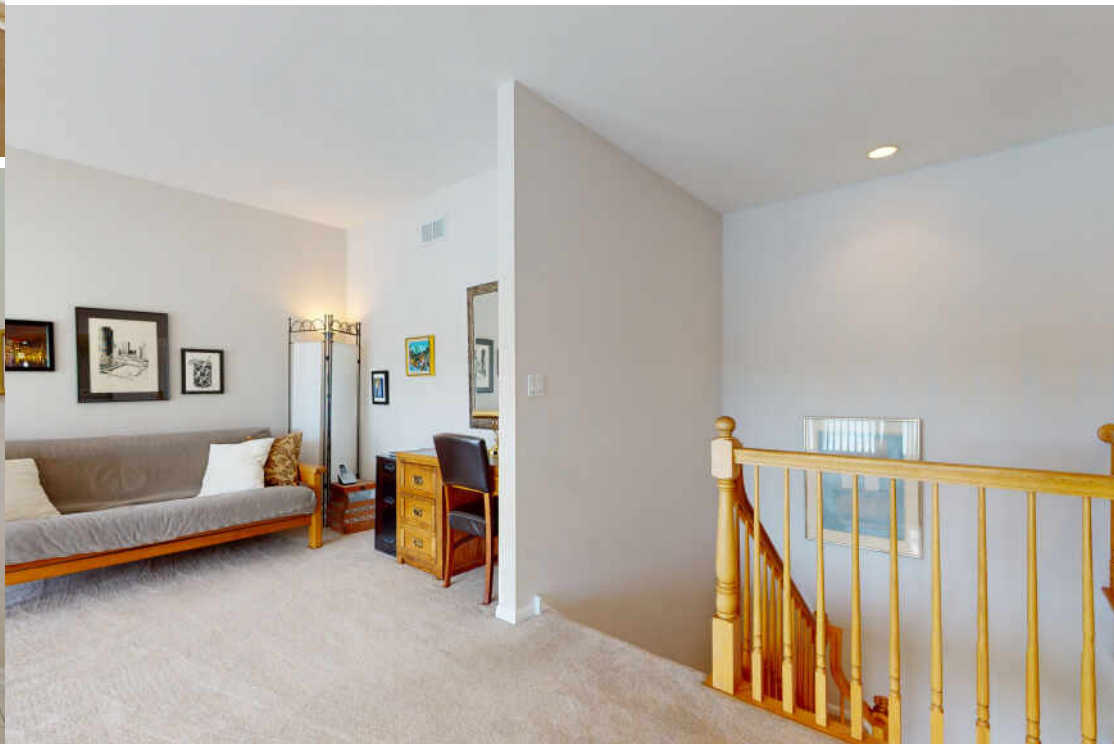
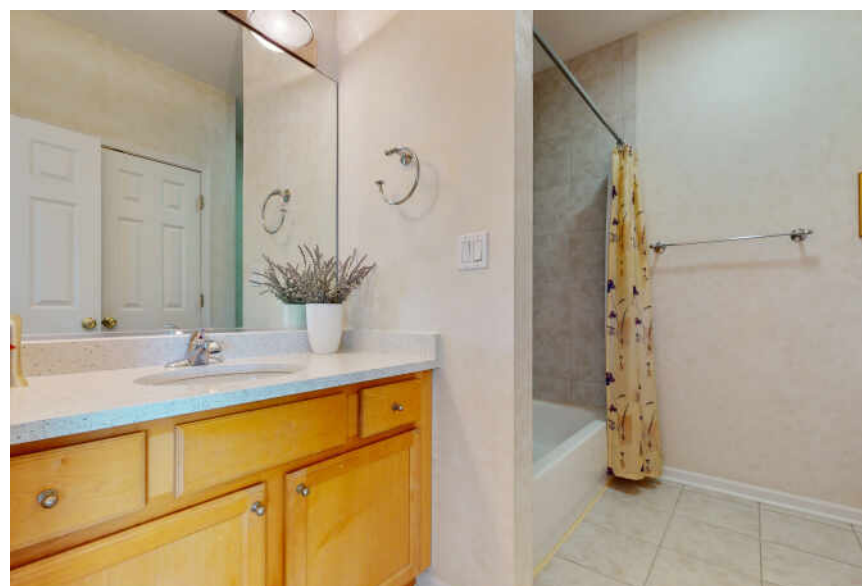
3.1 BATH

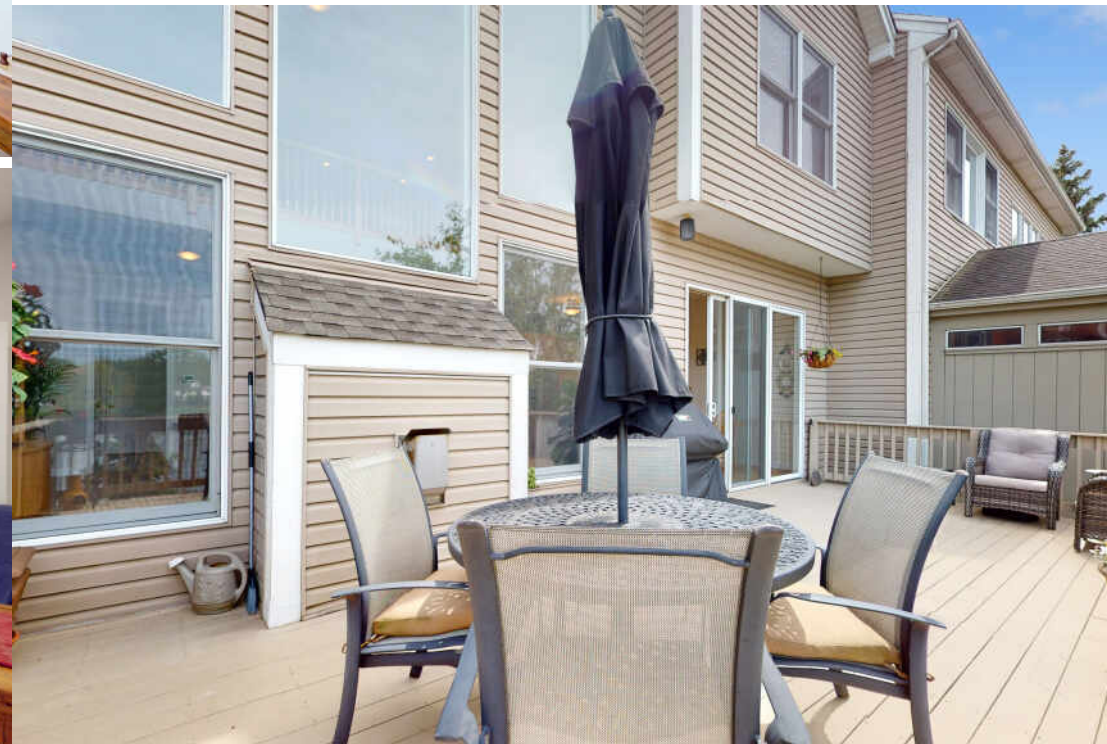
TAXES: \$10,321

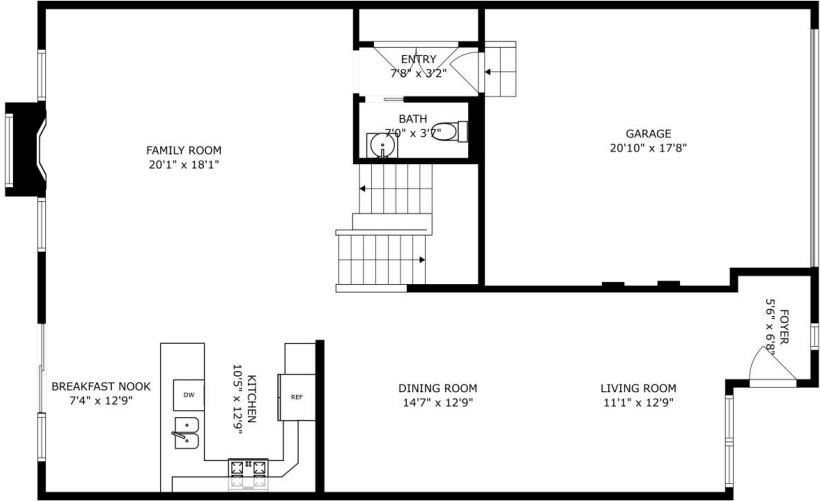
ASSESSMENTS: \$150 / MONTH

Stepping into this townhome, you will be WOWED by the view of Peregrine Lakes. It just doesn't get much better than this. You can enjoy a lake view everyday, all day! Your guests will be welcomed by the inviting living room and dining room, all with gleaming oak hardwood floors. The spacious kitchen has beautiful 42' cabinets and plenty of counter space, plus an extra area for an eat in kitchen table. Open concept living everyone is looking for gives you direct access to the family room with vaulted ceilings and floor to ceiling windows offering endless views of the lake and ample natural light. Family room provides a gas fire place as well. Step out to your private deck, with plenty of seating space, all perfect for entertaining. Enjoy endless views of the lake and evening sun sets. Main level also offers a half bath and an entry way off garage. Entering the 2nd level of this home, there is a loft area, perfect for the in-home office, and the views....WOW! The primary suite has vaulted ceilings and offers a his and her walk-in closets, plus a luxury bathroom with a double vanity, jacuzzi tub, and a walk-in shower. An additional bedroom, full bath and laundry complete this 2nd level. Don't forget the full finished walk-out basement. Lower level has a family room space, wet bar, the 3rd full bath, plus a 3rd bedroom and storage. This walk-out level provides a second deck with direct access to your own lawn space to enjoy the lake life living. And don't forget the LOW HOA fee of \$150/month! Additional updates include: roof ('21), A/C ('19), dishwasher ('22), refrigerator ('20), oven ('14), microwave ('14), garage door & opener ('18). A must see!

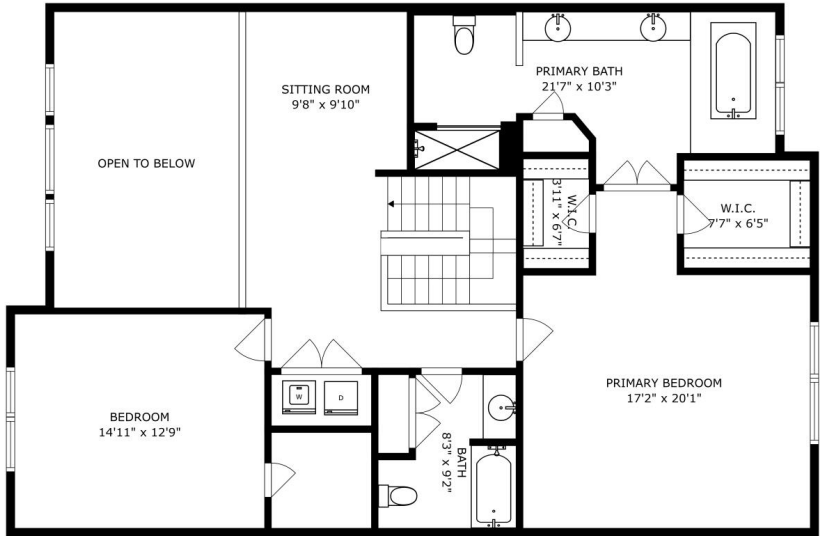








SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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THE VILLAGE OF **PALATINE** HAS MASTERED THE ART OF BALANCE.

The growing community has a healthy mix of residents who enjoy its friendly suburban lifestyle and businesses that fuel the local economy.

The village embraces growth to support a wealth of amenities and services. The Palatine Park District has 28 parks, an 18-hole golf course, and a variety of classes from fitness and sports to arts and crafts. Palatine offers scenic views with winding trails, beautiful residential areas, and nearby Deer Grove Forest Preserve.

Palatine's downtown business district is both charming and self-sufficient for residents. Restaurants include a mix of local favorites from classic eateries to upscale breweries, as well as a variety of local bars. The village hosts several street festivals and a popular farmers market.

Commuters have access to the Chicago Loop with the Palatine Metra station and I-90. The nearby Chicago Executive Airport offers private and corporate aircraft services.



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