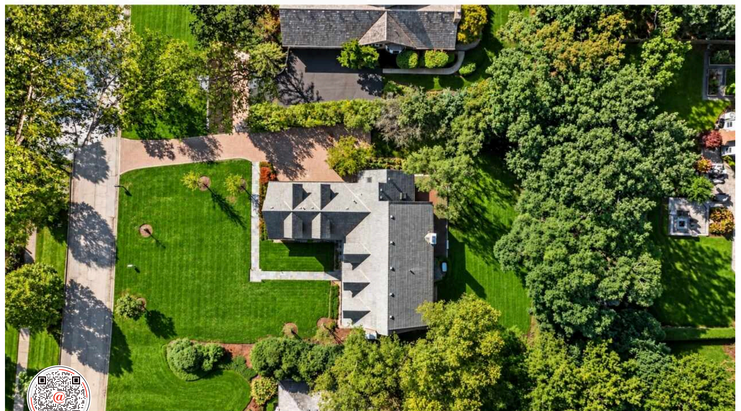

1280 LAWRENCE AVENUE · LAKE FOREST

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@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE

LUXURY PORTFOLIO INTERNATIONAL



SAMANTHA TRACE BROKER

1 8475710537 mobile
847.295.0700 office
samanthatrace@atproperties.com



LISA TRACE BROKER

1 7087104104 mobile
847.295.0700 office
lisatrace@atproperties.com

TRACE TEAM






1280 LAWRENCE AVE
1280
LAWRENCE AVENUE
U.S. MAIL

1280 LAWRENCE AVENUE

FEATURES

Located in highly sought-after Arbor Ridge, this exceptional Cape Cod has undergone a comprehensive transformation by The Froelich Group, creating a home that feels virtually new while preserving its timeless character. Far beyond a cosmetic renovation, the extensive rebuild included a reconfigured floor plan, structural modifications, new subfloors throughout much of the home, and the addition of two full bathrooms and a powder room. At the heart of the home is a spectacular chef's kitchen featuring custom cabinetry, quartzite countertops, high-end stainless steel appliances, two beverage refrigerators, and an oversized island with seating and prep sink. The kitchen flows into the breakfast area and family room, with French doors opening to the patio and backyard. Improvements throughout include beautifully appointed new bathrooms, white oak hardwood floors, custom millwork and doors, designer lighting, electrical upgrades, and a spacious mudroom/laundry room with custom built-ins. A first-floor office with ensuite bath offers flexibility as a guest suite or additional bedroom. Upstairs are four bedrooms, including a luxurious primary suite with a new bath and two walk-in closets. A private suite above the heated three-car garage offers a full bath and flexible space for an office, gym, recreation room, or guests. The finished lower level adds a media room, recreation space, updated full bath, and second laundry. Professionally designed landscaping, a new bluestone walkway and patio, and exterior lighting complete the transformation. Steps from Everett Elementary School and Park and convenient to shopping, dining, and Metra, this exceptional home offers turnkey living in one of the area's desirable neighborhoods.



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847.295.0700 office
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LISA TRACE BROKER
1 7087104104 mobile
847.295.0700 office
lisatrace@atproperties.com















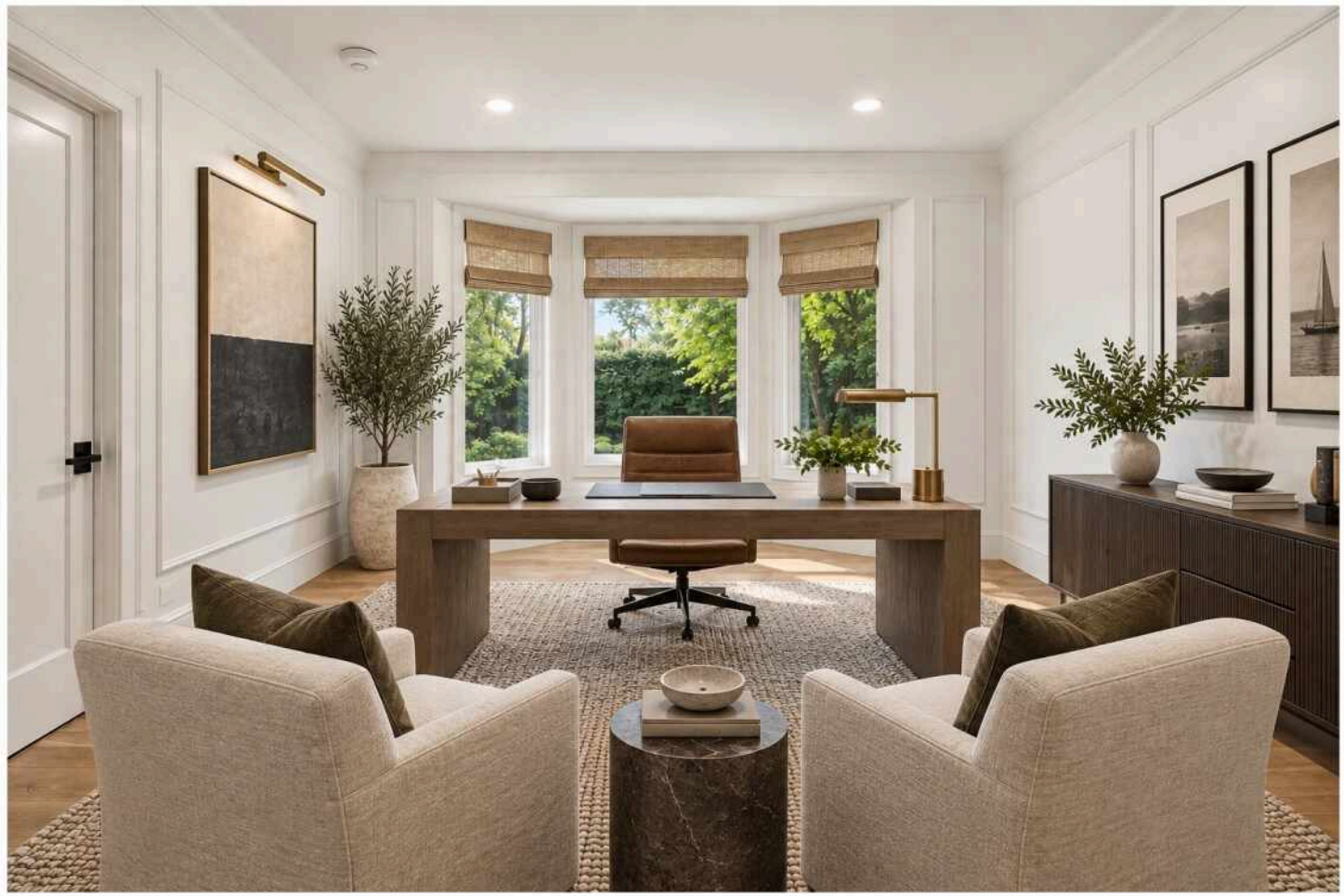






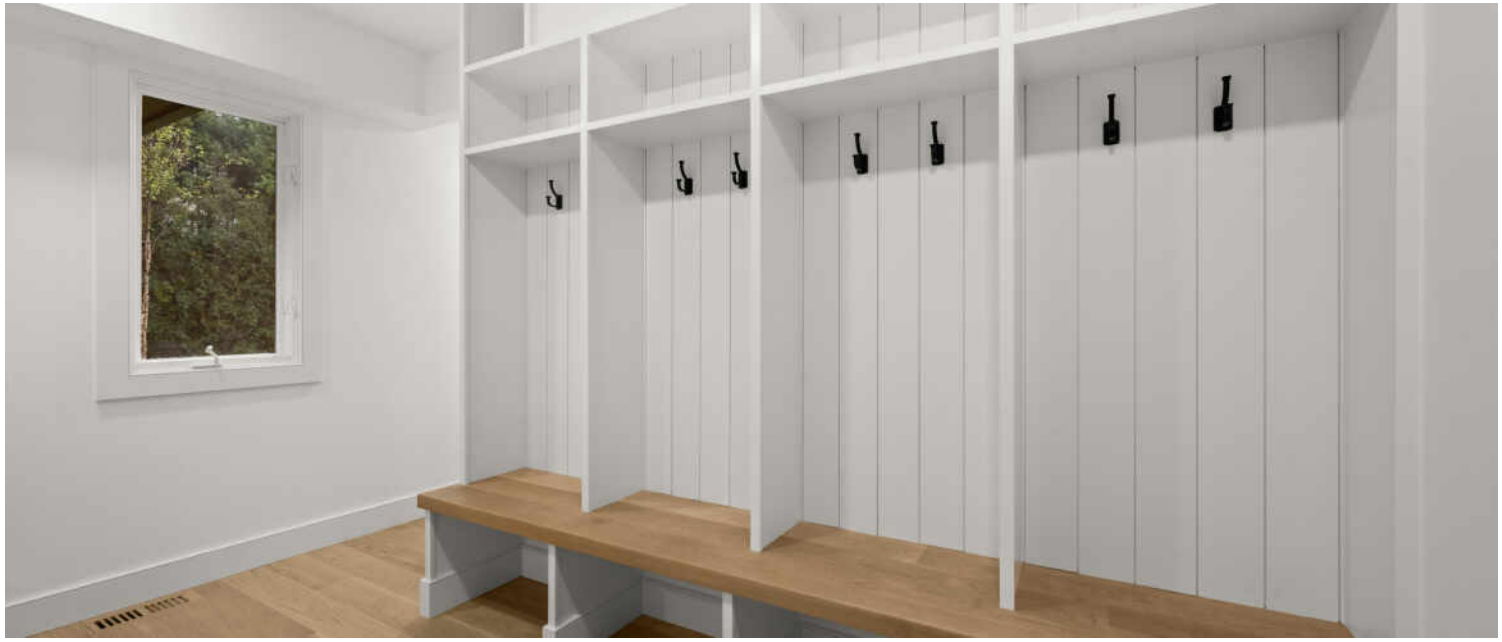












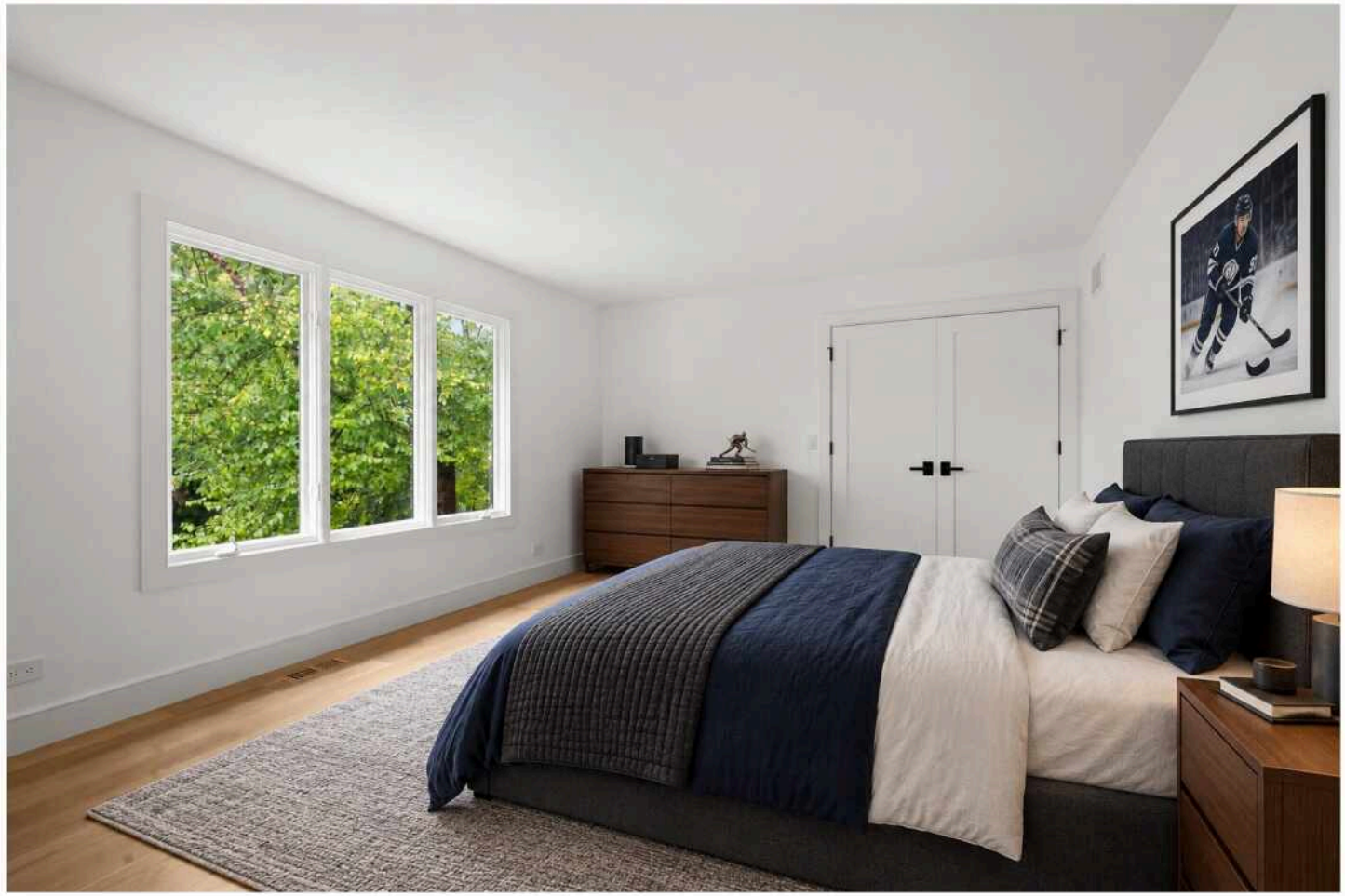


























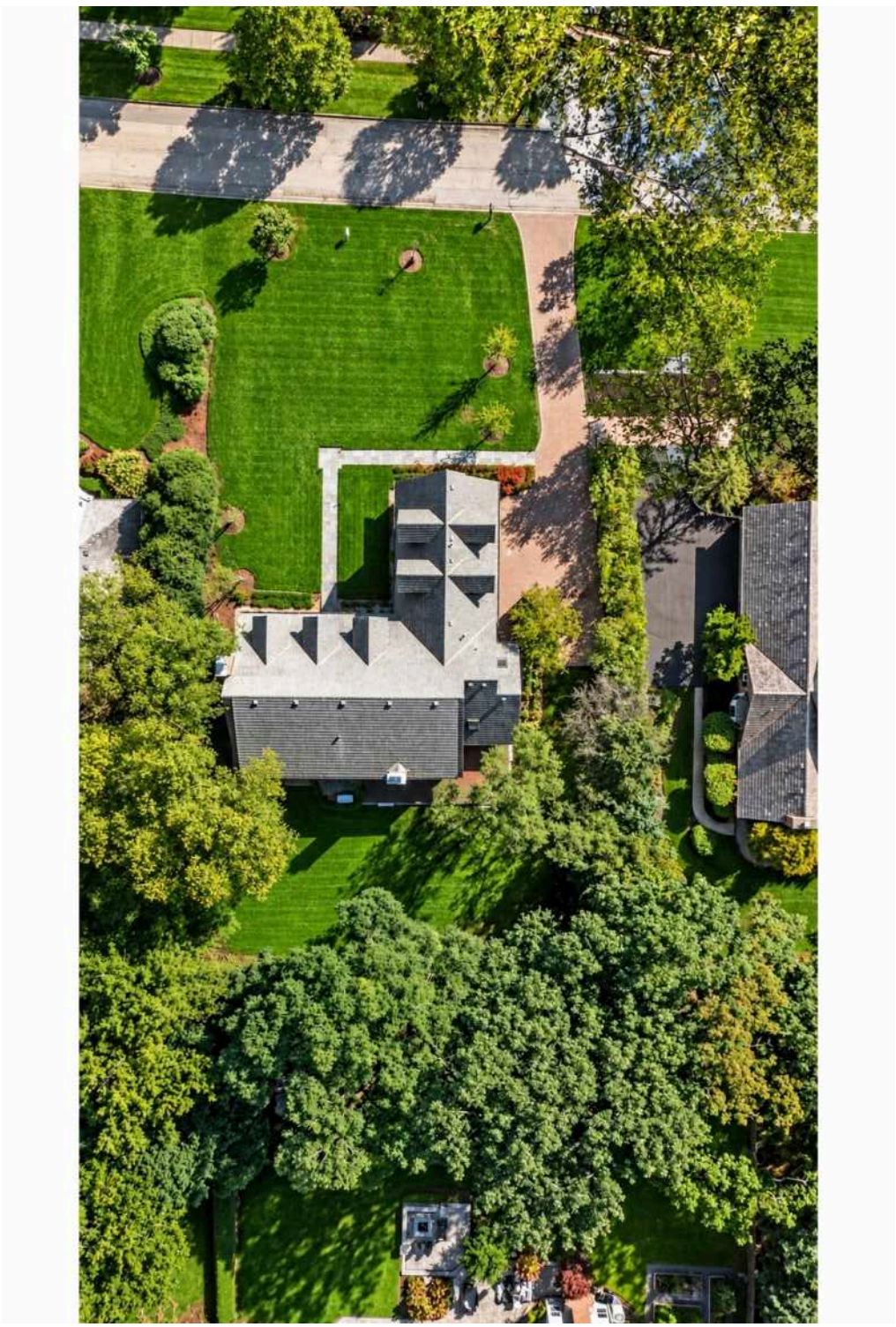




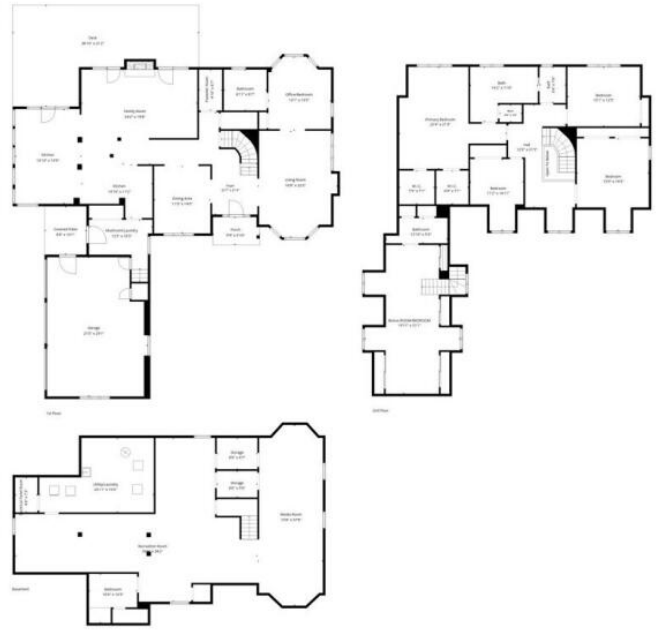




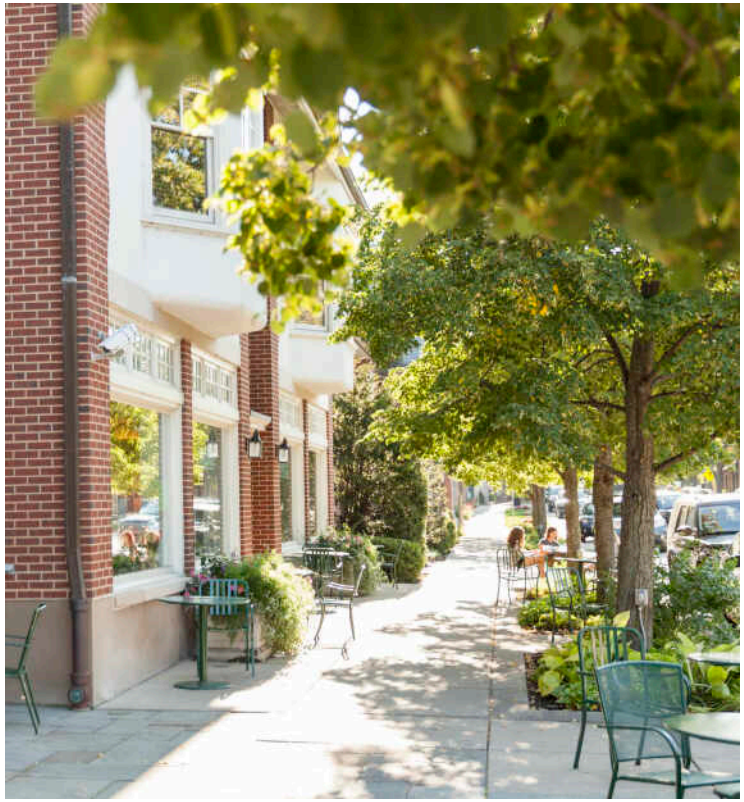





Approximation only
Refer to Survey



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







WITH ITS TOWERING TREES, PICTURESQUE STREET PLAN, AND BLUFFS OVERLOOKING LAKE MICHIGAN, IT'S EASY TO SEE WHY **LAKE FOREST** IS KNOWN FOR ITS NATURAL BEAUTY.

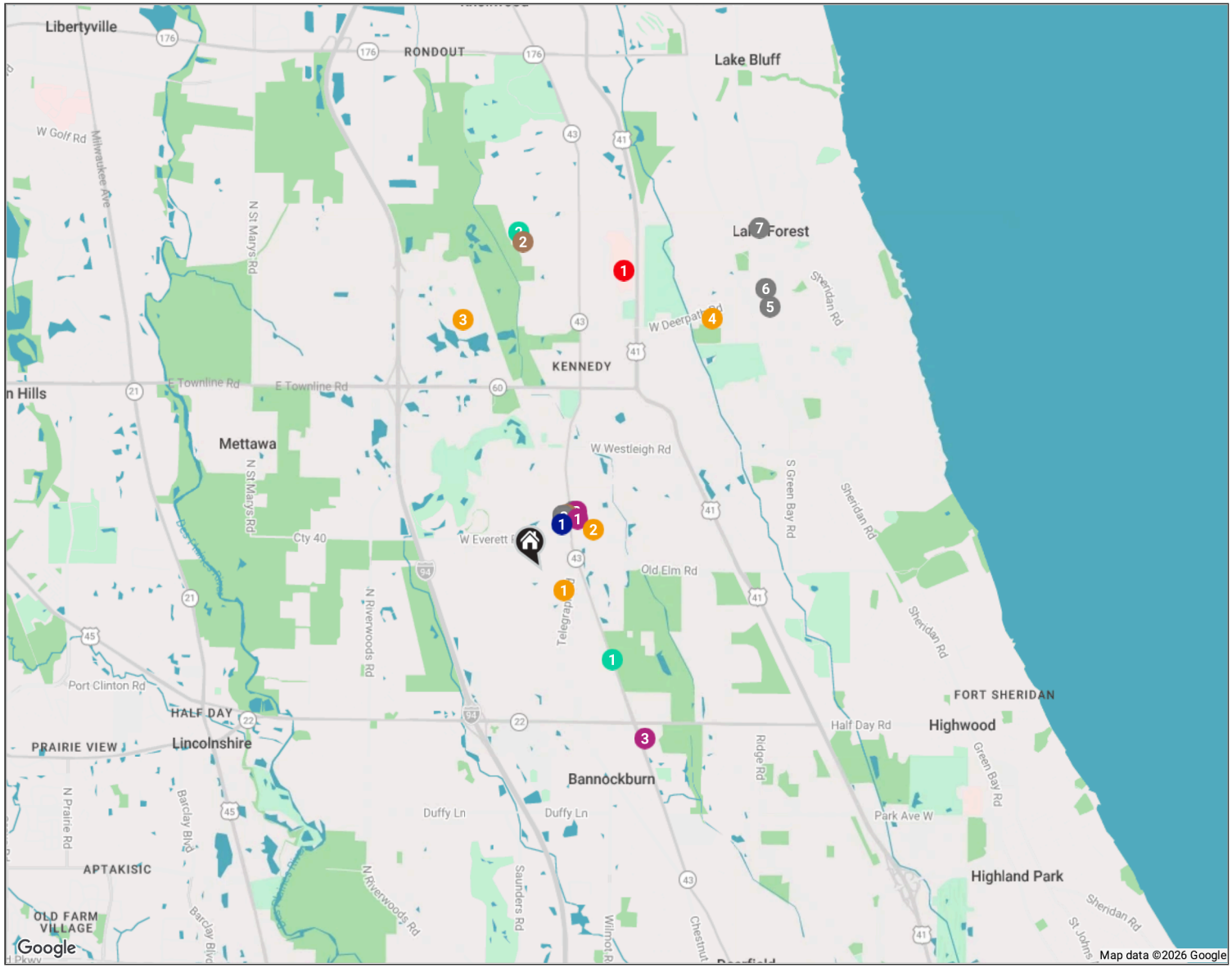
Locals love the architecturally significant homes, flawless landscaping, and scenic lakefront setting – all of which contribute to Lake Forest's effortless beauty. The community also has a quaint downtown with a variety of shops and restaurants at Market Square.

Rich in history, the community offers true luxury in a resort-style setting. Historic estates built by legendary architects Howard Van Doren Shaw, David Adler, and Henry Ives Cobb are interspersed among elegant homes with impeccable landscaping. Properties range from multi-million-dollar mansions to maintenance-free new construction condominiums and single-family homes with a convenient in-town location.

The community boasts schools including Lake Forest Academy, Lake Forest College, and Lake Forest Graduate School of Management.

At the heart of Lake Forest is Market Square, a historically significant landmark and charming hub of boutique shopping and dining. Cultural and recreational opportunities abound including the Gorton Community Center and Lake Forest Recreation Center, as well as at beautiful beaches, golf courses, and biking trails. There is also a Metra station right in town, providing commuters with convenient access to downtown Chicago.

NEIGHBORHOOD GUIDE MAP



NEIGHBORHOOD GUIDE

RESTAURANTS

1. Jimmy John's
   840 SOUTH WAUKEGAN ROAD SUITE 110, 0.5 MI
2. Lou Malnati's Pizzeria
   840 SOUTH WAUKEGAN ROAD, 0.5 MI
3. Everett Farms
   840 SOUTH WAUKEGAN ROAD SUITE 113, 0.5 MI
4. Sushi Kushi Toyo
   825 SOUTH WAUKEGAN ROAD, 0.6 MI
5. Deer Path Inn
   255 EAST ILLINOIS ROAD, 2.9 MI
6. Le Colonial Lake Forest
   655 FOREST AVE, 3.0 MI
7. Sophia Steak Lake Forest
   181 E LAUREL AVE, 3.4 MI

COFFEE

1. Starbucks Coffee Company
   840 SOUTH WAUKEGAN ROAD, 0.5 MI
2. Elawa Farm Cafe
   1401 MIDDLEFORK DRIVE, 2.7 MI

SHOPPING

1. Sunset Foods
   825 SOUTH WAUKEGAN ROAD, 0.5 MI
2. PostNet
   825 SOUTH WAUKEGAN ROAD A8, 0.6 MI
3. Walgreens
   2501 WAUKEGAN ROAD, 1.6 MI

MEDICAL

1. Northwestern Medicine Catherine Gratz Griffin Lake Forest Hospital
   1000 NORTH WESTMORELAND ROAD, 2.6 MI

SCHOOLS

1. Everett Elementary School
   1111 EVERETT SCHOOL RD, 0.3 MI
2. School of St. Mary - Primary Grade Center
   900 WEST EVERETT ROAD, 0.6 MI
3. Lake Forest Academy
   1500 KENNEDY ROAD, 2.2 MI
4. Deer Path Middle School
   95 DEERPATH, 2.5 MI

TRANSIT

1. Lake Forest
   METRA - MILWAUKEE DISTRICT NORTH, 0.4 MI

PARKS

1. Prairie Wolf Off-Leash Dog Area
   1917-2075 SOUTH WAUKEGAN ROAD, 0.9 MI
2. Elawa Park
   1001-1021 JENSEN DRIVE, 2.8 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

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