



1300 LAKE SHORE DRIVE SOUTH BARRINGTON



@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE



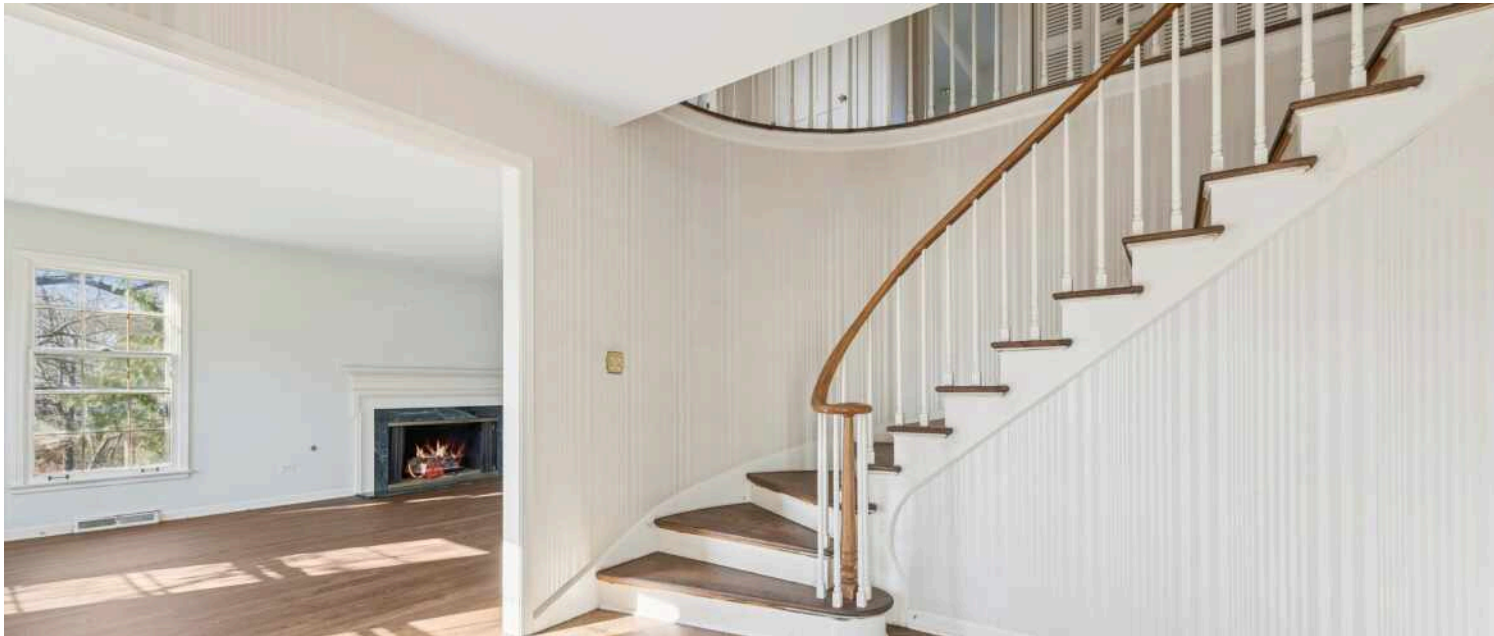
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1300 LAKE SHORE DRIVE SOUTH • BARRINGTON





1300 LAKE SHORE DRIVE SOUTH THIS TIMELESS ALL-BRICK FOX POINT HOME WITH A WALKOUT LOWER LEVEL IS READY FOR YOU!

FEATURES

Perfectly positioned on a beautiful interior lot, this home offers nearly half an acre of serene beauty framed by mature trees, lush views, and a peaceful creek along the edge of the property. Step inside to discover spacious, light-filled rooms and newly refinished hardwood floors that flow seamlessly across the main and second levels. The inviting entry is flanked by a formal dining room and a gracious living room with a cozy fireplace-ideal for entertaining or intimate gatherings. At the heart of the home, the gourmet kitchen is a true showpiece. Outfitted with custom Dutch Made inset cabinetry, granite countertops, a pantry cabinet, and a generous island with breakfast bar, it will make meal prep a delight. A sunlit breakfast nook with sliders to the brick paver patio makes mornings extra special, whether you're savoring coffee or enjoying the view. The expansive family room, anchored by a brick fireplace, opens to a charming sunroom-a perfect retreat to curl up with a book while overlooking the tranquil backyard. A half-bath and convenient laundry room with exterior access complete the main level. Upstairs, the primary suite offers a walk-in closet and ensuite bath with dual sinks, whirlpool tub, and separate shower. Three additional generously sized bedrooms share a hall bath with double sinks. The finished walkout lower level is all about fun and flexibility with a spacious rec room, exercise/game room and abundant storage space. Enjoy all the amenities of Fox Point living with community pool, tennis courts, lake, playground and many social activities. Just minutes to charming downtown Barrington, train, restaurants, shopping and award winning D220 schools. This home checks all the boxes - come see it for yourself!



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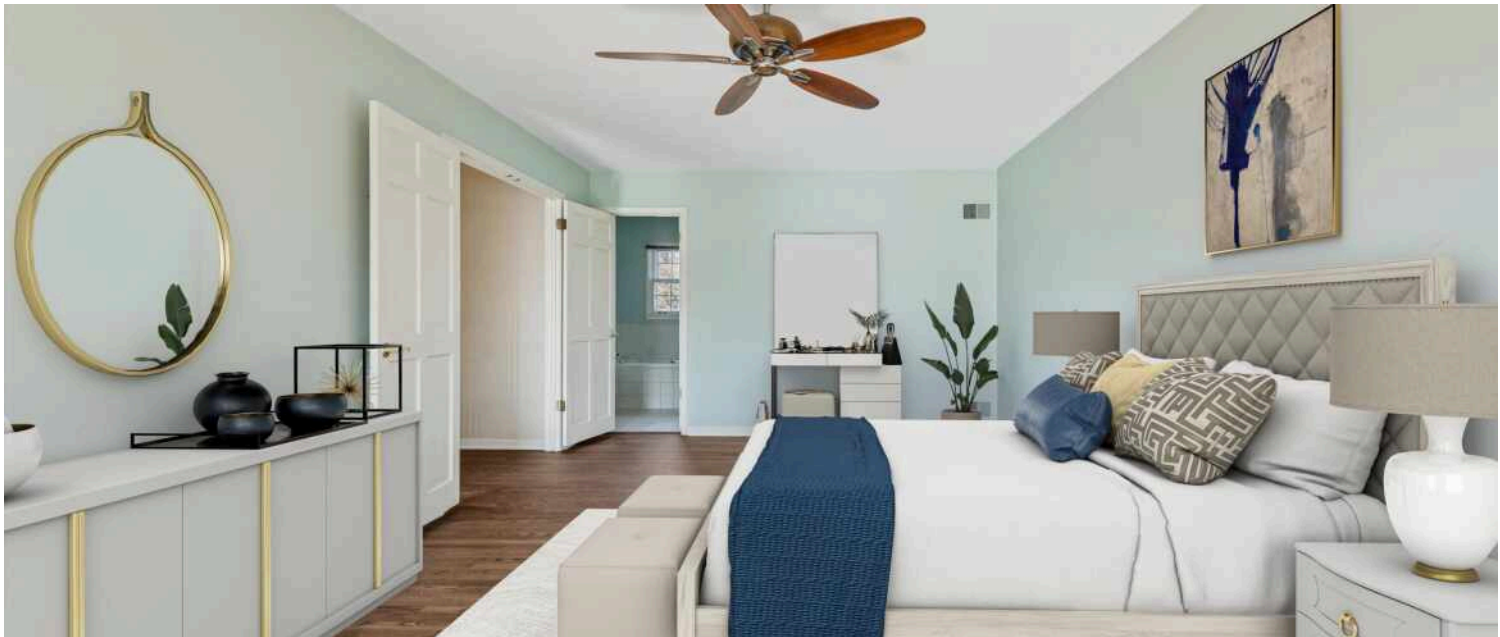






























THE VILLAGE OF **BARRINGTON** MAY HAVE THE LARGEST RESIDENTIAL HISTORIC DISTRICT IN THE STATE, BUT IT'S DEFINITELY NOT LIVING IN THE PAST

Locals love the historic character of this thriving community and also appreciate the many amenities it has to offer, from parks and trails to restaurants and specialty shops.

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 and 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, nature 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 farmers market. The nearby Barrington Metra station 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.





TOTAL: 3744 sq. ft
 BELOW GRADE: 721 sq. ft, 1st floor: 1739 sq. ft, 2nd floor: 1284 sq. ft
 EXCLUDED AREAS: UTILITY: 164 sq. ft, FULLBATH: 73 sq. ft, BASEMENT: 449 sq. ft,
 GARAGE: 424 sq. ft, SCREENED PORCH: 314 sq. ft, PATIO: 724 sq. ft,
 FINDERACE: 15 sq. ft, WALLS: 207 sq. ft

