

1310 W HAMPTON PLACE
PALATINE





ROOM DIMENSIONS

FOYER : 14' × 9'

LIVING ROOM : 19' × 14'

DINING ROOM : 13' × 12'

FAMILY ROOM : 18' × 16'

KITCHEN : 12' × 10'

EATING AREA : 15' × 9'

LAUNDRY ROOM : 10' × 6'

PRIMARY BEDROOM : 27' × 13'

SECOND BEDROOM : 13' × 12'

THIRD BEDROOM : 14' × 10'

FOURTH BEDROOM : 15' × 10'

LOFT : 15' × 10'

RECREATION ROOM : 26' × 23'

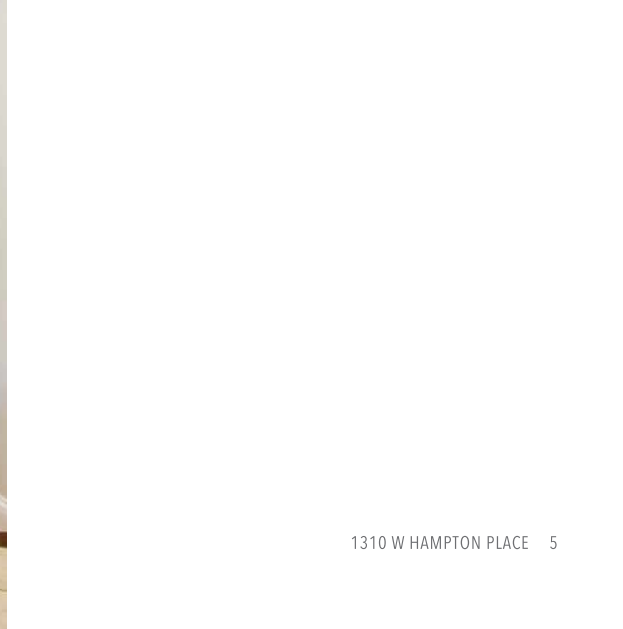
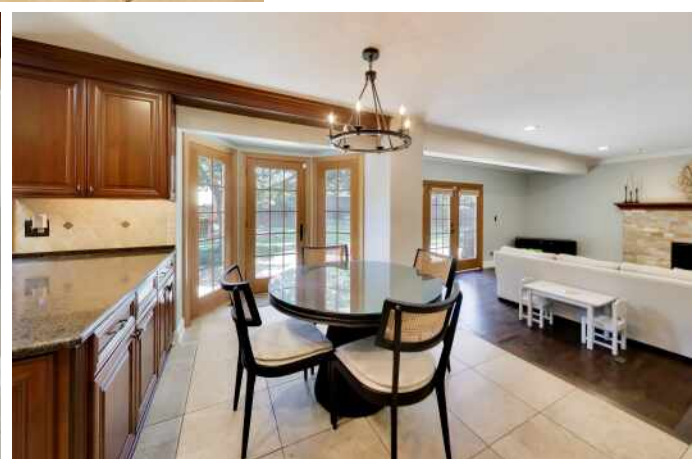
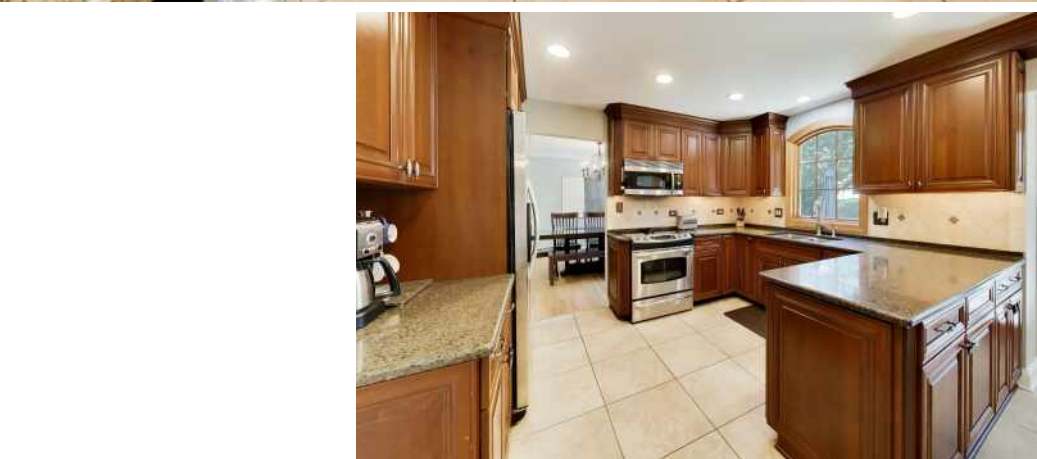
4 BEDROOM

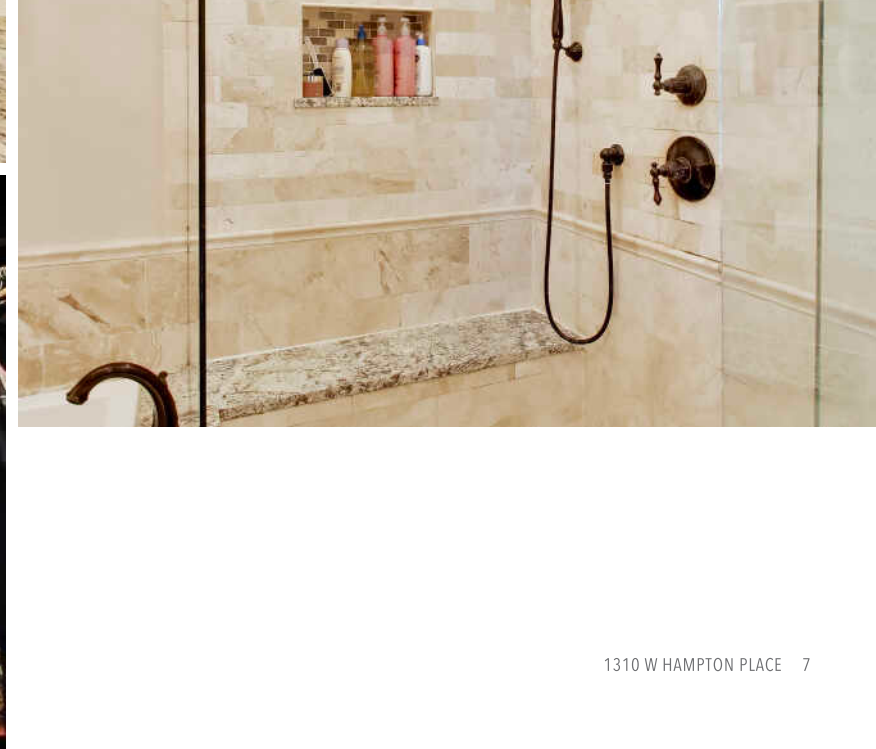
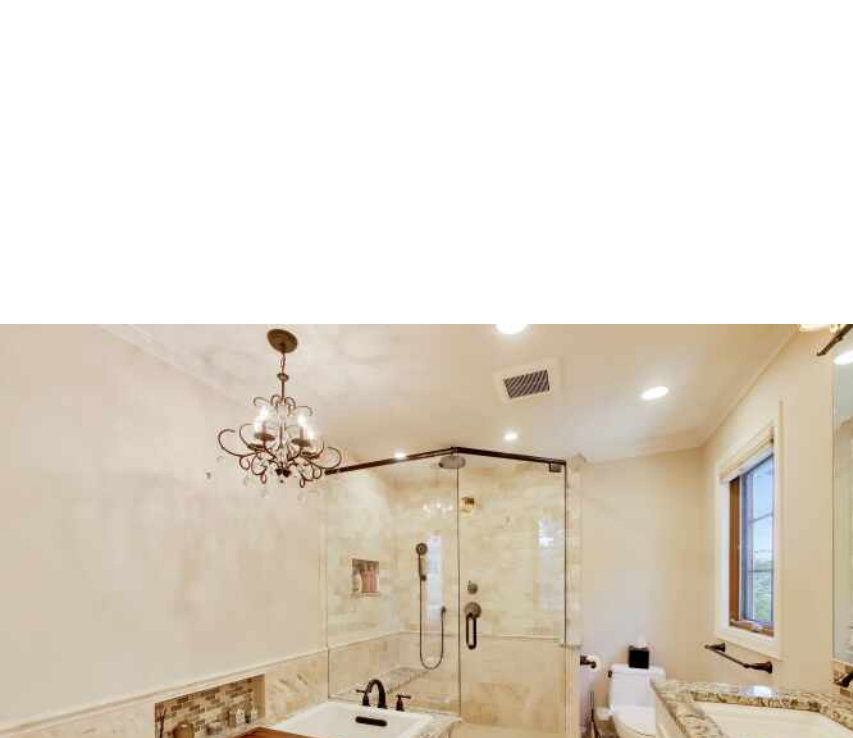
2.1 BATH

TAXES: \$15,897

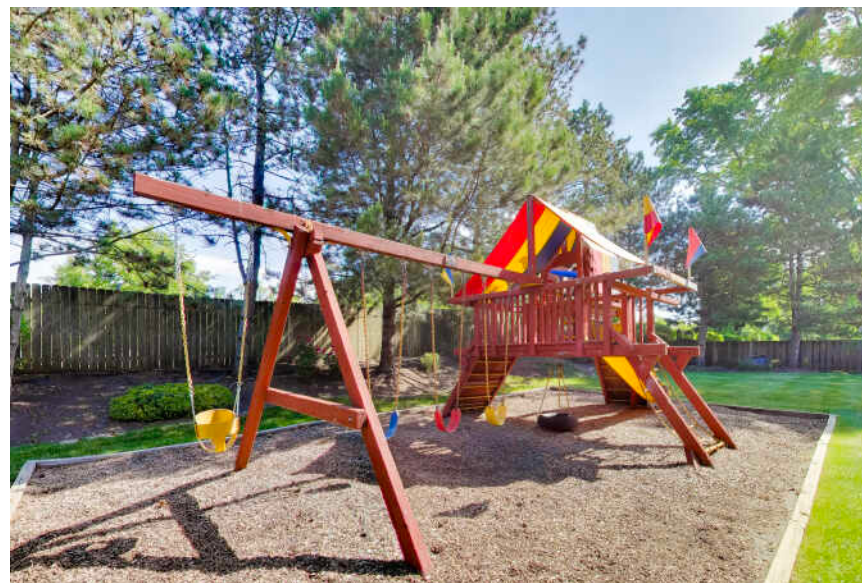
PROPERTY INFORMATION & DETAILS

Nestled on one of the best streets in Whytecliffe, this stunning home offers a private and serene setting you'll love coming home to. Step into the inviting foyer, perfectly designed to welcome your guests, and discover a spacious living room brightened by a floor-to-ceiling bay window with a cozy seat and south-facing windows that flood the space with natural light. Flowing seamlessly into the separate dining room, this home provides an elegant space ideal for formal gatherings and special occasions. The kitchen features rich cherry wood cabinetry and abundant granite counter space, complemented by an eat-in area for casual meals. The open-concept layout connects directly to the family room, where a beautiful stone fireplace invites cozy evenings and overlooks your private backyard retreat. Step outside to enjoy a stamped concrete patio, a charming playset, and a partially fenced yard-perfect for entertaining family and friends or simply relaxing in your outdoor oasis. The convenient laundry/mud room off the garage serves as an ideal drop zone, and a half bath completes the main level. Upstairs, gleaming hardwood floors lead you to the luxurious primary suite featuring a second fireplace, an extra sitting room, and two built-in organized closets-including a spacious walk-in-to accommodate all your wardrobe needs. The updated spa-like primary bathroom is a showstopper, boasting a walk-in shower, soaking tub, and double vanity. Three additional generously sized bedrooms, plus a versatile loft space that can easily be converted into a fifth bedroom, home office, study, or playroom, along with another full bathroom, complete the upper level. The finished basement expands your living space further with a large recreation room and plenty of storage to meet all your needs. Recent updates include a new AC system (2024), furnace with Ecobee thermostat (2024), humidifier (2024), smart washer and dryer (2026), refinished main level hardwood floors (2022), sump pump and backup system (2024), and new basement railing (2025). Located in the highly sought-after Whytecliffe neighborhood, this home is within walking distance to schools, parks, playgrounds, Harper College, and offers quick access to Route 90. Easy commuting to downtown Palatine provides convenient Metra service,











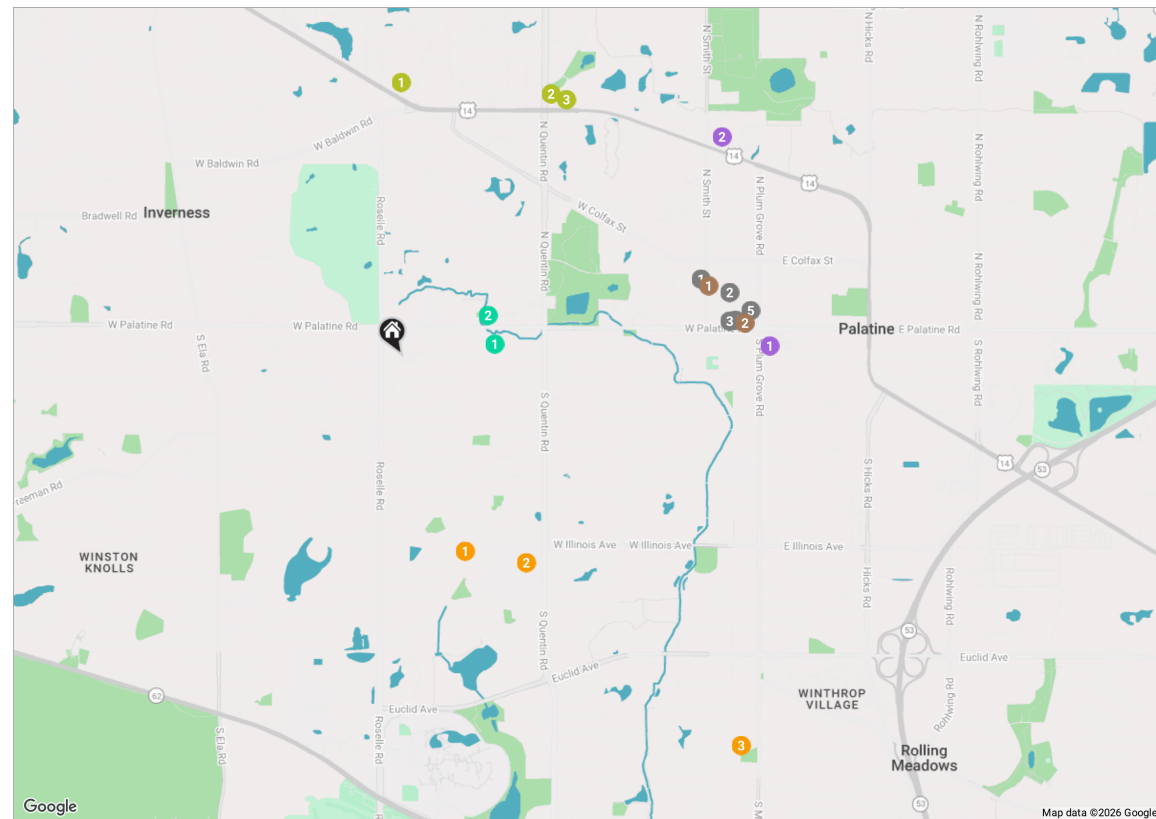
THE VILLAGE OF **PALATINE** HAS MASTERED THE ART OF BALANCE.

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.



NOTES _____

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RESTAURANTS

- 1 **Durty Nellie's Gastropub & Concert Hub**
180 NORTH SMITH STREET, 1.4 MI
- 2 **Emmett's Brewing Company**
110 NORTH BROCKWAY STREET, 1.5 MI
- 3 **Pizza Bella**
16 NORTH BROCKWAY STREET, 1.5 MI
- 4 **Mexico Uno**
15 NORTH BROCKWAY STREET, 1.5 MI
- 5 **Gianni's Cafe**
18 WEST STATION STREET, 1.6 MI

 COFFEE _____

- 1 **Conscious Cup Coffee Roasters - Palatine**
137 WEST WOOD STREET, 1.4 MI
- 2 **Two Libras Café**
10 NORTH BOTHWELL STREET, 1.6 MI

 GROCERY _____

- 1 Jewel-Osco
45 SOUTH PLUM GROVE ROAD, 1.7 MI
- 2 Eurofresh Market
130 WEST NORTHWEST HIGHWAY,
1.8 MI

 GYM _____

- 1 Buehler YMCA
1400 WEST NORTHWEST HIGHWAY,
1.3 MI
- 2 Move Studio Pilates -
Palatine
861 NORTH QUENTIN ROAD SUITE B,
1.4 MI
- 3 Anytime Fitness
819 NORTH QUENTIN ROAD, 1.4 MI

 SCHOOLS _____

- 1** Hunting Ridge Elementary School
1105 WEST ILLINOIS AVENUE, 0.9 MI

- 2 William Fremd High School
1000 S QUENTIN RD ROOM 200, 1.1 MI
- 3 Plum Grove Middle School
2600 S PLUM GROVE RD, 2.4 MI

 PARKS _____

- 1 Wally Degner Park
71 SOUTH MIDDLETON AVENUE, 0.4 MI
- 2 Robin Park
20 NORTH MIDDLETON AVENUE, 0.4 MI



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