

1315 BONNIE BRAE DRIVE
MCHENRY





ROOM DIMENSIONS

FOYER : 10' × 8'

LIVING ROOM : 12' × 15'

DINING ROOM : 11' × 13'

FAMILY ROOM : 19' × 17'

KITCHEN : 12' × 11'

EATING AREA : 13' × 8'

PRIMARY BEDROOM : 16' × 13'

SECOND BEDROOM : 13' × 12'

THIRD BEDROOM : 11' × 13'

FOURTH BEDROOM : 11' × 12'

LAUNDRY ROOM : 7' × 3'

MUD ROOM : 8' × 6'

BASEMENT : 44' × 28'

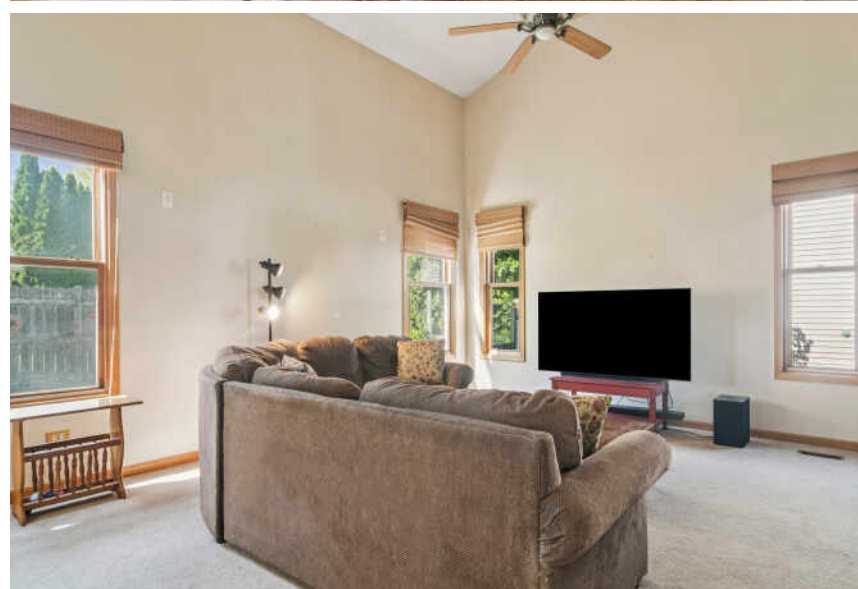
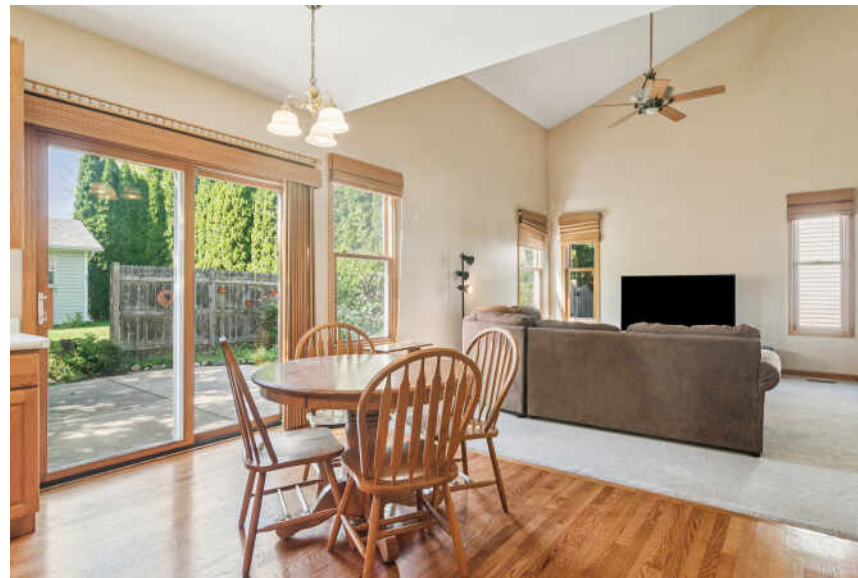
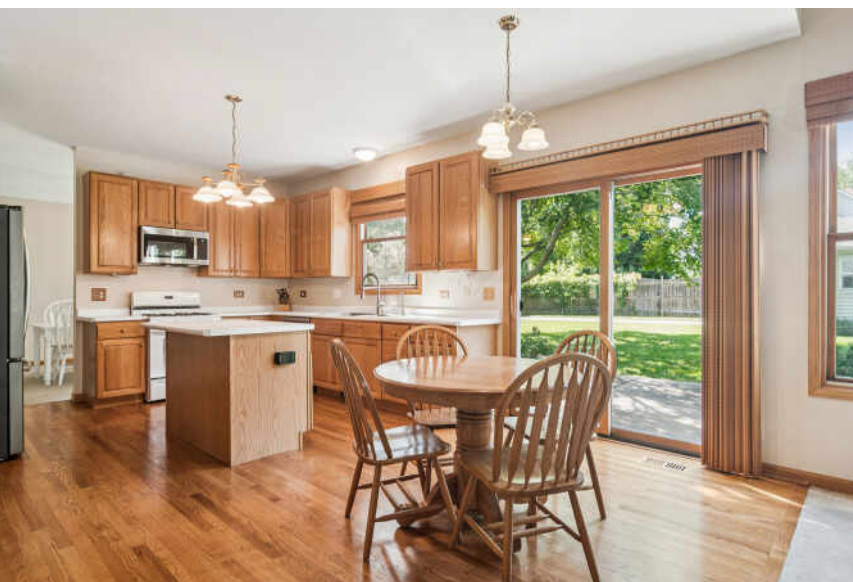
4 BEDROOM

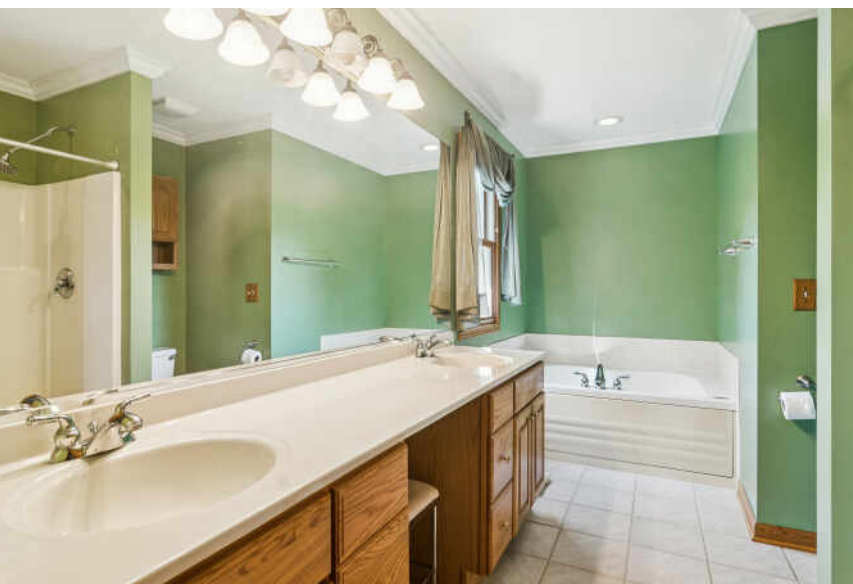
2.1 BATH

TAXES: \$8,785

PROPERTY INFORMAITON & DETAILS

This custom built residence boasts over 2,400 sq ft of thoughtfully designed living space in a highly sought-after neighborhood. As you enter through the inviting two-story foyer, you'll be greeted by the spacious living room, with plenty of natural light. The seamless flow into the dining room creates a formal setting perfect for gatherings. Experience the joy of open concept living as the kitchen seamlessly connects to the vaulted family room, making it the ideal space for both daily life and entertaining. The kitchen features a generous island with extra storage, plenty of cabinetry, and an extra space for casual dining. The expansive family room is sure to become the heart of your home, providing a warm and welcoming atmosphere for family and friends. For added convenience, the drop zone/mud room off the garage offers a practical solution to keep your space organized. Step outside from the kitchen to your fully fenced backyard, where you can unwind on your private patio with an evening glass of wine. You'll also appreciate the additional shed with its own driveway, perfect for extra vehicle parking or additional storage needs. Venture upstairs to discover the primary suite, complete with a double vanity bathroom, walk-in shower, and spacious closet. Three additional bedrooms, a full bathroom, and laundry facilities complete this second level, ensuring that everyone has their own comfortable space. Don't miss the full basement, offering endless possibilities to create your own recreation area, gym, or home office - the choice is yours! Additional updates include: AC ('23), furnace ('23), water heater ('21), washer/dryer ('22), refrigerator ('21), microwave ('25), dishwasher ('24), newer roof, solid 6 panel doors and beautiful hardwood floors.







IF YOU'VE ALWAYS DREAMED OF LIVING IN MAYBERRY, **McHENRY** MAY BE THE NEXT BEST THING.

The community has beautiful lakes, streams, and forest preserves, but perhaps most notable here is the friendly nature of its residents.

In addition to an amiable community, residents enjoy the community's friendliness along with shopping, restaurants, and entertainment. The town's Main Street has undergone a transformation with a microbrewery, rebuilt historic theater, and several new shops. Veterans Memorial Park in the center of town hosts weekly free concerts and entertainment in the warmer months, as well as Fiesta Days Art and Street Fair, a 10-day festival with music, parades, food, and car shows.

Surrounded by natural lakes, streams, and grassy hills, McHenry is home to Moraine Hills State Park. In addition to dozens of city parks, the Prairie Trail runs right through the center of town from Crystal Lake and connects to trails nearly up to the Wisconsin border.

Commuters have daily service to Ogilvie Transportation Center in downtown Chicago thanks to the McHenry Metra station.



AMY DIAMOND

847.497.0230

AMY@DEALWITHDIAMOND.COM

DEALWITHDIAMOND.COM



All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

