13536 MORGAN WAY

HUNTLEY







ROOM DIMENSIONS

LIVING ROOM : $16' \times 12'$ DINING ROOM : $12' \times 11'$ KITCHEN : $13' \times 10'$ SUN ROOM : $15' \times 10'$ PRIMARY BEDROOM : $18' \times 12'$

SECOND BEDROOM : 11' × 10'



2 BEDROOM 2 BATH

TAXES: \$2,523

ASSESSMENTS: \$147 / MONTH

HIGHLY UPGRADED RANCH HOME IN DEL WEBB SUN CITY

Stunning move-in ready "York" model ranch home in the active adult community of Del Webb Sun City with rare all glass 3-season room addition! Meticulously maintained both inside and outside by this original owner with tons of thoughtful upgrades thru-out. Welcoming curb appeal features a handsome brick & siding facade, extensive professional paver-edged landscaping w/ mature trees/bushes, and new architectural shingle roof. Fantastic open floorplan boasts tall 9' tray ceilings with great natural light & views of the yard thru new high-efficiency windows. Gorgeous large fully updated kitchen with white 42" cabinets, 1.25" textured granite counters, custom marble backsplash, pantry, new gas range & beautiful faux wood LVP flooring. Easily flow outside for grilling or entertaining thru 2 sets of sliding glass doors onto a concrete patio. Back inside the spacious primary suite has a large bay window, a huge walk-in closet and a stellar ensuite bath fully remodeled with dual-sink vanity, thick granite counters, modern porcelain tile flooring & shower glass doors. A 2nd bedroom w/ generous closet and updated 2nd bath w/ shower/tub combo are great for family or guests. Full laundry room with side-by-side front-loader washer/dryer incl pedestals, extra cabs & mudroom sink conveniently located right off the garage. Plenty of storage in the over-sized 2-car garage w/ epoxy floor, overhead shelving and ample attic space. New Windows (2022), HVAC (2021), Roof (2020). So much to offer here with only a 5 min drive to the Club House incl amazing pool, gym & pickleball/tennis courts, Whisper Creek Golf Course and the acclaimed Jameson's Charhouse. Jewel and Walmart Supercenter are located on Route 47 less than 10 minutes away. Come

















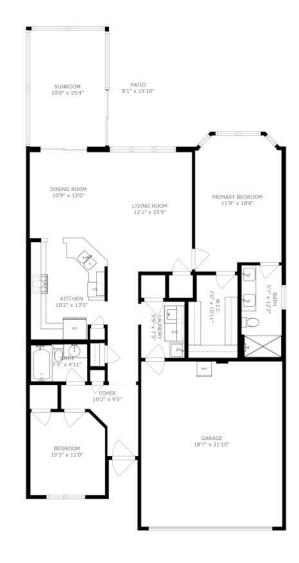






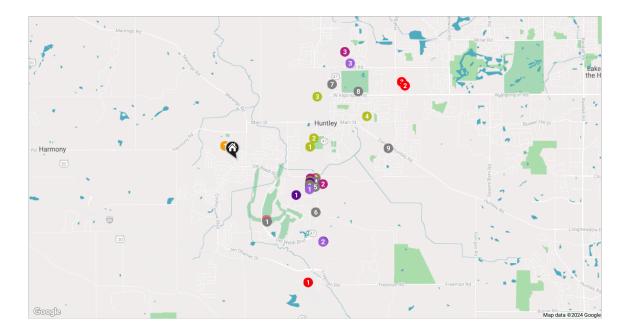






TZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

8 13536 MORGAN WAY 13536 MORGAN WAY 9



RESTAURANTS_

- Jameson's Charhouse 12860 DEL WEBB BOULEVARD, 1.2 MI
- Little Caesars Pizza 12250 PRINCETON DRIVE, 1.4 MI
- Jimmy John's 12260 PRINCETON DRIVE, 1.4 MI
- Tropical Smoothie Cafe 12162 ILLINOIS 47, 1.5 MI
- Bucciferro Family McDonald's 12242 ILLINOIS 47, 1.5 MI
- 6 Culver's 12950 ILLINOIS 47, 1.7 MI
- Pub 47 Huntley 10400 ILLINOIS 47, 2.2 MI
- Pinecrest Restaurant 11220 WEST ALGONQUIN ROAD, 2.6 MI
- Mary's Tacos 10749 DUNDEE-HUNTLEY ROAD, 2.8 MI

- \mathbf{Q} coffee_
- Starbucks 12210 PRINCETON DRIVE, 1.4 MI
- 12090 PRINCETON DRIVE, 1.4 MI
- 12032 ILLINOIS 47, 1.5 MI

SHOPPING_

- Walgreens
 12000 PRINCETON DRIVE, 1.4 MI
- Walmart Supercenter 12300 ILLINOIS 47, 1.6 MI
- Armanetti's Wine and Spirits 9714 ILLINOIS 47, 2.8 MI
- ₹ GROCERY_
- ALDI

- ② Dunkin'
- Panera Bread

- 12300 PRINCETON DRIVE, 1.4 MI

- 2 Jewel-Osco 13200 VILLAGE GREEN DRIVE, 2.2 MI
- Jewel-Osco 10090 ILLINOIS 47, 2.8 MI
- **Q GYM _**
- Playground and Gym 12015 MILL STREET, 1.4 MI
- 2 Huntley Park District -Fitness Center 12015 MILL STREET, 1.5 MI
- CrossFit Huntley 10643 WOLF DRIVE, 1.9 MI
- 4 Huntley Gymnastics 10991 RUTH ROAD, 2.5 MI
- MEDICAL_
- Advocate Outpatient Center 13900 QUALITY DRIVE, 2.6 MI
- Northwestern Medicine Huntley Hospital 10400 HALIGUS ROAD, 3.4 MI

- 3 Lurie Children's Outpatient Center 10350 HALIGUS ROAD STE 100, 3.4 MI
- ♀ schools
- 13719 HARMONY ROAD, 0.4 MI
- PENTERTAINMENT_____
- Whisper Creek Golf Course 12840 DEL WEBB BOULEVARD, 1.2 MI
- SERVICES_
- Huntley Fire Protection District Station 3 12400 REGENCY PARKWAY, 1.2 MI
- Chase Bank 12130 PRINCETON DRIVE, 1.4 MI
- 3 Huntington Bank 13200 VILLAGE GREEN DRIVE, 2.2 MI

NOTES			

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