

1417 SHIRE CIRCLE
INVERNESS



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BEAUTIFULLY UPDATED AND IMPECCABLY MAINTAINED, THIS GORGEOUS 3-BEDROOM, 3.1-BATH SUTHERLAND MODEL TOWNHOME IN COVETED SHIRES OF INVERNESS!

With over \$100,000 in thoughtful updates, approximately 2,300 square feet across the main & 2nd levels plus a full finished English basement, this home is tucked away in a quiet, cul-de-sac location. A spacious foyer welcomes you to the expansive floor plan featuring hardwood flooring throughout most of the main living areas. The elegant dining room & large living room are perfect for entertaining & everyday living. The living room features an electric fireplace & sliders that open to a cedar balcony overlooking serene open space. The completely remodeled kitchen is designed with the home chef in mind. Enjoy an abundance of custom cabinetry, extensive counter space, LG stainless steel appliances, & a sunny breakfast area with built-in beverage center. Upstairs, you'll find three generously sized bedrooms with ample closet space. The primary suite features an ensuite bath with oversized soaking tub, separate shower, & newer vanity with double sinks. Two additional bedrooms are served by a well-appointed hall bath with a newer double-sink vanity. The light-filled English lower level offers additional living space with a huge rec area, bonus room ideal for a home office or guest bedroom, full bath, laundry, & abundant storage. Enjoy maintenance-free living & resort-style amenities including a clubhouse, community pool, sports courts, & tranquil pond. Ideally located near shopping, dining, and convenient access to I-90, O'Hare, and downtown Chicago.



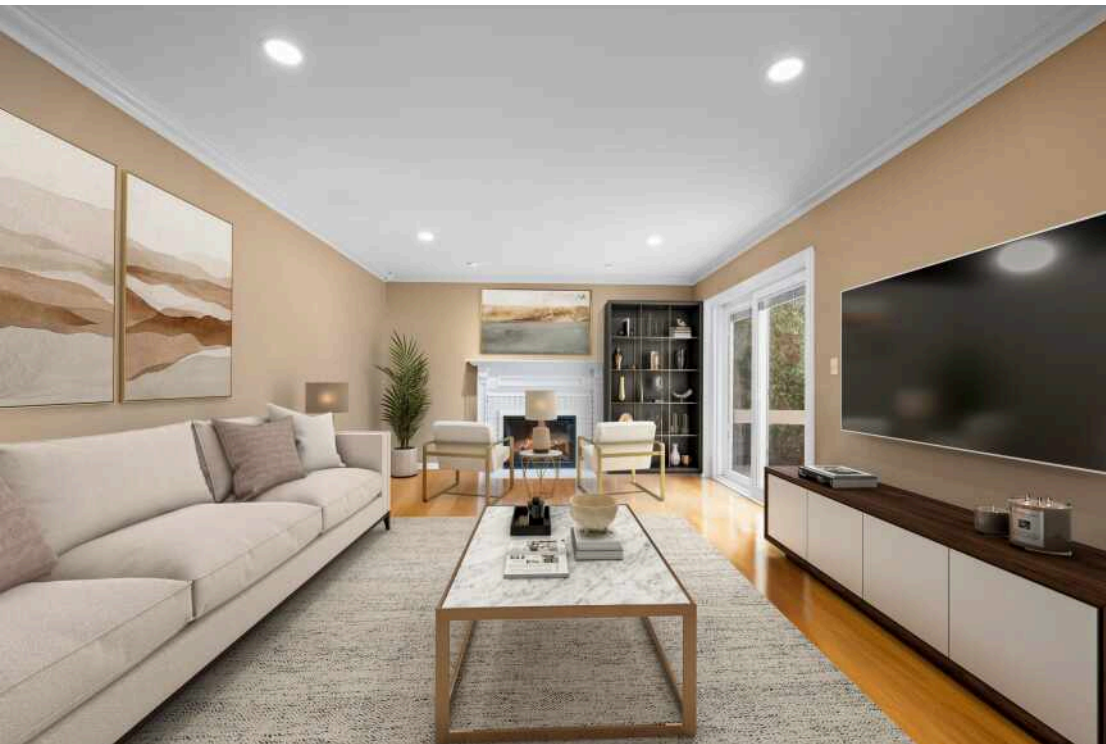
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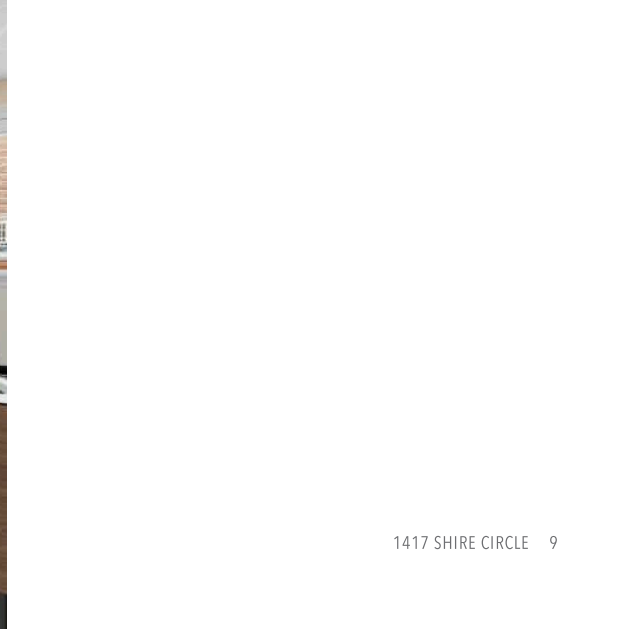
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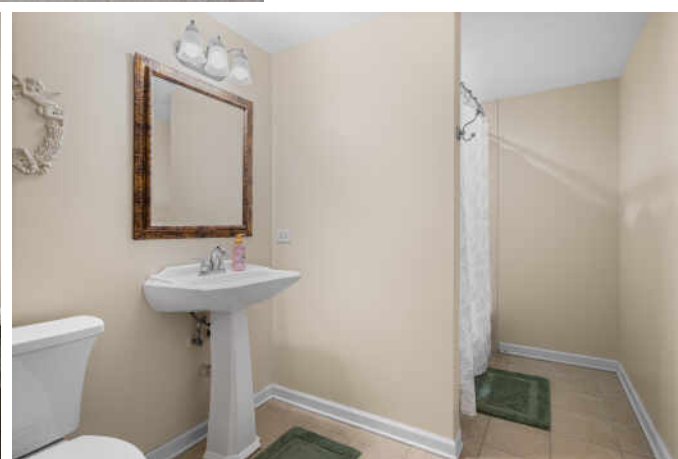
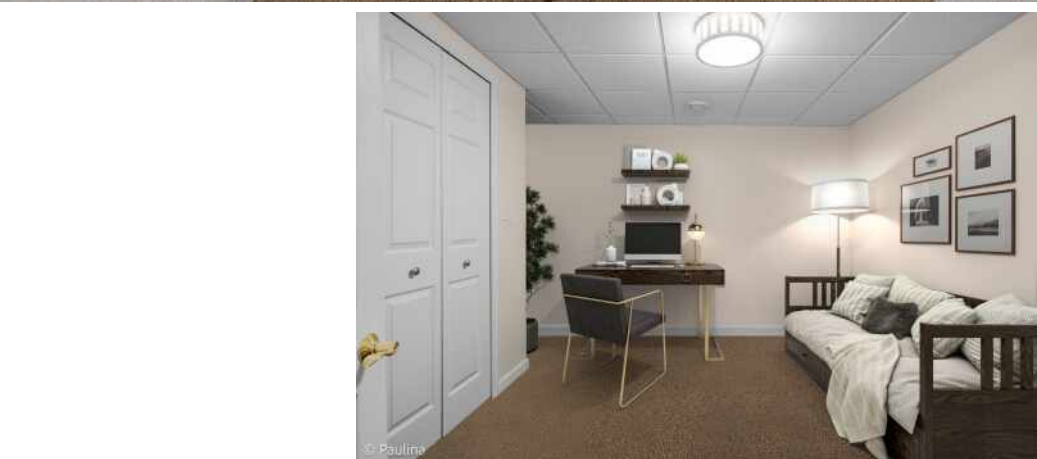


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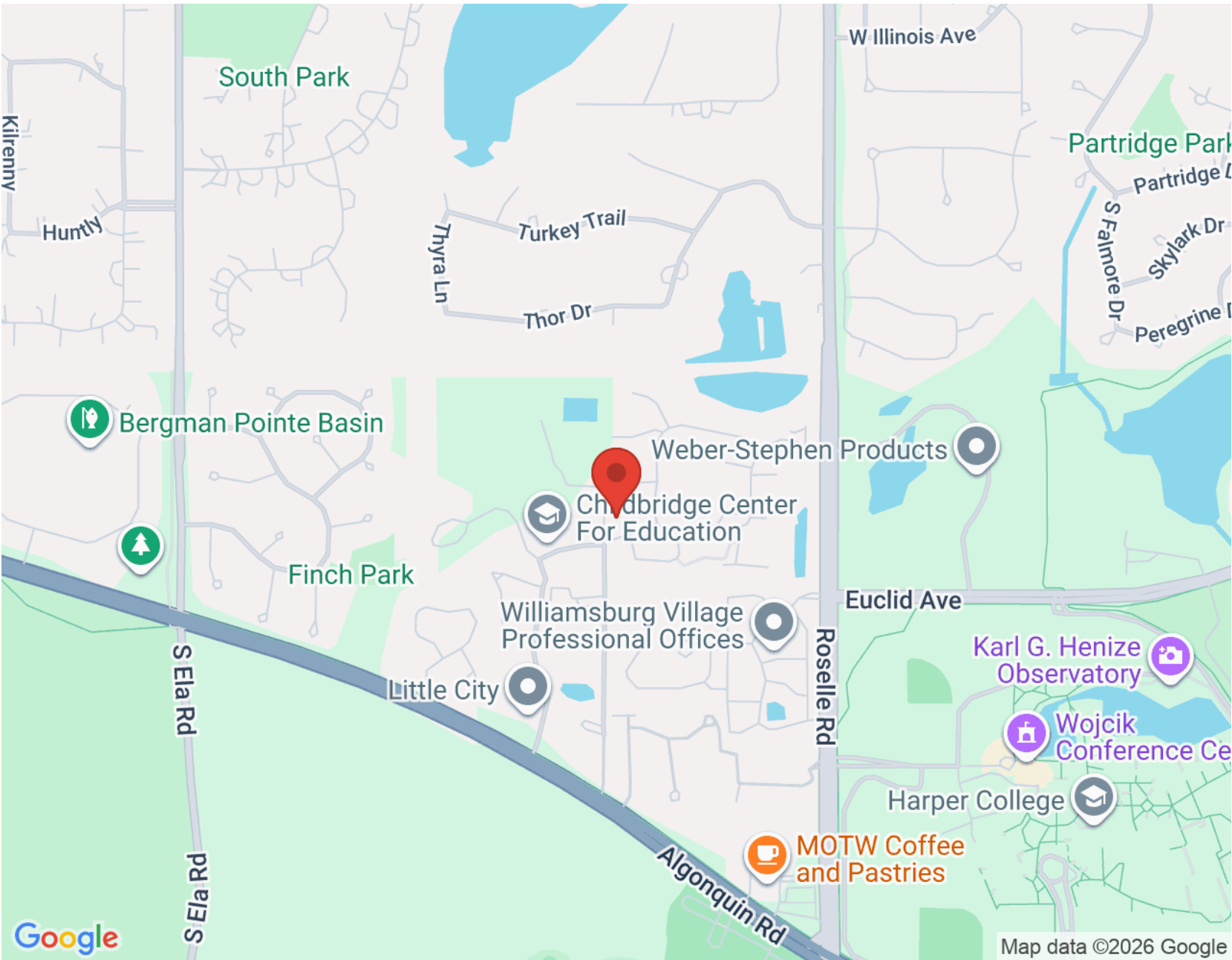
INVERNESS IS A QUIET RESIDENTIAL COMMUNITY KNOWN FOR ITS ROLLING LANDSCAPE AND NATURAL BEAUTY.

With beautiful scenery, ample green space, and wooded hills, Inverness reportedly earned its name because the land reminded developer Arthur T. McIntosh of the capital of the Scottish Highlands. Today, the village maintains its rural character and features a variety of attractive homes, most of which are set on an acre or more.

Residents enjoy Maggie Rogers Park, North Park, and South Park, as well as the forest preserves and golf courses that surround the community. The Inverness Park District maintains the three parks, which have pickleball and tennis courts at certain locations. The village is also home to the private Inverness Golf Club. Youth recreational activities are also offered throughout the year along with a variety of seasonal community events.

Situated in the heart of Inverness, Williamsburg Village is the community's main business district. The office complex matches the village's aesthetic and is conveniently located near I-90.

Commuters have access to Metra rail service in the neighboring communities of Palatine and Barrington.



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



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