16757 BRIGHTON DRIVE

LEMONT

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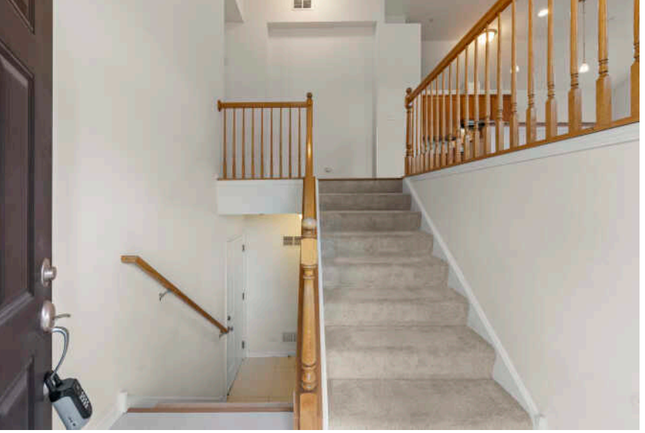
3 BEDROOM
3 BATH
TAXES: $7,491
ASSESSMENTS: $356 / MONTH

LIGHT & BRIGHT LOW MAINTENANCE LIVING

Welcome to this light and bright end unit located in highly desirable Briarcliffe Townhomes with 3 beds and 3 full baths. This rarely available townhome features an open floor plan plus a beautiful view and a desirable lot overlooking green space and an outdoor seating area. This residence offers the perfect blend of comfort and convenience. The gourmet kitchen features granite countertops and stainless steel appliances, seamlessly flowing into spacious living and dining areas ideal for everyday living and entertaining. Step out onto your private balcony for some fresh air. The home boasts expansive, light-filled bedrooms, plus a versatile bedroom/office in the lower level. A two-car attached garage provides added convenience and storage plus plenty of guest parking just across the street. The roof was replaced in 2024. Nestled in a picturesque community within the top-rated Lemont High School district, this home is just minutes from vibrant downtown Lemont's shops, restaurants, year-round events, a few minutes from the Metra and close to major expressways. Move right in to enjoy low-maintenance living in an exceptional location.



1st Floor

Basement

Total GLA: 1212 sq. ft | Total: 1956 sq. ft
Basement: 674 sq. ft
1st floor: 1212 sq. ft (Excluded areas 70 sq. ft)

Sizes And Dimensions Are Approximate. Actual May Vary.

THERE IS ALWAYS A CAUSE FOR CELEBRATION IN **LEMONT.**

Throughout the year the community hosts several seasonal events, from Heritage Fest in the summer to Lemonster Days in the fall.

Dating back to the 1800s, Lemont has evolved into a vibrant community that overlooks the beautiful Des Plaines River. The village's topography is especially unique, offering multi-use trails along the Illinois & Michigan Canal and great hills for hiking. The Heritage Quarries Recreation Area sits on thousands of acres of forest preserves and has trails, a learning center, a nature center, and a museum. The Quarryman Challenge invites locals to a 10-mile and 5K race through the scenic town.

Lemont's 17,000 residents appreciate the community's abundance of recreational and leisure opportunities. They also enjoy its historic downtown, where they can admire the architecture and stop inside antique stores, salons, boutiques, and delicious dining options.

Most of Lemont's housing stock includes single-family homes as well as new-construction condominiums and townhomes. There is also a wonderful selection of older homes with beautiful architecture in Lemont's historic district.

Lemont is a 30-minute drive to downtown Chicago via I-55, and the suburb is served by Metra's Heritage Corridor line.

NOTES

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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.