

170 WESTVIEW STREET  
HOFFMAN ESTATES





#### ROOM DIMENSIONS

LIVING ROOM : 16' × 14'

DINING ROOM : 11' × 7'

KITCHEN : 11' × 10'

PRIMARY BEDROOM : 13' × 10'

SECOND BEDROOM : 10' × 10'

THIRD BEDROOM : 10' × 10'

3 BEDROOM

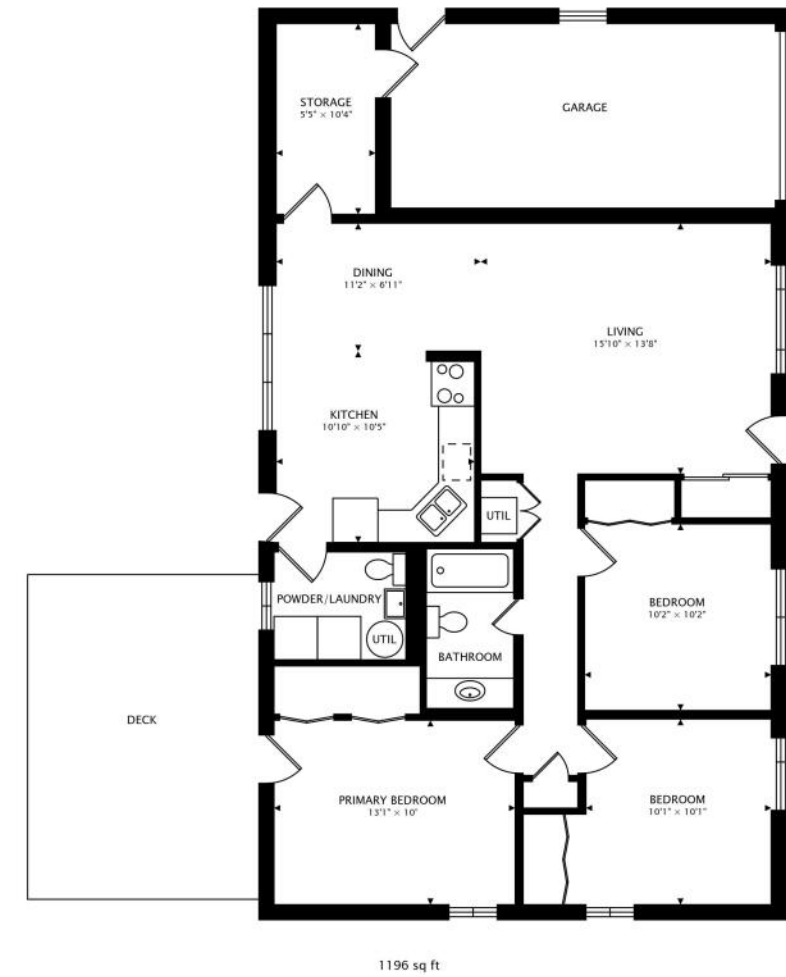
1.1 BATH

TAXES: \$5,832

## ADORABLE 3-BEDROOM RANCH WITH .342-ACRE FENCED YARD WITH PATIO AND DECK!

Excellent opportunity to own an adorable single-family home in a prime location near highly regarded Schaumburg High School. This 3-bedroom, 1.5-bath home offers tremendous potential for buyers looking to build equity through updates and personalization at your own pace. While the property needs some interior cosmetic updating it has great bones. Recent improvements to the exterior include freshly painted cedar siding, a 10-year new roof and some replaced windows. New interior updates include a new washing machine, garbage disposal, and a 2019 water heater. The home also features a beautiful backyard with a concrete patio and new deck area, a water feature, and a huge shed with a new roof and door for extra storage. The home sits on a generous .342-acre lot that provides plenty of outdoor living space ideal for outdoor entertaining, pets or play. There is a one-car garage with a driveway apron for an additional car to park on the side. Conveniently located near parks, restaurants, and grocery stores, this home is ideal for investors, first-time buyers, or anyone ready to create their dream space in a highly desirable area.







## TREE-LINED STREETS, ABUNDANT GREEN SPACE, AND AMPLE RECREATIONAL ACTIVITIES CHARACTERIZE THE VILLAGE OF **HOFFMAN ESTATES.**

The community offers easy access to nearby nature attractions such as the Spring Valley Nature Center & Heritage Farm in Schaumburg and the Deer Grove Forest Preserve in Palatine. Meanwhile, Bridges of Poplar Creek Country Club features an 18-hole golf course with over 6,000 yards of fairways and greens. Golf aficionados also take to the Hilldale Golf Club and Highland Woods Golf Course.

The village is most notably home to the Now Arena, providing sports, musical, and theatrical entertainment throughout the year. Residents also enjoy trying different cuisines at Hoffman Estates' many restaurants.

In the summertime, locals and visitors gather at the Seascope Family Aquatic Center, where they can swim, dig in the sand, and go down any of the four water slides. Other recreational facilities include the Triphahn Community Center & Ice Arena, Willow Recreation Center, and the Club at Prairie Stone.

Hoffman Estates is located along I-90 and has access to major regional roadways such as Illinois Routes 58, 59, 62, and 72. Commuters are also served by two Metra rail lines, the Union Pacific Northwest Line and the Milwaukee District West Line.





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