## 1733 LINKS ROAD

GENEVA NATIONAL - LAKE GENEVA







## ROOM DIMENSIONS

GREAT ROOM: 22' × 18'

KITCHEN: 10' × 13'

DINING ROOM: 16' × 12'

PRIMARY BEDROOM: 15' × 18'

SECOND BEDROOM: 11' × 14'

THIRD BEDROOM: 12' × 10'

FOURTH BEDROOM: 29' × 26'

DEN / BONUS ROOM: 10' × 9'

FOUR SEASON ROOM: 16' × 13'

LAUNDRY ROOM: 8' × 8'

Fore! New construction 4-bed ranch style home in Geneva National. Image taking in the views of Palmer #9 with sunsets from your large 4 season room or paver patio. Spacious great room with gas fireplace and large windows. A split design offers two primary en-suites on the main level. The flex space as you enter the home could be used as an office, den, or study space. Maintenance free 2 x 6 construction. Finished basement with 2 beds, full bath, and family room. Heated 2 car garage. HVAC has 3 zones. Irrigation system included. HOA fee includes lawn, landscaping, and snow removal. GN is a luxury gated community w/ 3 PGA golf courses, on-site dining options, pool, and tennis & pickleball courts.

- New construction 4 bedroom ranch style home in Geneva National.
- Amazing views of GN's Palmer No. 9
- Sunset views from large 4 seasons room or paver patio.
- Kitchen with built in pantry, quartz counter tops and stainless steel appliances.
- 2 en-suites on the main level.
- Main level also has a den or bonus room.
- Lower level is finished with a large rec room, 2 bedrooms, and a bath.
- Home has a maintenance free exterior,.
- 2 x 6 construction.
- 2 car heated garage.

4 BEDROOM 2.5 BATH

TAXES: \$602

ASSESSMENTS: \$416



























10 1733 LINKS ROAD 1733 LINKS ROAD 11



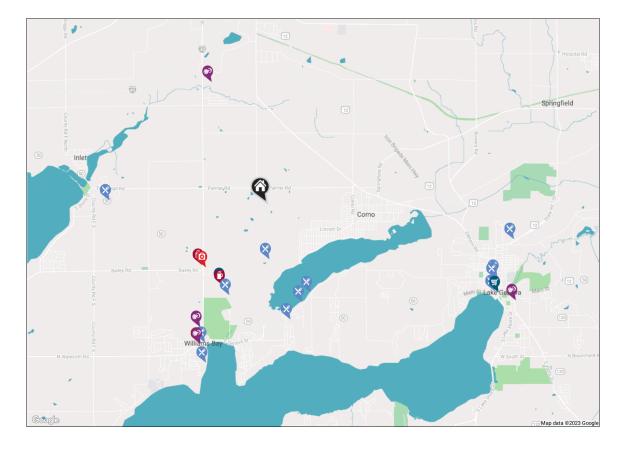
## HAVE YOU EVER GONE ON VACATION, FALLEN IN LOVE WITH THE AREA AND DECIDED YOU'RE NEVER LEAVING? WELCOME TO LAKE GENEVA.

The picturesque city on the eastern shore of Geneva Lake attracts visitors from Illinois and beyond with its natural beauty, wonderfully-preserved buildings, and, of course, Geneva Lake.

Whether you're looking for a great getaway or a place to call home, Lake Geneva checks all the boxes: Boating, golfing, exploring, hiking, lake cruises, fine dining, charming shops, nature preserves...the list goes on. Locals and visitors also enjoy the many parks in the area, including Library Park, which offers access to a 26-mile lakefront path that leads to Big Foot Beach State Park, Fontana, and Williams Bay. Meanwhile, Flat Iron Park draws crowds with summer events like Art in the Park, Taste of Lake Geneva, and Lake Geneva Jaycees Venetian Festival. Winterfest is another popular event, featuring snow sculpting competitions, ice fishing, food tastings, and more.

Homebuyers and vacationers have a variety of properties to choose from, with the community boasting everything from cozy cabins and cottages to lakefront homes and Victorian mansions.

Lake Geneva is located 75 miles from downtown Chicago and 45 miles from Milwaukee.





turf. smokehouse 1221 GENEVA NATIONAL AVENUE SOUTH, 1.0 MI

Mars Resort W4098 SOUTH SHORE DRIVE, 1.8 MI

Hunt Club Steakhouse 555 HUNT CLUB COURT, 1.8 MI

The Getaway on Lake Como W4190 WEST END RD, 1.9 MI

Crafted Italia W4240 WISCONSIN 50, 2.1 MI

Harpoon Willie's 8 EAST GENEVA STREET, 2.8 MI Clock Tower Pizza 5576 STATE ROAD 50, 2.9 MI

PIER 290 1 LIECHTY DRIVE, 3.1 MI

Simple Café 525 BROAD STREET, 4.4 MI

Tuscan Tavern & Grill 430 BROAD STREET, 4.4 MI

Champs Sports Bar & Grill 747 WEST MAIN STREET, 4.5 MI

Egg Harbor Cafe 827 W MAIN ST, 4.5 MI

Next Door Pub & Pizzeria 411 INTERCHANGE NORTH, 4.6 MI COFFEE SHOPS

Boxed and Burlap 2935 WISCONSIN 67, 1.6 MI

Niche Cafe & Wine Bar 715 HUNT CLUB COURT UNIT C, 1.7 MI

Steamers Coffee Shop 26 WEST GENEVA STREET, 2.8 MI

SHOPPING

Bella Tile and Stone 201 GENEVA NATIONAL AVENUE SOUTH, 1.7 MI

Clear Water Outdoor 744 WEST MAIN STREET, 4.5 MI PHEALTH CLUBS

Four Lakes Athletic Club 351 EAST MORRISSEY DRIVE, 2.5 MI

Geneva Lakes Pilates 230 NORTH WALWORTH AVENUE #4, 2.5 MI

Heatwave Hot Yoga Studio 90 NORTH WALWORTH AVENUE, 2.8 MI

Geneva Lakes Family YMCA 203 SOUTH WELLS STREET, 4.9 MI



Mercyhealth Hospital and Medical Center–Walworth HWYS. 50 AND. 1.6 MI

NOTES		

14 1733 LINKS ROAD 1733 LINKS ROAD 15



STEPHANIE PARENT

(773) 209-3465 STEPH@ATPROPERTIES.COM WWW.STEPHANIEPARENT.COM



MARY BRENNAN

630.660.7631 MARYBRENNAN@ATPROPERTIES.COM

BRENNAN & PARENT

PROPERTIES



