

# 1735 HIGHLAND BOULEVARD

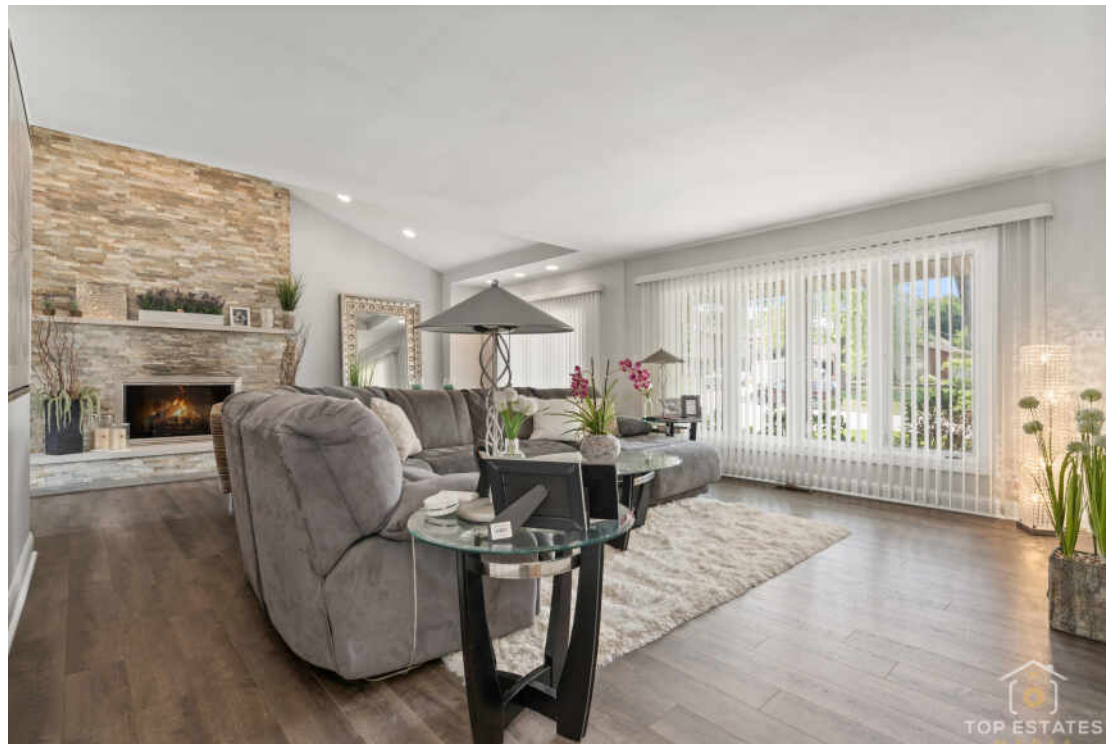
HOFFMAN ESTATES





This meticulously maintained ranch pairs great curb appeal with standout interior features you won't find anywhere else on the market. Soaring vaulted ceilings, a dramatic slate fireplace with a high-end gas insert, and rich oak trim and solid interior doors give this 3-bedroom home a warmth and character that rises above the ordinary. Beneath the surface, everything has already been updated for peace of mind: newer insulation and drywall, engineered hardwood floors, a tankless water heater, oversized vinyl windows, and a powerful A/C system. Outdoors, the fully fenced yard delivers privacy and the best outdoor space on the block, while serene lake views and an adjacent park provide a rare sense of openness. The detached, heated, fully finished 3-car garage with 100-amp service is a dream setup for anyone needing serious workspace, storage or room for multiple vehicles. With schools just a short distance away and all major systems refreshed within the past five years, this home blends lifestyle and longevity in one unbeatable package.

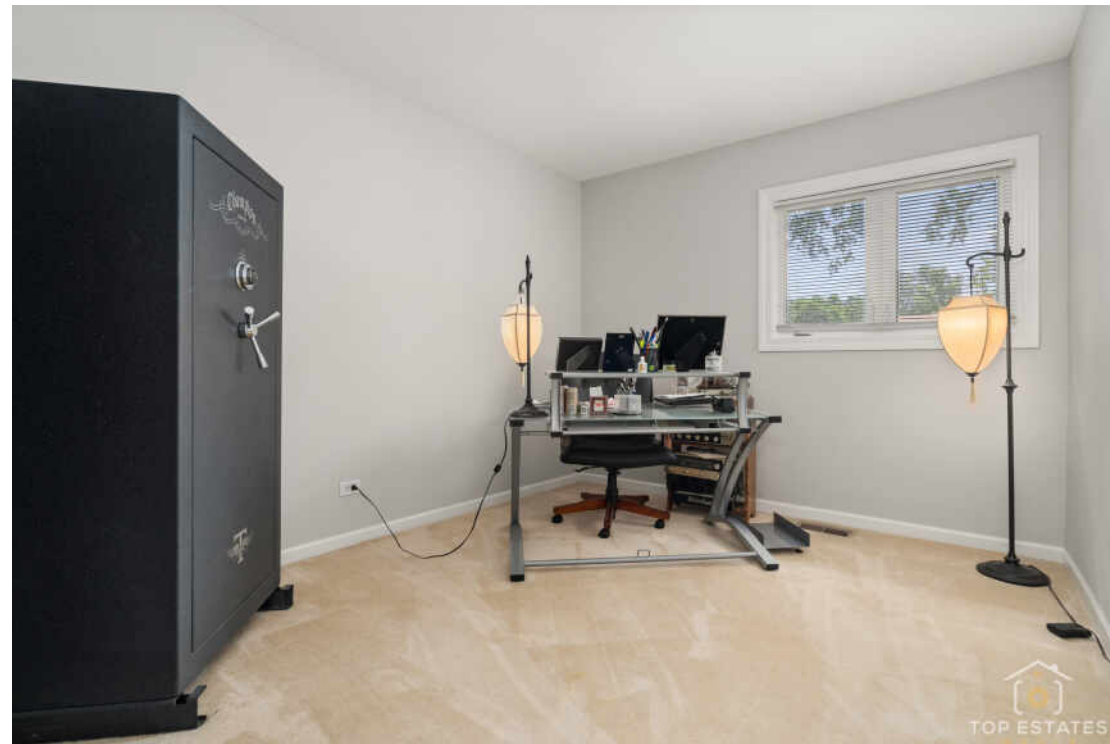




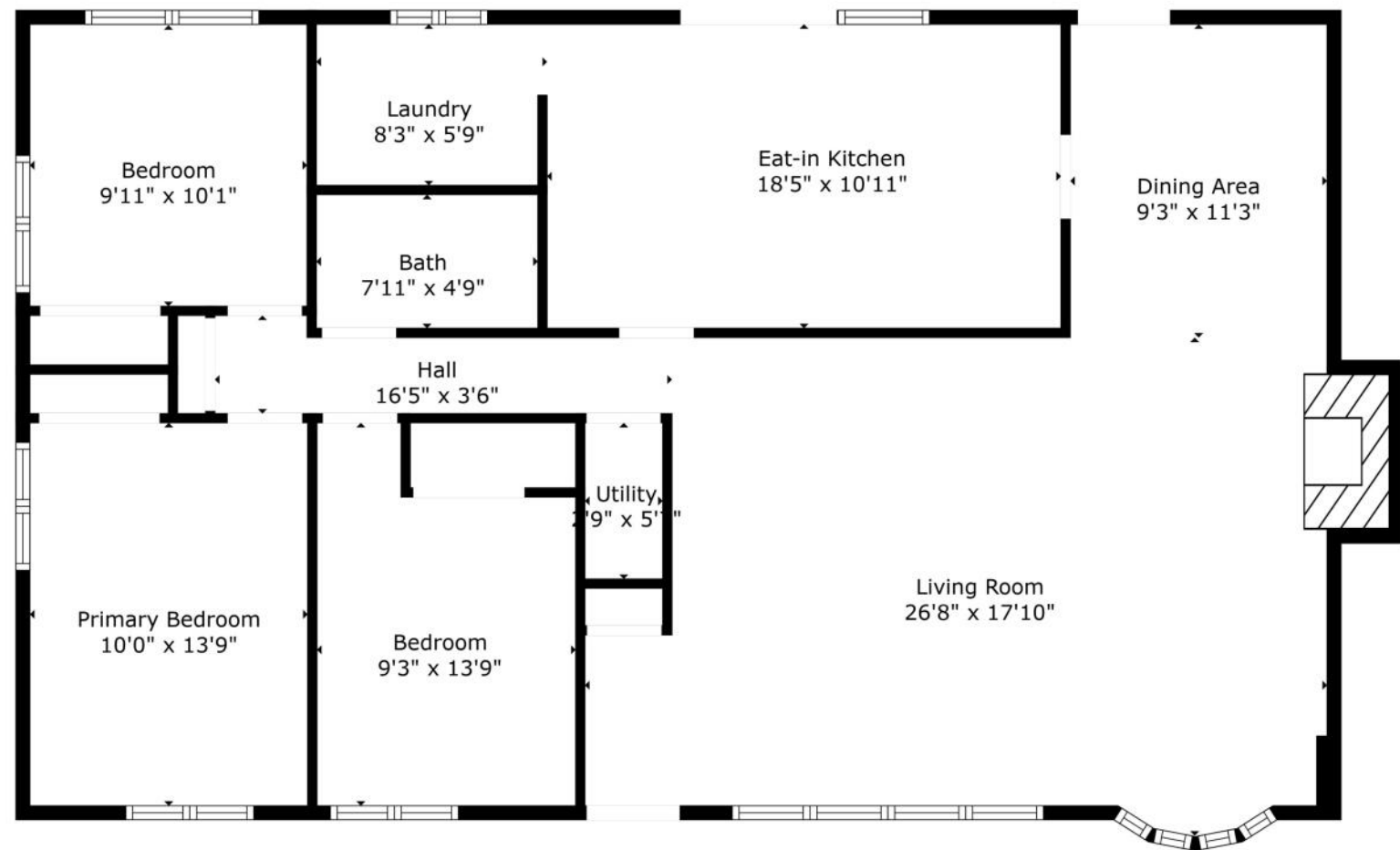












**TOTAL: 1296 sq. ft**  
 FLOOR 1: 1296 sq. ft  
 EXCLUDED AREAS: UTILITY: 16 sq. ft, FIREPLACE: 15 sq. ft  
 WALLS: 72 sq. ft

Sizes And Dimensions Are Approximate, Actual May Vary.





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

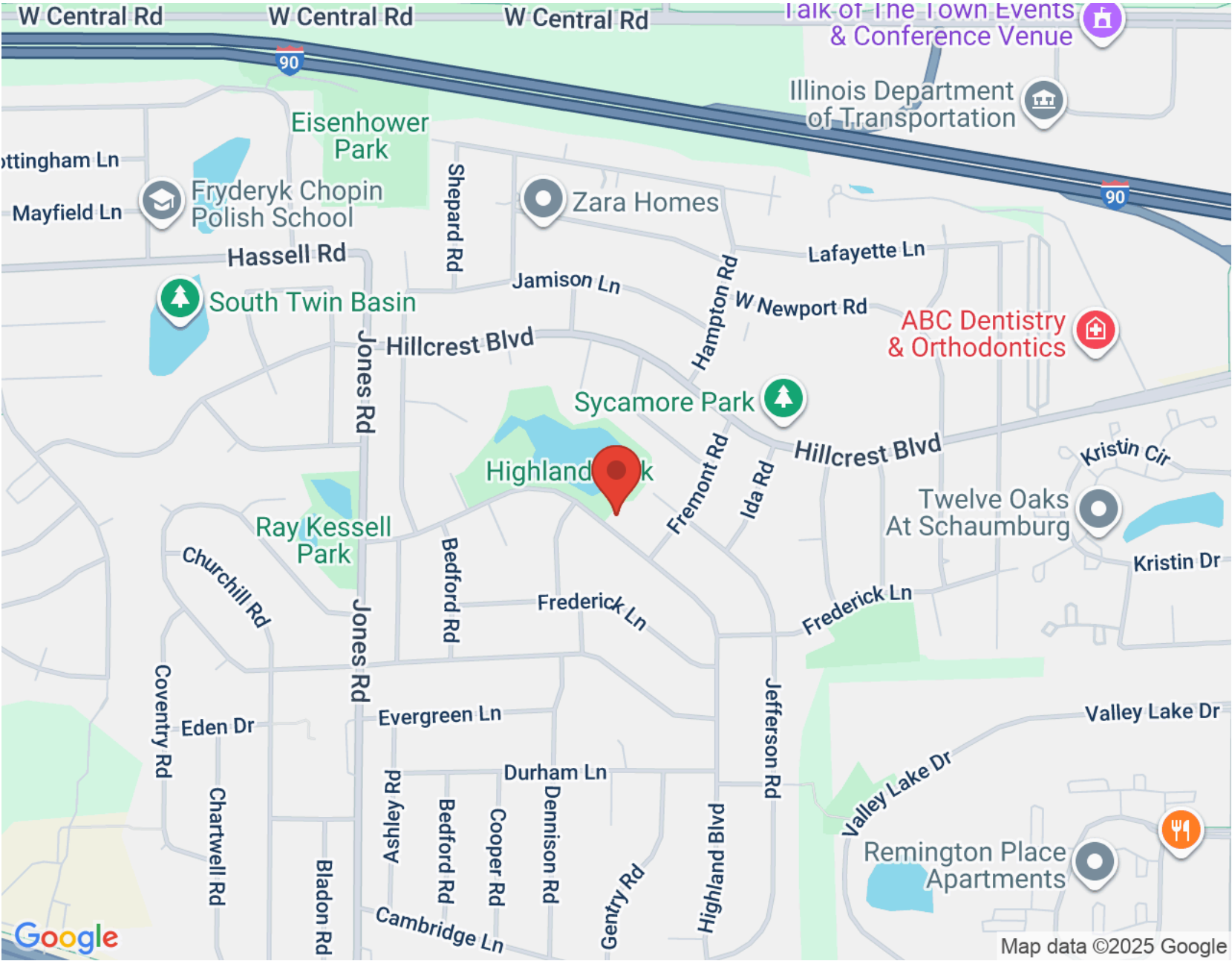
The community offers easy access to nearby nature attractions such as the Spring Valley Nature Center & Heritage Farm in Schaumburg and the Deer Grove Forest Preserve in Palatine. Meanwhile, Bridges of Poplar Creek Country Club features an 18-hole golf course with over 6,000 yards of fairways and greens.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