

1760 BRISTOL WALK #F  
HOFFMAN ESTATES





#### ROOM DIMENSIONS

LIVING ROOM : 20' × 12'

DINING ROOM : 11' × 9'

KITCHEN : 11' × 9'

PRIMARY BEDROOM : 15' × 10'

SECOND BEDROOM : 12' × 10'

**2 BEDROOM**

**1.1 BATH**

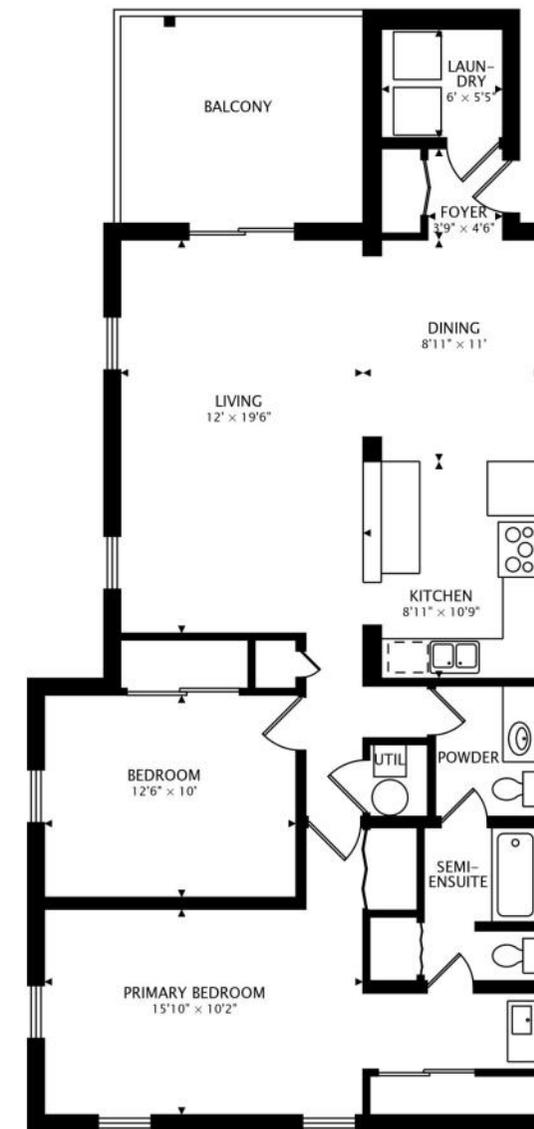
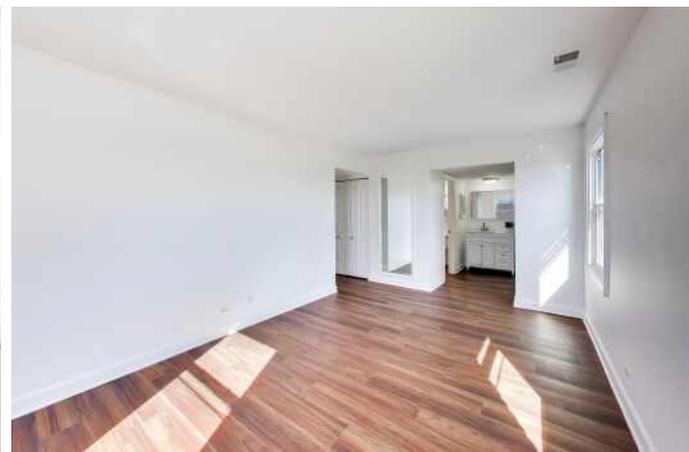
**TAXES: \$4327**

**ASSESSMENTS: \$449**

## THIS BEAUTIFULLY RENOVATED CONDO IN HILDALE IS THE PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS ALIKE!

This beautifully renovated condo in Hilldale is the perfect opportunity for first-time buyers, downsizers, or investors alike! Step inside to discover luxury vinyl plank flooring throughout and a bright, open-concept layout designed for today's lifestyle. The updated kitchen features stainless steel appliances, abundant cabinet space, and a seamless flow into the dining area-ideal for everyday living and entertaining. The entire interior was freshly painted in 2026, giving the home a crisp, modern feel. The spacious living room opens to your private balcony, offering the perfect spot to relax and unwind. This well-designed floor plan includes 2 generous Bedrooms that share the Full Bathroom, plus an additional half bath for guests. Enjoy resort-style community amenities including two pools, clubhouse, park, and picnic area. Low HOA fees make ownership even more attractive-covering exterior maintenance, water, gas, lawn care, snow removal, and conveniently located pool for truly low-maintenance and enjoyable living. Two exterior parking spaces are included, and investors will appreciate that rentals are allowed. Recent updates provide peace of mind, including a new water heater in 2022, new washer and dryer in 2025, all new windows in 2022, fresh interior paint in 2026, updated kitchen in 2026, and new microwave and dishwasher in 2025. Located just minutes from the interstate, shopping, dining, parks, three golf courses, and Water Works Indoor Water Park-this location offers unbeatable convenience. Quick close possible. Move in, build equity, and enjoy worry-free living!





1161 sq ft + 123 sq ft BALCONY



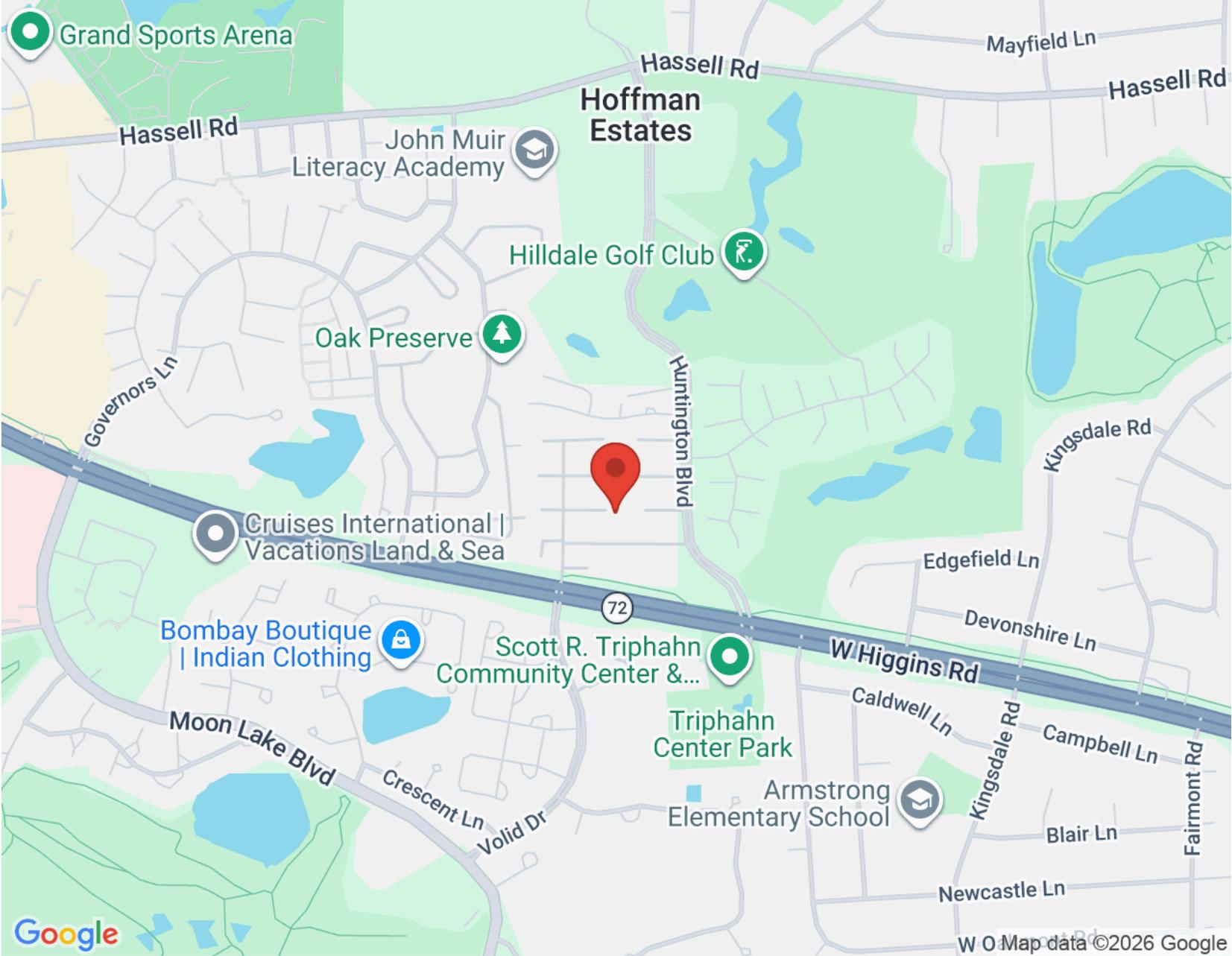
TREE-LINED STREETS, ABUNDANT GREEN SPACE, AND AMPLE RECREATIONAL ACTIVITIES CHARACTERIZE THE VILLAGE OF **HOFFMAN ESTATES.**

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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## NICOLE LAMERS

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