

1817 SESSIONS WALK

HOFFMAN ESTATES





ROOM DIMENSIONS

FOYER : 5' × 4'

LIVING ROOM : 19' × 13'

DINING ROOM : 17' × 10'

KITCHEN : 14' × 9'

PRIMARY BEDROOM : 17' × 13'

SECOND BEDROOM : 14' × 12'

THIRD BEDROOM : 11' × 10'

LAUNDRY ROOM : 6' × 4'

3 BEDROOM

2 BATH

TAXES: \$5,257

ASSESSMENTS: \$730 / MONTH

PROPERTY INFORMATION & DETAILS

Welcome to this rare gem! This delightful three-bedroom unit boasts a private entrance and offers the ease of one-level living-ideal for comfort and convenience. As you step inside, you'll be greeted by a brick, multi-sided fireplace that provides warmth and ambiance throughout the cooler months. The spacious living room features an abundance of windows and a sliding door that fills the space with natural light, creating a bright and inviting atmosphere. This open layout flows seamlessly into the updated kitchen ('23), adorned with sleek white cabinets and generous countertop space, making it perfect for entertaining. The eat-in kitchen area serves as the heart of the home, where family and friends can gather. Enjoy outdoor living on your fenced-in patio, accessible through additional sliding doors-an ideal private retreat for relaxation any time of the year. Retreat to the primary suite, which features wood laminate flooring, a his-and-her closet, and a private full bathroom for added convenience. Two additional bedrooms and another full bath complete this thoughtfully designed living space. Additional highlights include an in-unit washer and dryer for your convenience. As part of this community, you'll have access to a pool, clubhouse and playground-perfect for leisure and socializing. This prime location offers easy access to shopping, expressways, and is just moments away from Route 90 and the vibrant Schaumburg area, filled with shopping, dining, and entertainment options. Updates include: water heater ('25), oven/range ('23), microwave ('23), dishwasher ('20), windows ('14), and AC ('16).







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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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.

