1855 WELLINGTON PLACE

HOFFMAN ESTATES







ROOM DIMENSIONS

LIVING ROOM: 19' × 11'

DINING ROOM: 8' × 8'

KITCHEN: 17' × 11'

PRIMARY BEDROOM: 17' × 11'

SECOND BEDROOM: 12' × 8'

THIRD BEDROOM: 11' × 8'

RECREATION ROOM: 17' × 16'

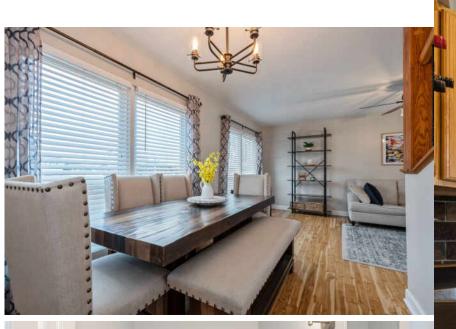
Discover this delightful 3-bedroom, 1.5-bath townhouse offering a comfortable and convenient lifestyle. The main level features a bright living room, dining area, a kitchen with island and sliding doors leading to the yard, and a convenient half bath. Upstairs, you'll find 3 generous bedrooms and a loft space perfect for a home office or study area. The lower level boasts an inviting basement with a spacious family/recreation room and utility area with plenty of storage. Ideally located, just steps away from the neighborhood playground, clubhouse with a party room, pool, basketball courts, and more. With easy access to highways, shopping, restaurants, and the award-winning Hoffman Estates Park District, everything you need is within reach. Plus, benefit from highly-rated District 54 & 211 schools. This is more than a home-it's a lifestyle. Don't miss out!

3 BEDROOM 1.1 BATH TAXES: \$5,677

ASSESSMENTS: \$219 / MONTH











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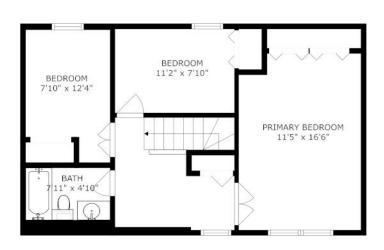












FLOOR 2

STORAGE
14'5" x 5'10"

RECREATION ROOM
15'10" x 16'7"

FLOOR 1

FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



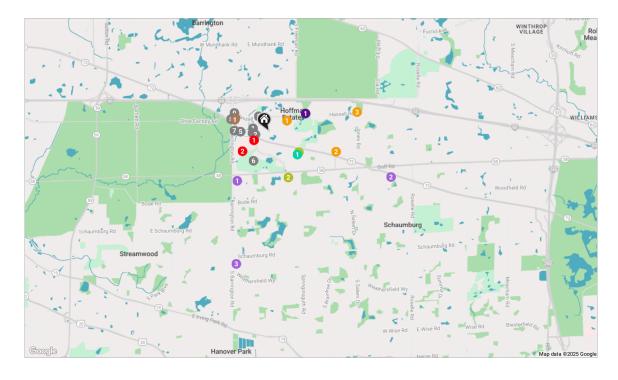
TREE-LINED STREETS, ABUNDANT GREEN SPACE, AND AMPLE RECREATIONAL ACTIVITIES CHARACTERIZE THE VILLAGE OF HOFFMAN ESTATES.

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.





- Garibaldi's Italian Eatery 2346 WEST HIGGINS ROAD, 0.3 MI
- McDonald's 2270 WEST HIGGINS ROAD, 0.3 MI
- CANTARITTO'S TAQUERIA & BAR. 2312 HASSELL ROAD, 0.3 MI
- Buona BARRINGTON SQUARE MALL SHOPPING CENTER BARRINGTON SQUARE MALL, 0.3 MI
- Moretti's Hoffman Estates 2475 WEST HIGGINS ROAD, 0.5 MI
- 6 Bridges of Poplar Creek Country Club 1400 POPLAR CREEK DRIVE, 0.6 MI
- Steak 'n Shake 1825 BARRINGTON ROAD, 0.6 MI

- 8 Chili's Grill & Bar 2220 NORTH BARRINGTON ROAD,
- & Cafe 2570 HASSELL ROAD, 0.7 MI

- Dunkin' 2089 NORTH BARRINGTON ROAD,
- **Q** GROCERY₋
- 2 ALDI 375 WEST HIGGINS ROAD, 2.4 MI

- The Assembly American Bar
- Q COFFEE_
- 1 Starbucks 2071 BARRINGTON ROAD, 0.7 MI
- 1 Mariano's 2575 W GOLF RD, 1.1 MI

- Jewel-Osco 2501 SCHAUMBURG ROAD, 2.5 MI
- - Scott R. Triphahn Community Center & Ice Arena 1685 WEST HIGGINS ROAD, 0.7 MI
 - Built Body Fitness 1827 WEST GOLF ROAD, 0.9 MI
 - MEDICAL_
 - Ascension Saint Alexius -Medical Center 1786 MOON LAKE BOULEVARD, 0.3 MI
 - AMITA Health Medical **Group Family Medicine** Hoffman Estates 1555 NORTH BARRINGTON ROAD BUILDING 3 STE 3450, 0.6 MI

♀ schools____

- 1973 KENSINGTON LANE, 0.4 MI
- Hoffman Estates High School NORTHWEST SUBURBS, 1.3 MI
- Dwight D. Eisenhower Junior High School 800 HASSELL ROAD, 1.7 MI

OPARKS_

- 1 Hoffman Estates Park District 1685 WEST HIGGINS ROAD, 0.7 MI
- SERVICES_
- 1 Hoffman Estates Branch Library 1550 HASSELL ROAD, 0.8 MI

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