1S771 CARROL GATE ROAD

WHEATON











ROOM DIMENSIONS

FOYER: 15' × 9'

LIVING ROOM: 21' × 15'

DINING ROOM: 13' × 12'

FAMILY ROOM: 18' × 12'

KITCHEN/BREAKFAST NOOK : 20' × 12'

SUNROOM: 15' × 14'

PRIMARY BEDROOM: 17' × 12'

2ND BEDROOM : 16' × 12'

3RD BEDROOM : 14' × 11'

4TH BEDROOM : 13' × 12'

5TH BEDROOM : 13' × 14'

RECREATION ROOM: 36' × 15'

OFFICE: 13' × 11'

EXERCISE ROOM : 15' × 15'

BONUS AREA: 15' × 10'

5 BEDROOM 4.1 BATH

TAXES: \$10,822

ASSESSMENTS: \$1500/YEAR

Nestled in a cul-de-sac in the highly sought-after Pheasant Hollow neighborhood, this beautiful 5 bedroom, 4.5 bathroom home blends unmatched space with the comfort of a cottage retreat. As you make your way through the front door, you are greeted by the welcoming foyer and the expansive front room. Thoughtfully designed for both entertaining and everyday living, the heart of the home is the newly updated, open-concept kitchen featuring high-end stainless-steel appliances, on-trend backsplash, gorgeous countertops, and endless cabinet space making it a chef's dream! The kitchen opens to a light-filled family room, centered around the stone fireplace perfect for cozy nights in. The family room is extended by the oversized sunroom, a versatile space with its own AC/Heating unit that can easily be tailored to fit your lifestyle year-round. The dining room showcases contemporary wallpaper & chair rail, highlighted by the abundant natural light shining through the large bay window. The main floor continues with an additional flex room, which can be used as an office or a guest suite with another full bathroom right off the hallway. Retreat to the expansive primary suite with a gorgeous planked statement wall and a spa-like en-suite bathroom complete with an elegant floor-to-ceiling tiled shower, dual sinks, and a walk-in closet! Hardwood floors flow throughout the second floor into the generously sized bedrooms, all offering ample closet space & a Jack and Jill bathroom. The fully finished lower level adds even more living space, including a large recreation area featuring surround sound speakers, kitchenette, a flex room, an additional full bathroom, and a dedicated office space with a beautifully detailed planked ceiling, adding character and charm to your work-from-home area. Enjoy your private outside oasis with TWO patio spaces, a new stone fire pit and multiple seating areas - whether its a social gathering or dining al fresco, this backyard gives you the space you need with the privacy you desire. Located in TOP School district D200 (Wiesbrook, Hubble & WWS)! Minutes from downtown Wheaton featuring shops, dining & public transportation, and steps from Golf Courses & the quaint Pheasant Hollow fishing pond. Whether you're enjoying all Wheaton has to offer or unwinding on the back patio surrounded by established trees & greenery, this home has it all!











4 1S771 CARROL GATE ROAD 1S771 CARROL GATE ROAD 5































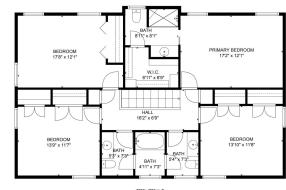
TOTAL; 3857 eq. ft.

BELOW GROUND: 1198 sq. ft, FLOOR 2: 1457 sq. ft, FLOOR 3: 1202 sq. ft

EXCLUDED AREAS: UTILITY: 243 sq. ft, UNDETWIND: 9 sq. ft, GARAGE: 460 sr

SCREENED PORCH: 211 sq. ft, BAY WINDOW: 22 sq. ft

WALLS: 310 sq. ft



BELOW GROUND: 1198 sq. ft, FLOOR 2: 1457 sq. ft, FLOOR 3: 1202 sc EXCLUDED AREAS: UTILITY: 243 sq. ft, UNDETFINED: 9 sq. ft, GARAGE: 461 SCREENED PORCH: 251 sq. ft, BAY WINDOW: 22 sq. ft WALLS: 310 sq. ft



TOTAL 3857 94, ft.

BELOW GROUND: 1199 56, ft., FOR. 22; 1457 56, ft., FLOOR 3: 1202 52, ft.

EXCLUDED AREAS: UTILITY: 243 96, ft, UNDETFINED: 9 46, ft, GARAGE: 460 96

SCREENED PORCH: 211 96, ft., BW WINDOW! 22 96, ft.

WALLS: 310 56, ft.

10 1S771 CARROL GATE ROAD 1S771 CARROL GATE ROAD 11



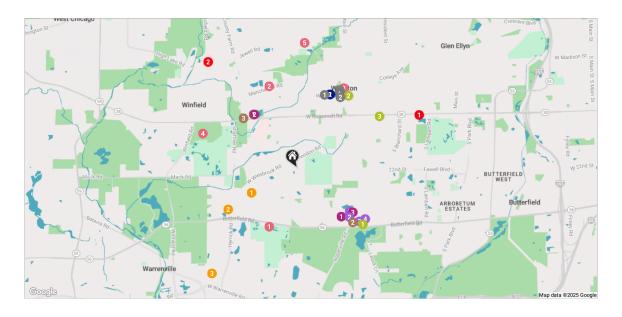
WHEATON HAS RACKED UP MORE THAN ITS SHARE OF AWARDS.

The affluent community ranks among the "top 25 highest earning towns" and one of the best places to live by *Money* magazine.

The Wheaton Public Library is regularly ranked among the top in the nation. The Wheaton Park District, with 52 parks and more than 800 acres, has won several National Gold Medal Awards for Excellence from the National Recreation and Park Association. The park district includes the 135-acre Lincoln Marsh Natural Area with over 300 plant and animal species; the Cosley Zoo, which houses more than 200 animals; and the 27-hole Arrowhead Golf Club.

Wheaton is home to the prestigious Chicago Golf Club, the oldest 18-hole course in the country and host of numerous U.S. Open and U.S. Amateur Golf Championships, and the Cantigny Park and Golf Course, which includes a championship golf course and two museums. The county also owns the Danada Forest Preserve and Equestrian Center, once an estate and home to a Kentucky Derby winner.

The community has seen considerable residential and business development including its landmark, the Wheaton Center, a six-building apartment complex downtown that includes two 20-story high-rise buildings.



RESTAURANTS___

- Adelle's Modern Kitchen + 535 WEST LIBERTY DRIVE, 1.5 MI
- Egg Harbor Cafe 208 SOUTH HALE STREET, 1.6 MI
- 3 Il Sogno 100 N HALE ST 2ND FLOOR, 1.6 MI
- Proof no. 5 214 W FRONT ST, 1.6 MI
- S Ivy Restaurant 120 N HALE ST, 1.7 MI

Q COFFEE_

- Starbucks601 SOUTH COUNTY FARM ROAD, 1.3 MI
- Panera Bread 167 DANADA SQUARE EAST, 1.4 MI
- 3 Dunkin' 2185 WEST ROOSEVELT ROAD, 1.4 MI

SHOPPING_

- 1 T.J. Maxx 62 DANADA SQUARE WEST, 1.2 MI
- 2 Target
 601 SOUTH COUNTY FARM ROAD,
 1.3 MI
- Walgreens
- **Q** GROCERY∠
- 1 ALDI 20 WEST LOOP ROAD, 1.2 MI
- 2 Jewel-Osco 30 DANADA SQUARE WEST, 1.3 MI
- Whole Foods Market 89 DANADA SQUARE EAST, 1.5 MI
- Pete's Fresh Market #14 -Wheaton 151 RICE LAKE SQUARE, 1.6 MI
- Pure Barre 33 RICE LAKE SQUARE, 1.6 MI

- Midwest Strength & Performance
- 2020 SOUTH NAPERVILLE ROAD, 1.3 MI

Midwest Express Clinic Urgent Care 1910 EAST ROOSEVELT ROAD, 2.5 MI

120 EAST LIBERTY DRIVE #140, 1.7 MI

820 EAST ROOSEVELT ROAD SUITE 104,

2 Northwestern Medicine Central DuPage Hospital 25 WINFIELD ROAD, 2.6 MI

♀ schools

Next Yoga

1.8 MI

MEDICAL.

- Wiesbrook Elementary School 2160 DURFEE RD, 1.0 MI
- Wheaton Warrenville South High School 1993 TIGER TRAIL, 1.5 MI
- Hubble Middle School 3S600 HERRICK ROAD, 2.5 MI

entertainment_____

- Arrowhead Golf Club 26W151 BUTTERFIELD RD, 1.2 MI
 - DuPage Event Center & Fairgrounds ENTER AT DUPAGE COUNTY COMPLEX,
 - Wheaton WHEATON, 1.7 MI
 - Cantigny 1 S, 1.9 MI
 - Cosley Zoo 1356 N GARY AVE, 2.3 MI

TRANSIT_

- Wheaton METRA - MILWAUKEE DISTRICT WEST, 1.5 MI
- Wheaton METRA - UNION PACIFIC WEST, 1.5 MI

NOTES			

14 1S771 CARROL GATE ROAD 1S771 CARROL GATE ROAD 15



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(630) 347-0016 847-797-0200 ERICAWILLIAMS@ATPROPERTIES.COM "WORKING WITH YOU EVERY STEP OF THE WAY"





