

2005 VALOR COURT

GLENVIEW





ROOM DIMENSIONS

LIVING ROOM : 14' × 12'

FAMILY ROOM : 19' × 15'

DINING ROOM : 19' × 12'

KITCHEN : 14' × 12'

PRIMARY BEDROOM : 26' × 15'

SECOND BEDROOM : 14' × 12'

THIRD BEDROOM : 14' × 12'

BREAKFAST ROOM : 20' × 12'

LAUNDRY ROOM : 8' × 4'

BALCONY : 20' × 8'

3 BEDROOM

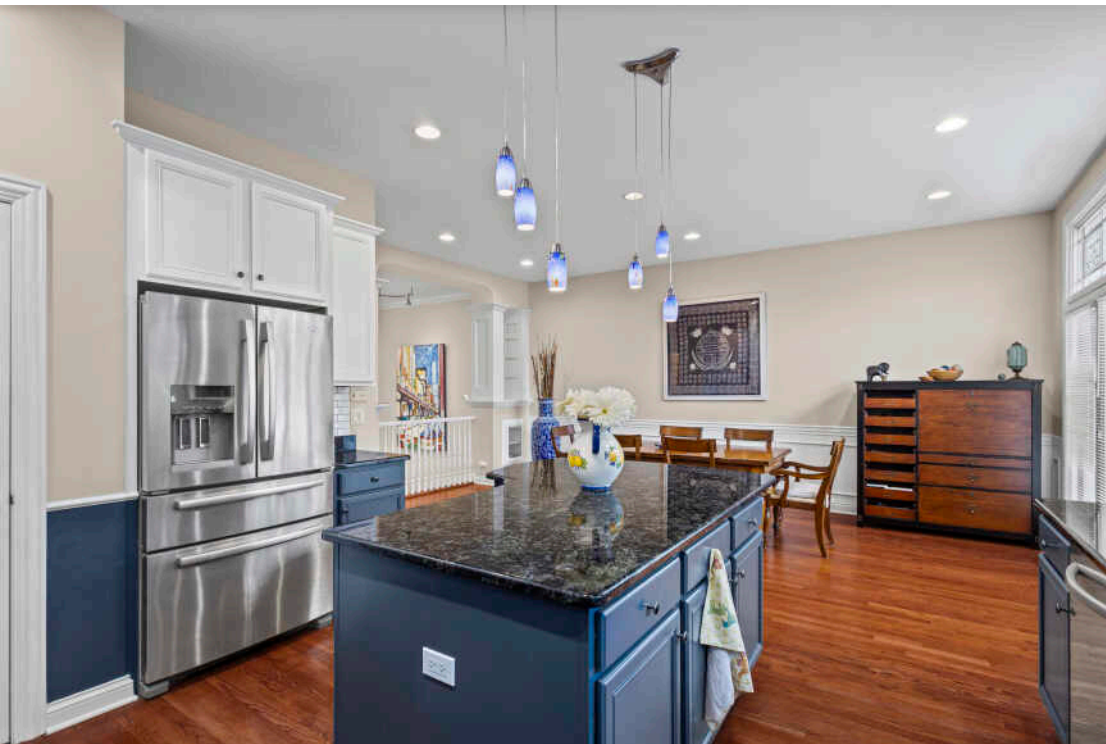
3.1 BATH

TAXES: \$13,994

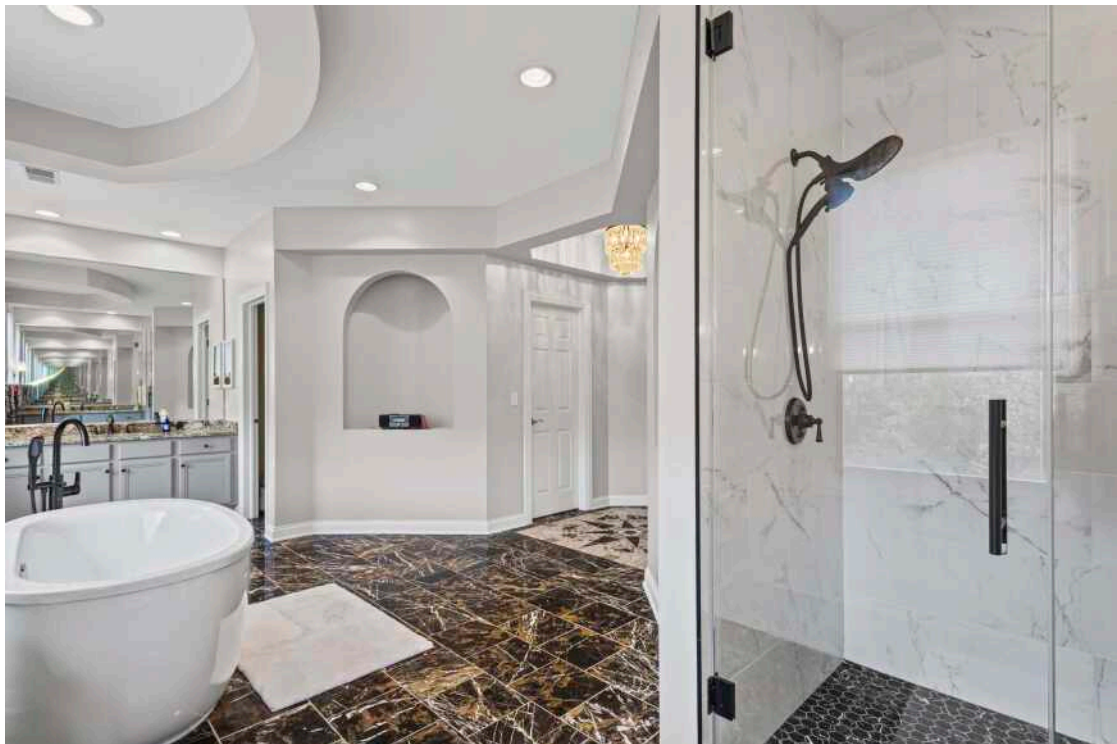
ASSESSMENTS: \$705 / MONTH

2005 VALOR COURT, ADJACENT TO GLEN TOWN CENTER

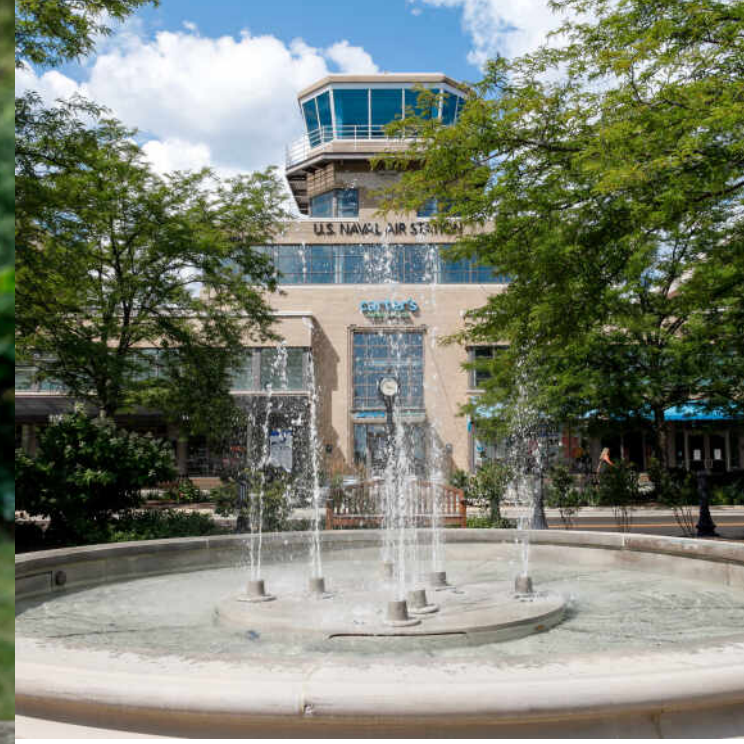
2005 Valor Court is a sophisticated and beautiful 4-story Georgian brick townhome in the heart of The Glen, mere steps from Glen Town Center's upscale shopping, restaurants and movie theater. It features 3 bedrooms, 3.1 bathrooms, and 3210 square feet of refined living with many upgrades including hardwood floors and a majestic staircase. The spacious living room offers breathtaking architectural details including 13' cathedral ceilings, a bay window, ceiling fan and a lovely fireplace. The stunning kitchen, adjacent to the dining room, offers high-end stainless steel appliances, granite counters, custom backsplash, pantry closet, and an island. French doors lead to a large deck. The third floor is home to the striking owner's suite comprising a sizable bedroom with ceiling fan, a separate sitting area, 2 walk-in closets and a luxurious ensuite bathroom with his/her vanities, a soaking tub, and a separate shower. The penthouse floor offers two more bedrooms with vaulted ceilings and a full bath. One bedroom boasts an arched window with plantation shutters. A handsome family room/office/bedroom and full bath are on the lower level. The home offers a two car attached garage with extra storage space. This remarkable home is walking distance to two golf courses, Gallery Park with jogging trails and playgrounds, Lake Glenview and the Glenview Park Center offering swimming, basketball and an impressive fitness center. The Glen's Metra train station is close-by with convenient service to Chicago's loop.











JUST 20 MILES FROM DOWNTOWN CHICAGO, **GLENVIEW** IS A DESTINATION IN ITS OWN RIGHT.

The scenic North Shore town has expanded rapidly thanks to its established neighborhoods, convenient access to transportation, and array of amenities.

More than 45,000 people call Glenview home, with properties ranging from townhomes and condominiums to luxury custom homes featuring the latest amenities. Newer homes can also be found at The Glen, a large development on the site of the former Glenview Naval Air Station that offers an assortment of shops and restaurants, a movie complex, the Kohl Children's Museum, and access to one of the town's two Metra stations.

Glenview is served by a number of public and private schools, including Glenbrook South High School, ranked among the top in the nation according to Business Insider.

The Glenview Park District offers indoor and outdoor pools, golf courses, soccer fields, nature trails, an ice center, tennis club, and multi-purpose community center.

In addition to modern development, Glenview celebrates and preserves its early days with two notable attractions: Wagner Farm and The Grove. A 20-acre working farm, Wagner Farm has hands-on programs - horseback riding, tractor driving, and other activities - that reflect a day in the life of a 1920s farmer. The Grove, a National Historic Landmark, includes a prairie, nature trails, historic buildings, and a log cabin that dates back to the 1850s.



2005 VALOR COURT 15



MARGARET LUDEMANN

8474011802

8478320002

MLUDEMANN@ATPROPERTIES.COM