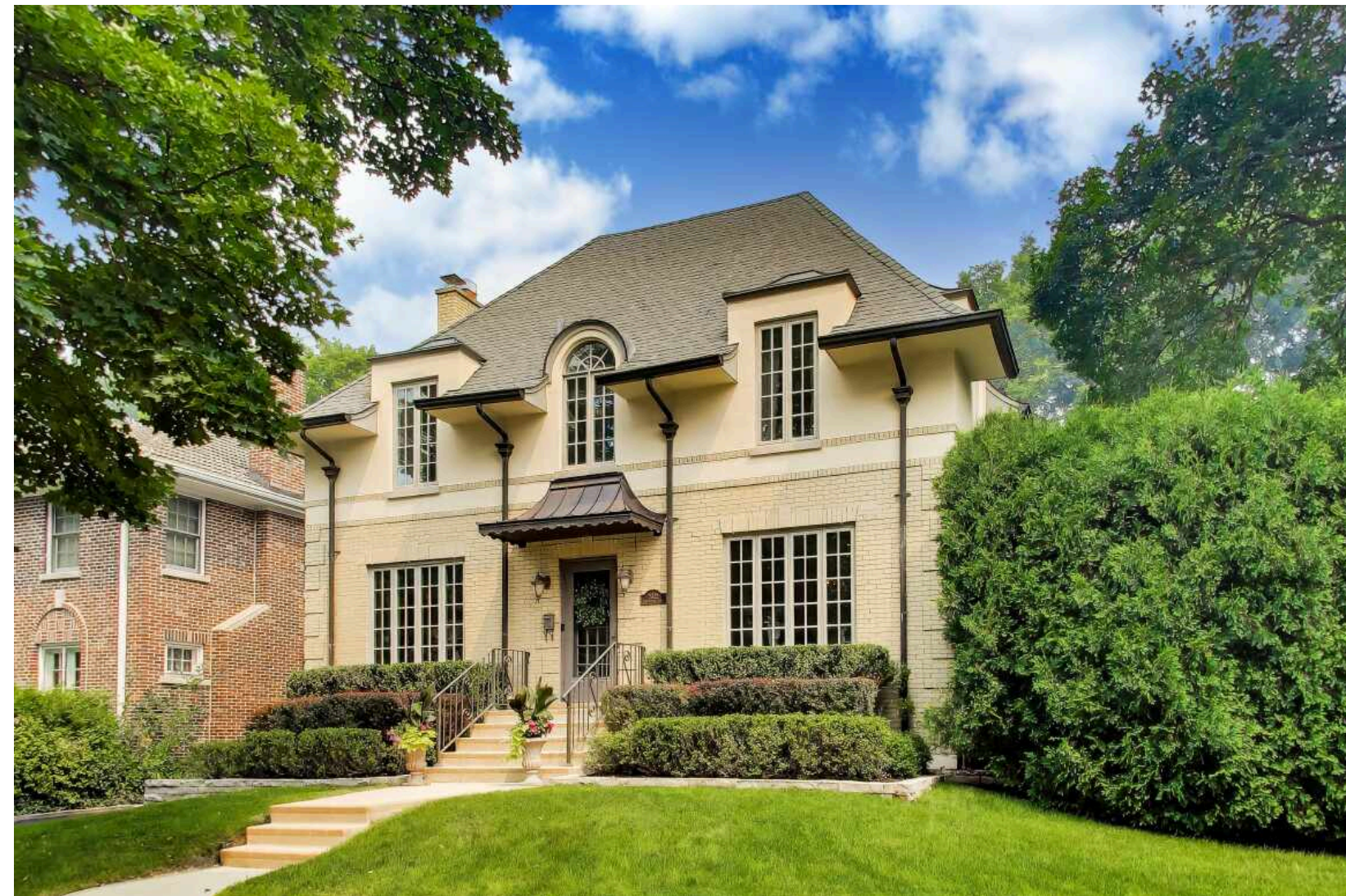




2022 KENILWORTH AVENUE WILMETTE

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INTERNATIONAL REAL ESTATE

LUXURY
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2022 KENILWORTH AVENUE • WILMETTE





LIVING

2022 KENILWORTH AVENUE

ROOM DIMENSIONS

Foyer	7'x8'
Living Room	13'x25'
Dining Room	13'x14'
Family Room	18'x14'
Kitchen	12'x10'
Breakfast Room	13'x10'
Primary Bedroom	21'x14'
2nd Bedroom	13'x20'
3rd Bedroom	13'x13'
4th Bedroom	13'x7'
Recreation Room	16'x23'
Office	15'x10'

FEATURES

Homes like this do not come along often. Welcome to one of Kenilworth Gardens most iconic residences. Originally built in 1928 as the very first home ("Lot 1") for the original developer of the neighborhood, this extraordinary French Provincial estate is unlike any other. Set on a rare 75-foot-wide lot and perched gracefully above the street, this architectural gem combines timeless elegance with exceptional renovations in one of Wilmette's most coveted neighborhoods. Offering 4 bedrooms, a separate home office, and 4.5 bathrooms, the home is rich in character with beautiful brick and stucco construction, gracious formal rooms, soaring ceilings, abundant natural light, and exquisite craftsmanship throughout. At the heart of the home is a spectacular 2022 designer kitchen featuring Sub-Zero, Wolf and Cove appliances, highlighted by a breathtaking Le Cornue range, opening beautifully to everyday living in the family room featuring welcoming fireplace and the oversized yard and stunning terrace perfect for entertaining. The luxurious primary suite is a true retreat with vaulted ceilings and skylights, an extraordinary custom walk-in closet, and a newly renovated spa-inspired bath with dual vanities, soaking tub, and oversized shower. The finished lower level offers additional living space, including a recreation room, private office and a full bath featuring a steam shower and multi-person Jacuzzi. Outdoor living is equally exceptional. Mature trees surround the property, creating remarkable privacy, while the professionally designed multi-level L-shaped stone terrace features a built-in gas fire feature and two built-in grills, making it the perfect setting for entertaining. The home also offers automatic



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FEATURES (CONTINUED)

lighting, a fully renovated 2 car garage with new slab, attic storage and Tesla charging station, brand-new stucco exterior, brand-new driveway, and a spacious walk-up attic with soaring ceilings ready for future expansion. Recent improvements include a 2022 luxury kitchen renovation, newly remodelled primary bath, water heater (2020), Ducane basement furnace (2013), new HVAC coils (2026), along with extensive exterior improvements that make this home truly move-in ready. Ideally located just a 9-minute walk to the Kenilworth Metra, approximately nine blocks to Lake Michigan and Kenilworth Beach, and within walking distance of Harper Elementary, Thornwood Park, downtown Kenilworth, shops and restaurants, this is a rare opportunity to own one of the North Shore's most beautifully updated homes. A timeless French Provincial masterpiece where historic charm, exceptional craftsmanship, and modern luxury come together in perfect harmony.





DINING



KITCHEN







BREAKFAST



FAMILY





PRIMARY BEDROOM



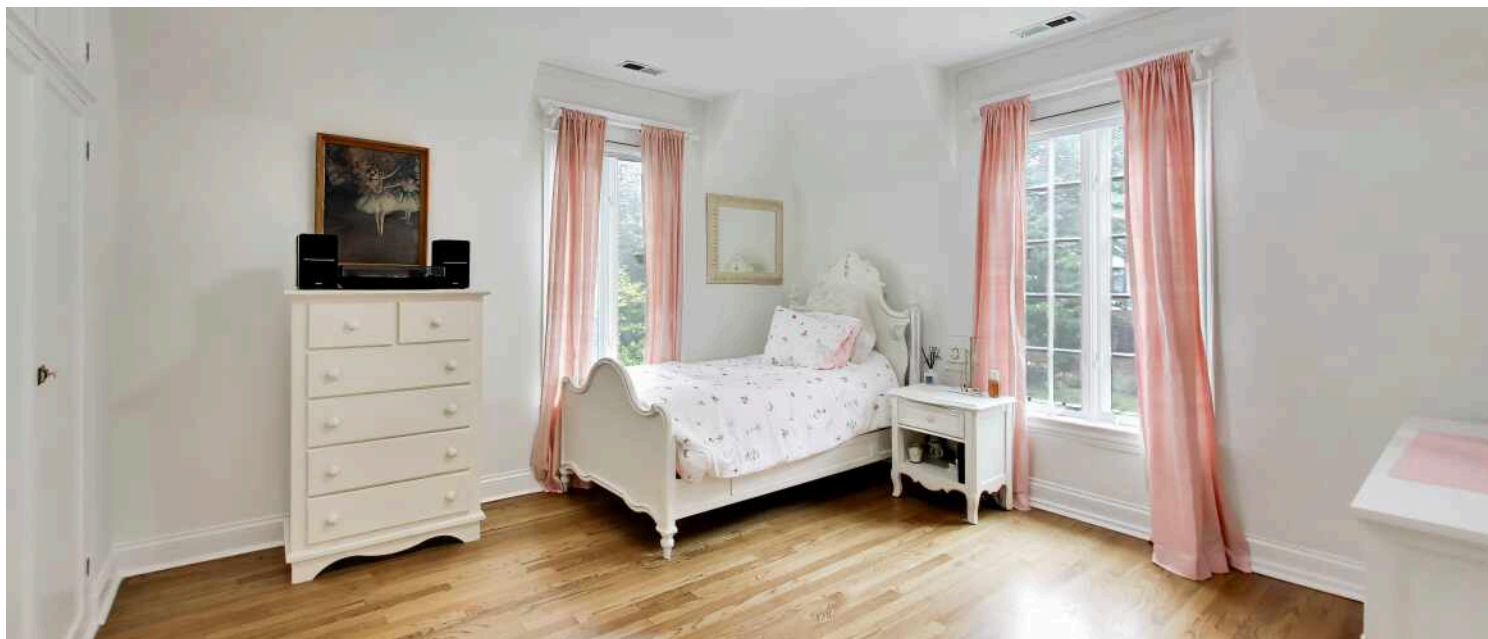
ENSUITE







ENSUITE



BEDROOM



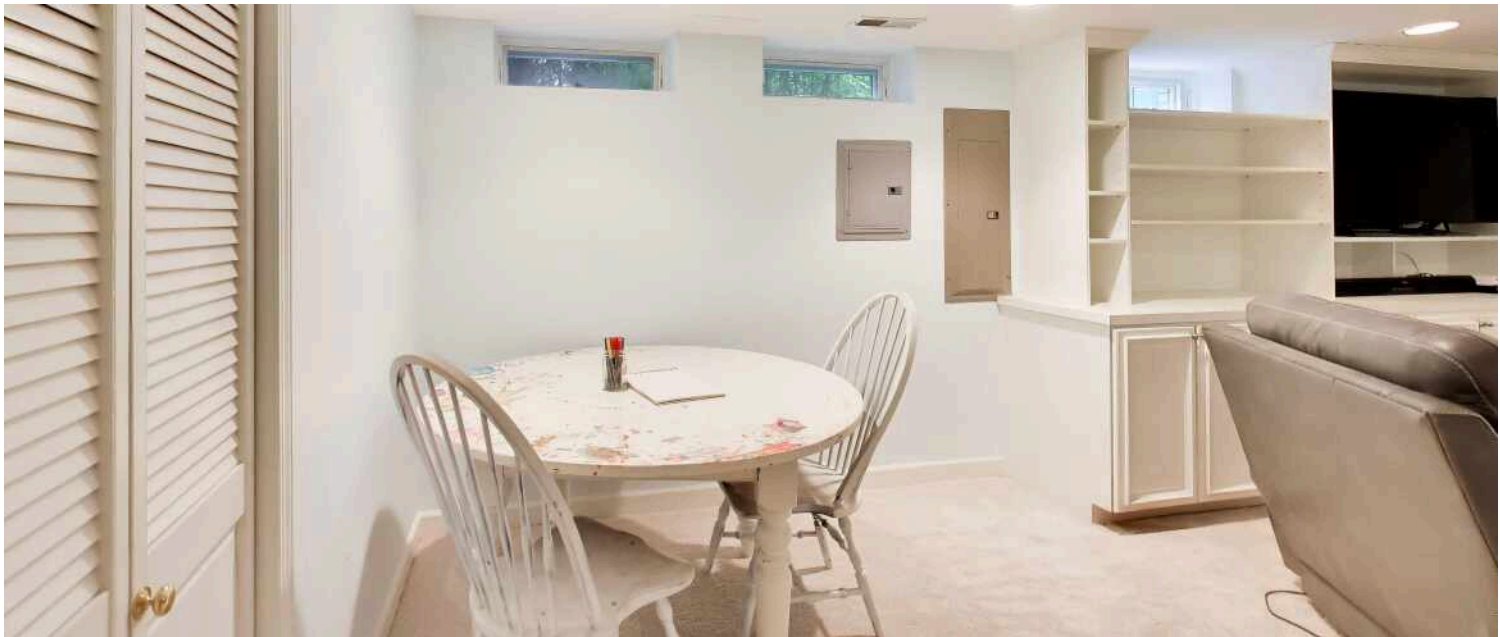
BEDROOM



BATHROOM



RECREATION

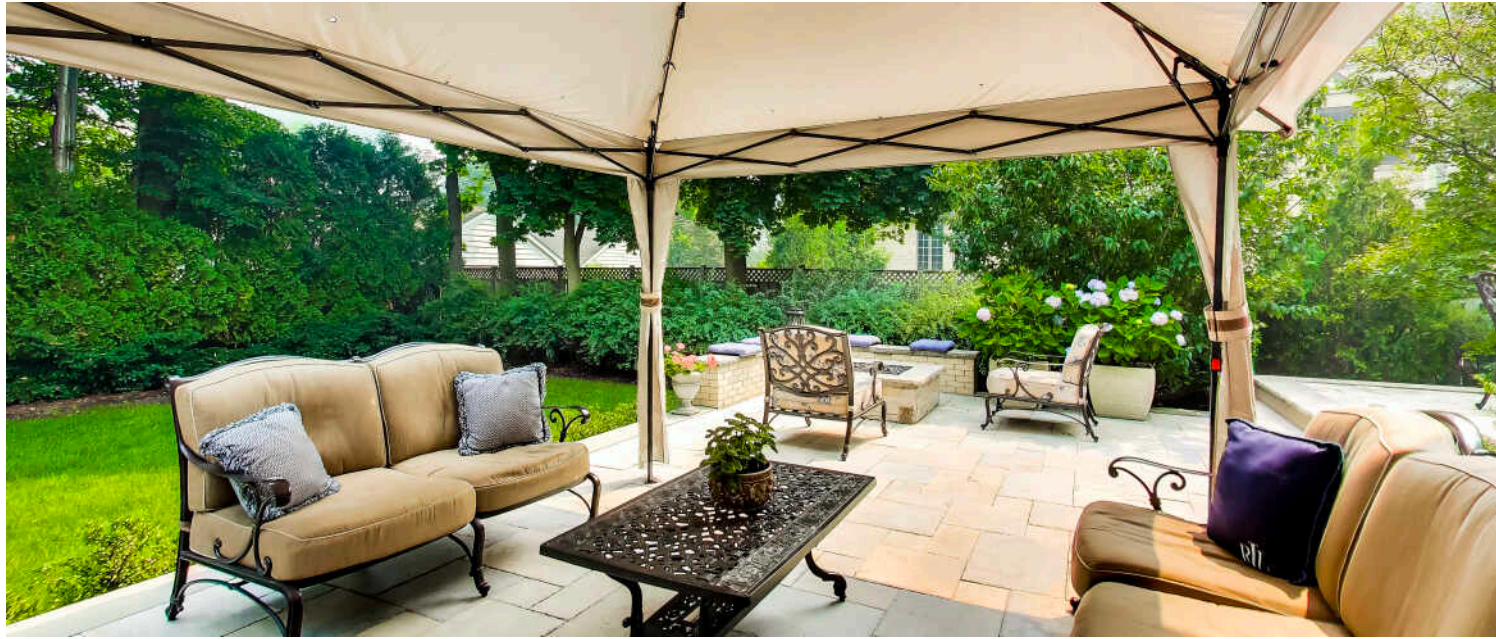




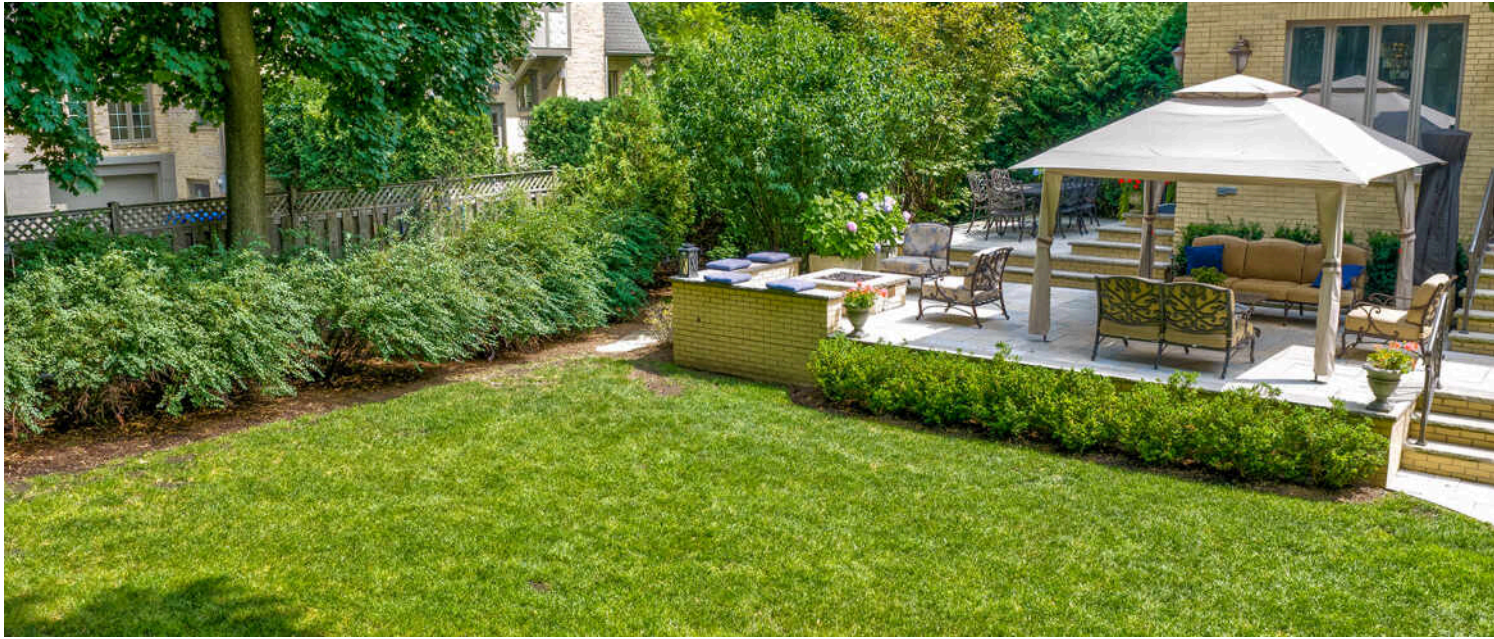
OFFICE



BATHROOM

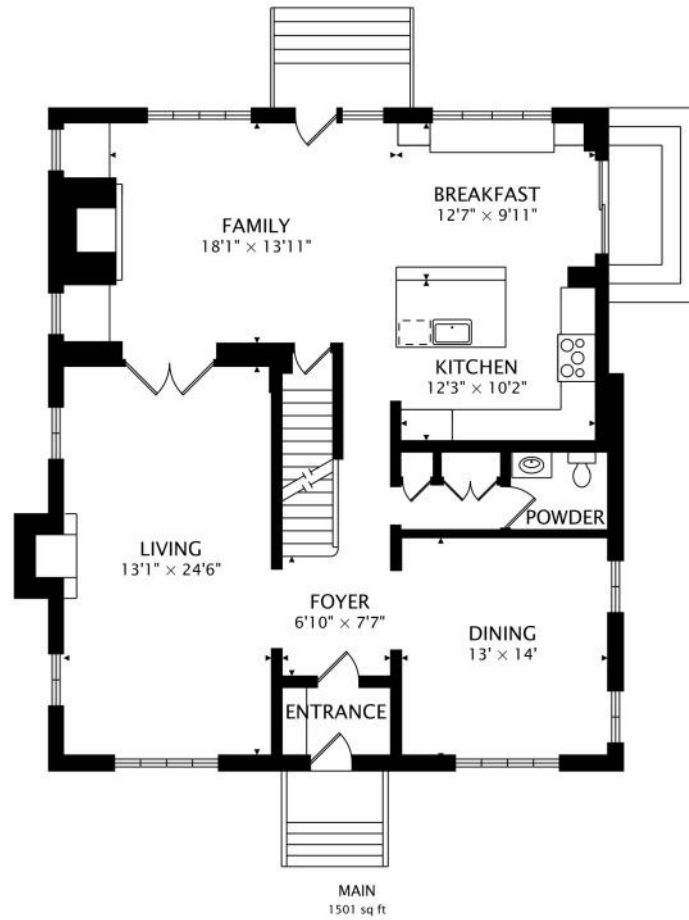


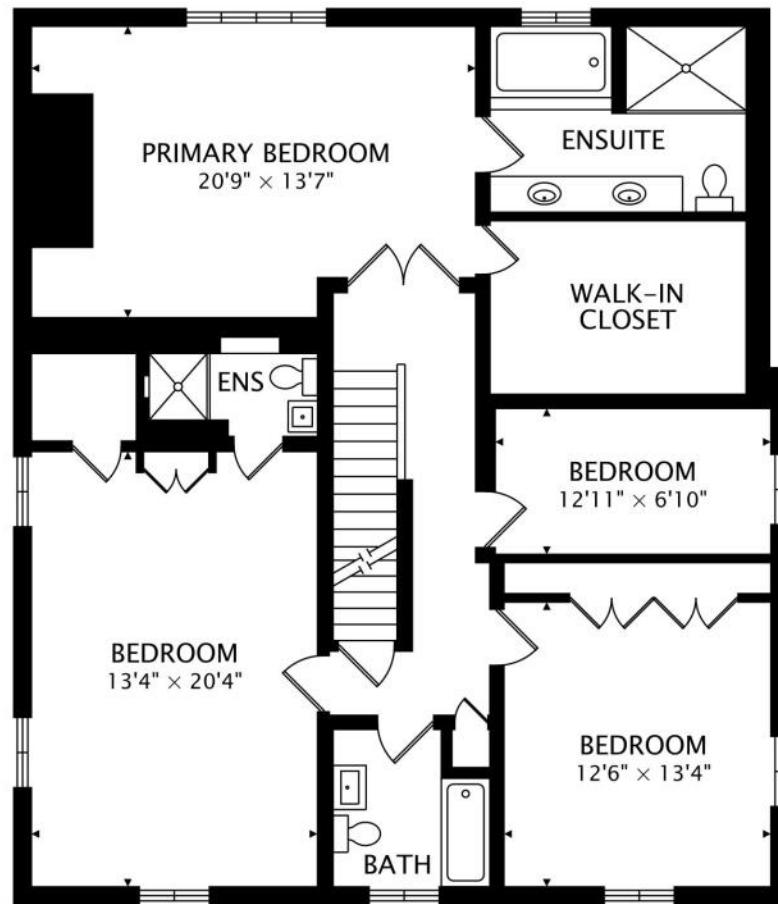




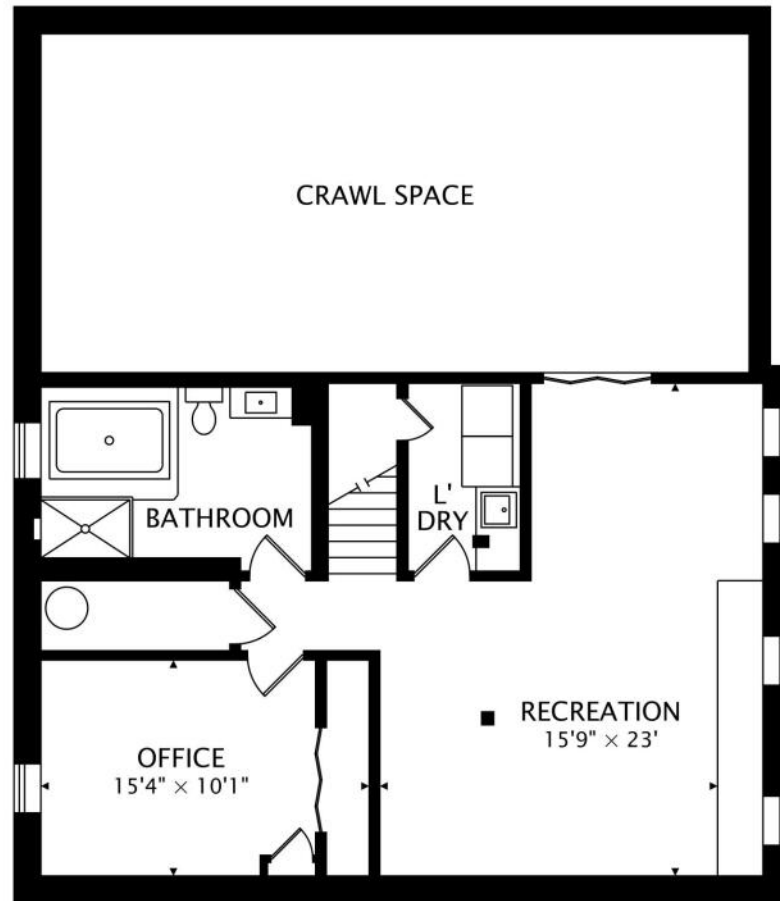








SECOND
1463 sq ft



LOWER
897 sq ft



RANKED BY *CHICAGO* MAGAZINE AS ONE OF THE CHICAGO AREA'S BEST PLACES TO LIVE, **WILMETTE** IS A VIBRANT TOWN WITH A WEALTH OF AMENITIES.

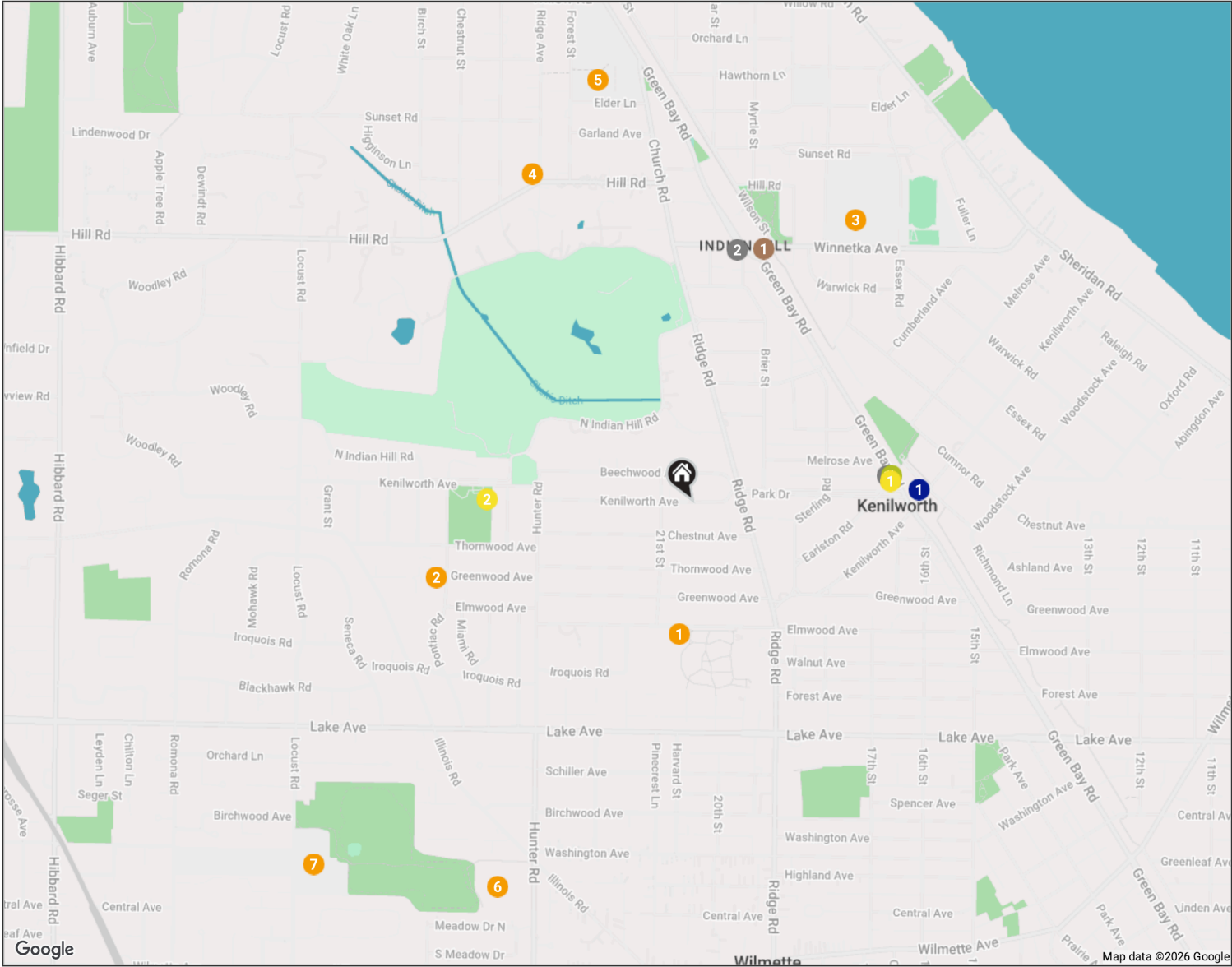
Locals love the convenience that comes with living in this picturesque North Shore community. From shopping and fine dining to a beautiful lakefront setting that's within easy reach of downtown Chicago, Wilmette has it all.

When it comes to housing, there's no shortage of architectural styles and price points in this lakefront community. Quintessential Cape Cod, Victorian, and Colonial homes line the village's historic streets, many of which are paved with clay-fired bricks from the 1800s. In addition to single-family homes, there are beachfront condominiums and townhomes. While well-kept homes maintain Wilmette's rich architectural history in all of its glory, new construction attests to the village's enduring popularity.

Residents also have access to nationally recognized New Trier High School, located in Winnetka.

Wilmette's Metra station and access to I-94 make commuting to downtown Chicago a breeze, but there's plenty of reasons to stay local. At the heart of town is the Village Center, where you'll find specialty stores, restaurants, and the Wilmette Theatre. Along Sheridan Road there is Plaza del Lago, providing more shops and services to locals. Meanwhile, ample recreational activities are available at Gillson Park and beach, Wilmette Harbor, and the Centennial Recreation Complex, which includes swimming, tennis, and ice skating.

NEIGHBORHOOD GUIDE MAP



NEIGHBORHOOD GUIDE

MISCELLANEOUS _____

 **United States Postal Service**
408 GREEN BAY RD, 0.4 MI

 **Thornwood Park**
2361 KENILWORTH AVE, 0.4 MI

RESTAURANTS _____

 **Great Coast Commons**
414 GREEN BAY RD #1, 0.4 MI

 **Oberweis Ice Cream & Dairy Store Winnetka**
510 WINNETKA AVE, 0.5 MI

COFFEE _____

 **Tala Coffee Roasters - Winnetka Cafe**
93 GREEN BAY RD, 0.5 MI

GYM _____

 **SALT Fitness North Shore**
410 GREEN BAY RD, 0.4 MI

SCHOOLS _____

 **Ronald Knox Montessori School**
2031 ELMWOOD AVENUE, 0.3 MI

 **Harper Elementary School**
1101 DARTMOUTH STREET, 0.6 MI

 **New Trier Township High School - Winnetka**
385 WINNETKA AVENUE ROOM 463, 0.7 MI

 **Faith, Hope and Charity School**
180 RIDGE AVENUE, 0.8 MI

 **North Shore Country Day LOWER SCHOOL**, 0.9 MI

 **Highcrest Middle School**
569 HUNTER ROAD, 0.9 MI

 **Wilmette Junior High School**
620 LOCUST RD, 1.1 MI

TRANSIT _____

 **Kenilworth**
400 RICHMOND RD, 0.5 MI

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ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

