

2166 IVY RIDGE DRIVE
HOFFMAN ESTATES





LIGHT-FILLED AND BEAUTIFULLY UPDATED - THIS CHIC TOWNHOME OFFERS AN EFFORTLESS, MODERN LIFESTYLE IN A COVETED COMMUNITY WITH PARK, POND AND SPORTS COURTS!

Inside, an airy open layout unfolds with on-trend LVP flooring throughout the main living spaces. The dramatic two-story living room impresses with floor-to-ceiling fireplace and a lofted overlook above, creating an open yet cozy environment for entertaining and everyday living.

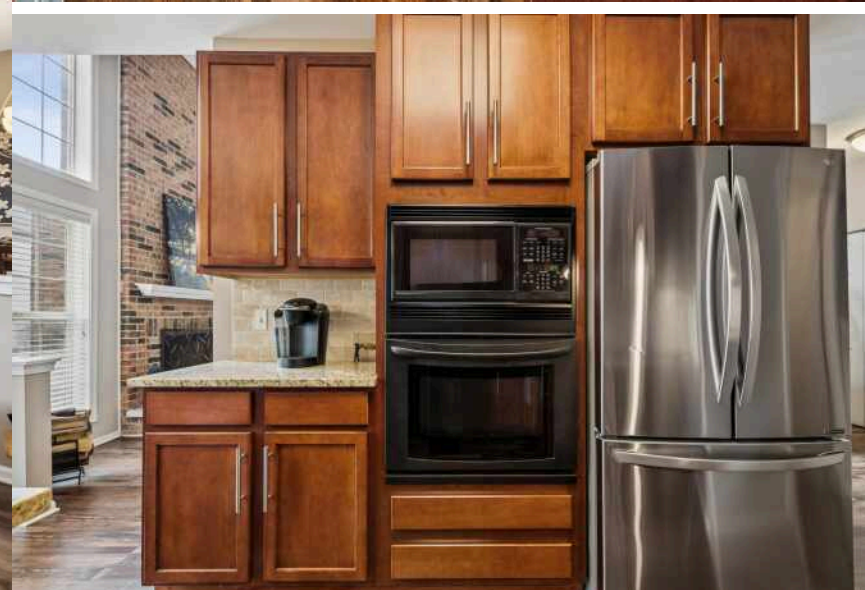
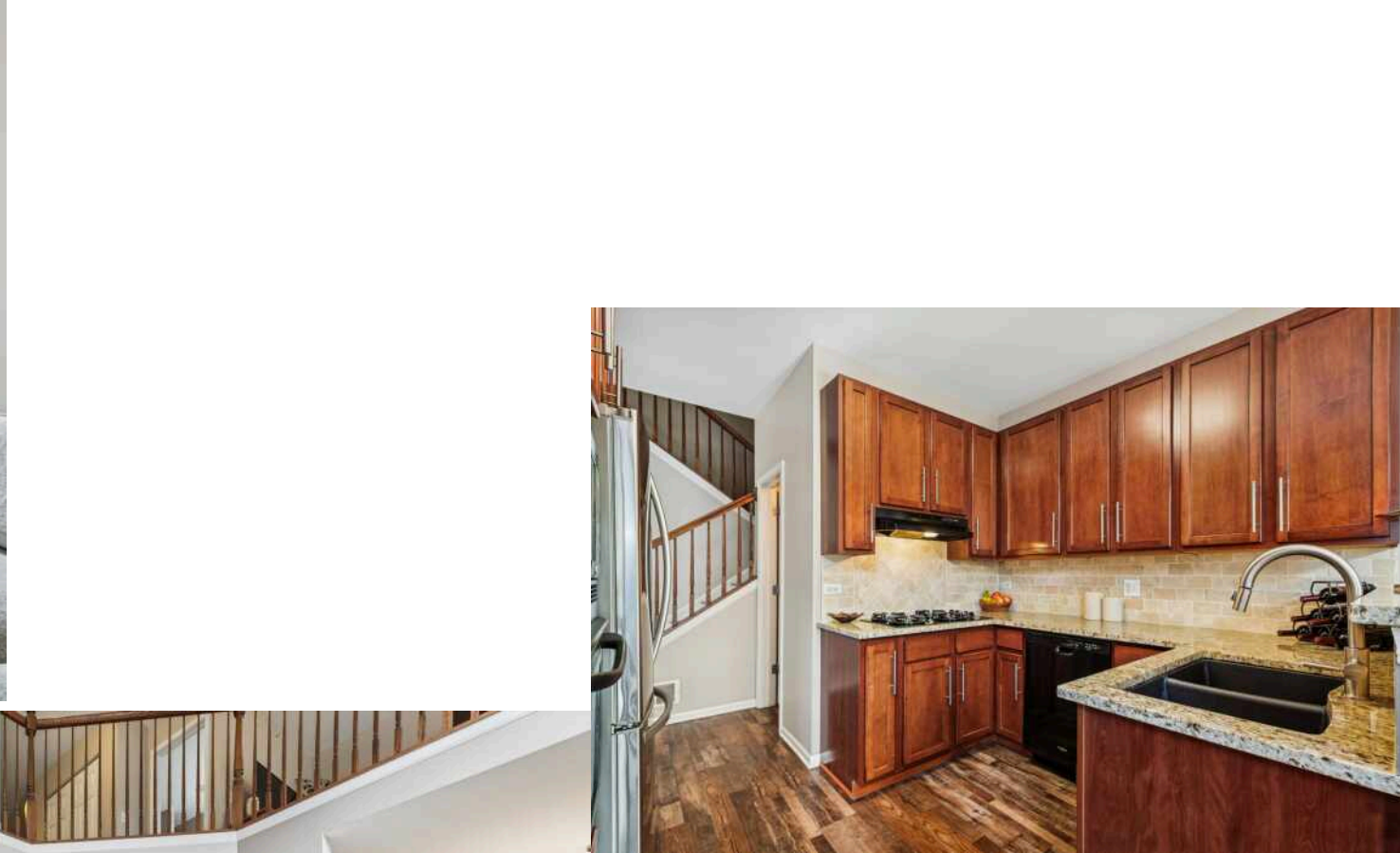
The updated kitchen features granite counters, 42" cabinetry and a charming dining nook with sliders to the private patio - the perfect spot for your morning coffee.

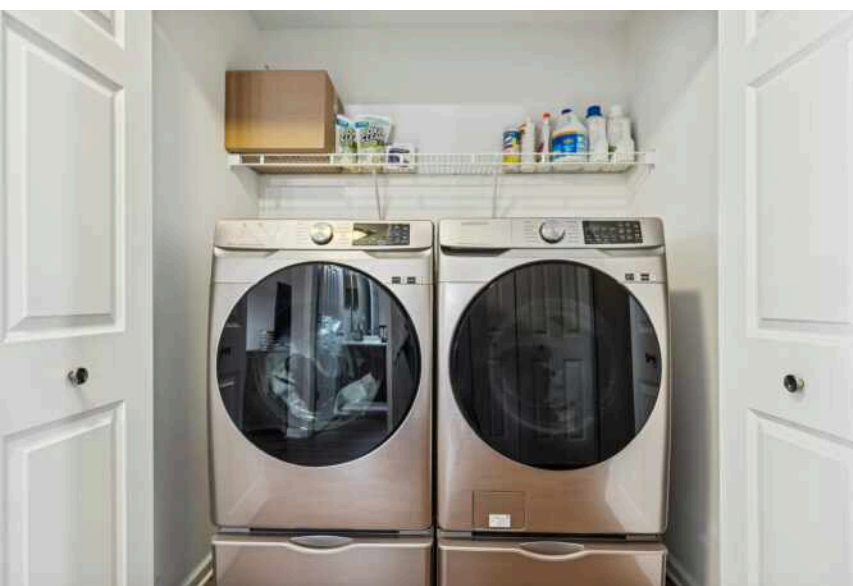
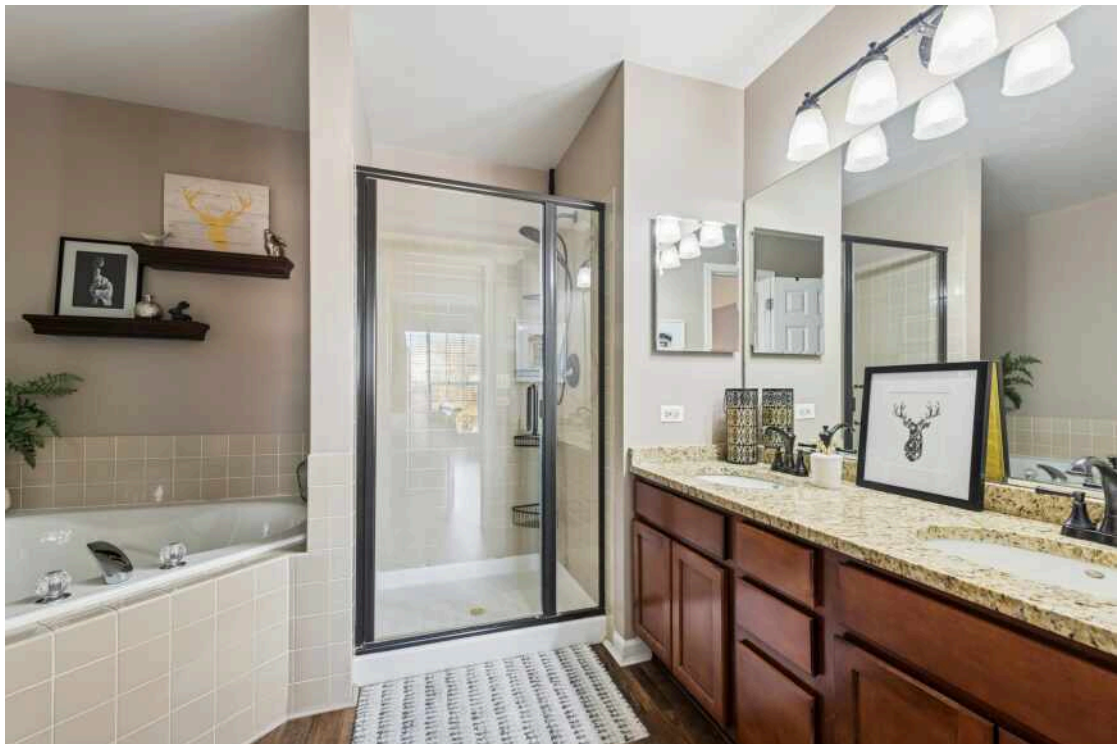
Upstairs, the spacious loft is ideal for a home office, lounge or reading retreat. The luxe primary suite offers an ensuite bath and generous walk-in closet, while a second bedroom with its own walk-in closet, a full hall bath, and laundry closet complete the upper level. The full unfinished lower level gives you incredible potential - finish for additional living space, recreation room, or gym.

The location is simply unbeatable - minutes to the NOW Arena for events and concerts, the Arboretum for upscale shopping and dining, and easy access to I-90 for quick trips to O'Hare or downtown Chicago.

Truly move-in ready - and an exceptional find!









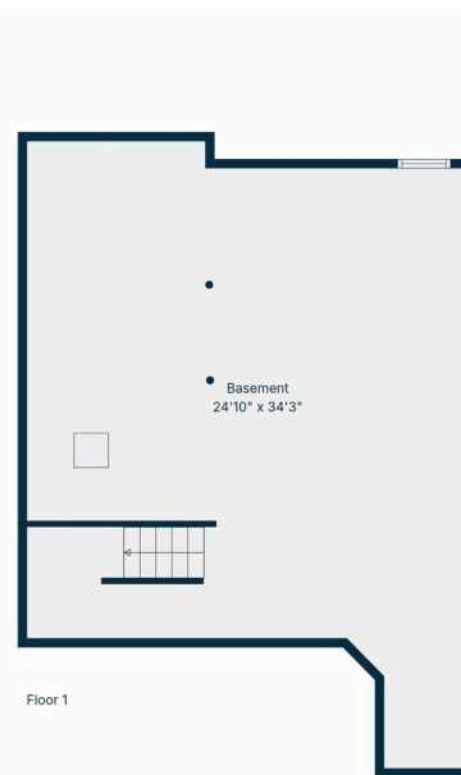
TREE-LINED STREETS, ABUNDANT GREEN SPACE, AND AMPLE RECREATIONAL ACTIVITIES CHARACTERIZE THE VILLAGE OF **HOFFMAN ESTATES.**

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.



Floor 1



Floor 2



Floor 3



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