

21973 ROSEMARY ROAD  
FRANKFORT







#### ROOM DIMENSIONS

LIVING ROOM : 25' × 15'

DINING ROOM : 14' × 12'

KITCHEN : 12' × 14'

PRIMARY BEDROOM : 16' × 14'

SECOND BEDROOM : 12' × 11'

THIRD BEDROOM : 11' × 13'

3 BEDROOM

2 BATH

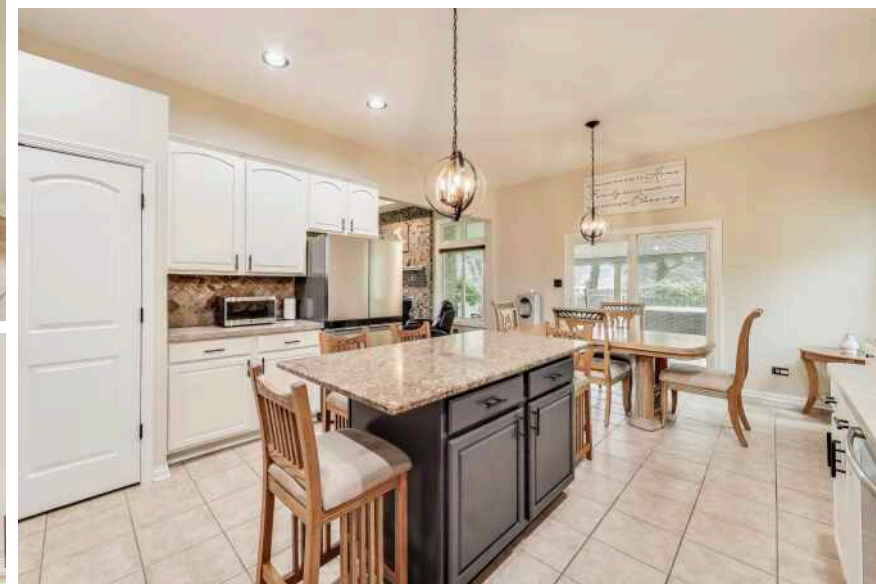
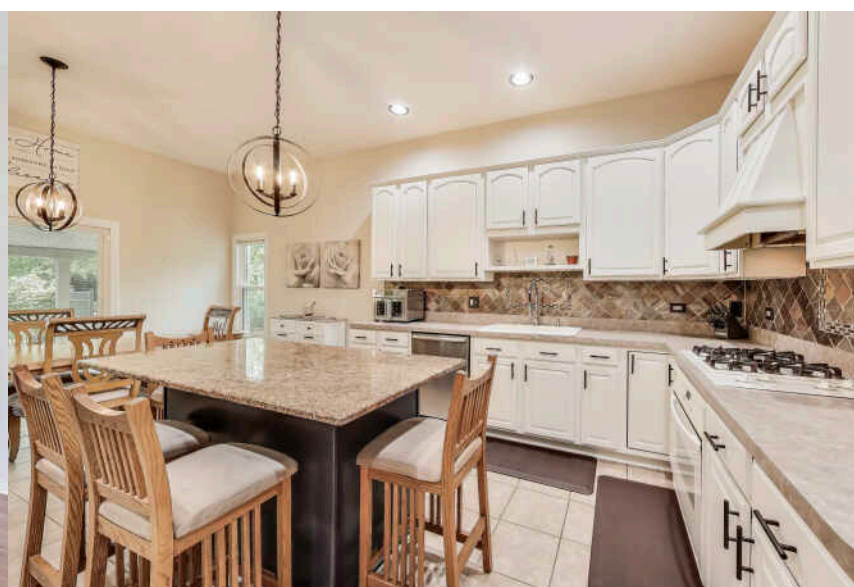
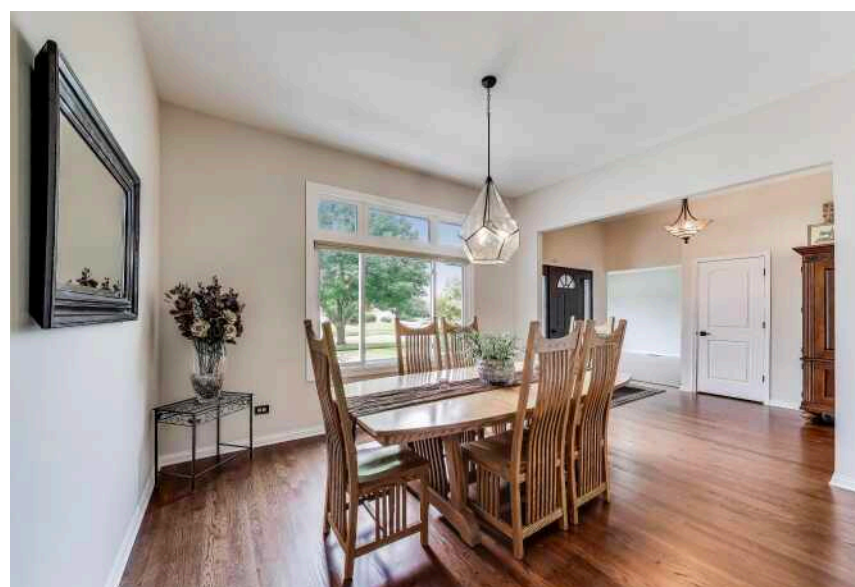
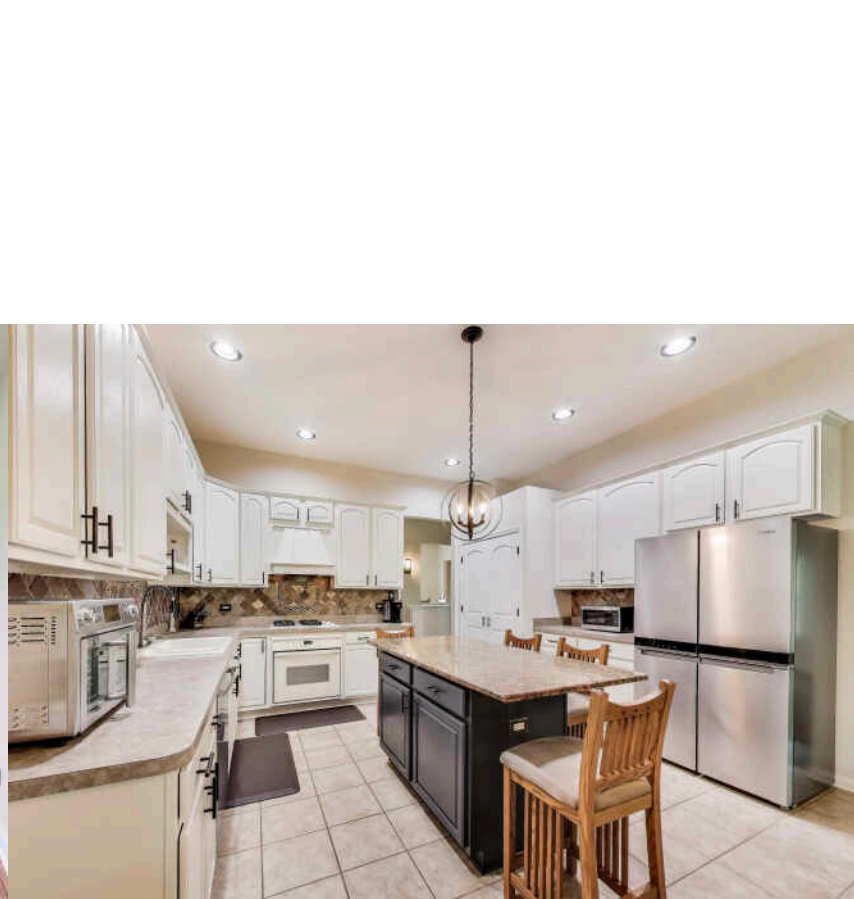
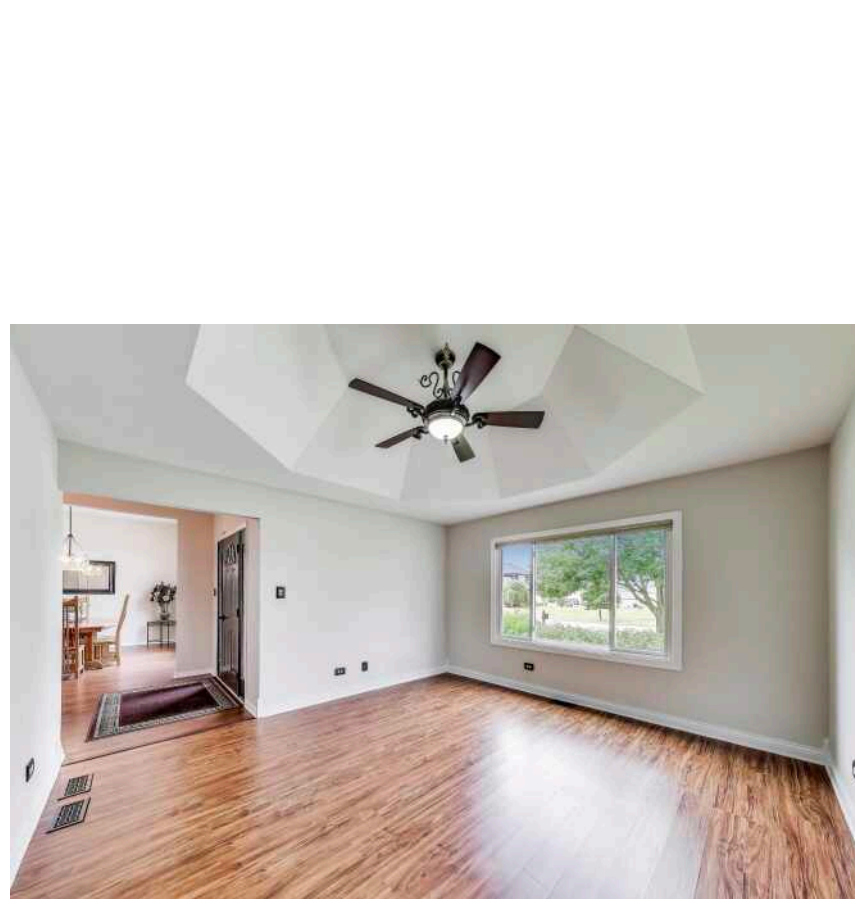
TAXES: \$10,791

ASSESSMENTS: \$200 / YEAR

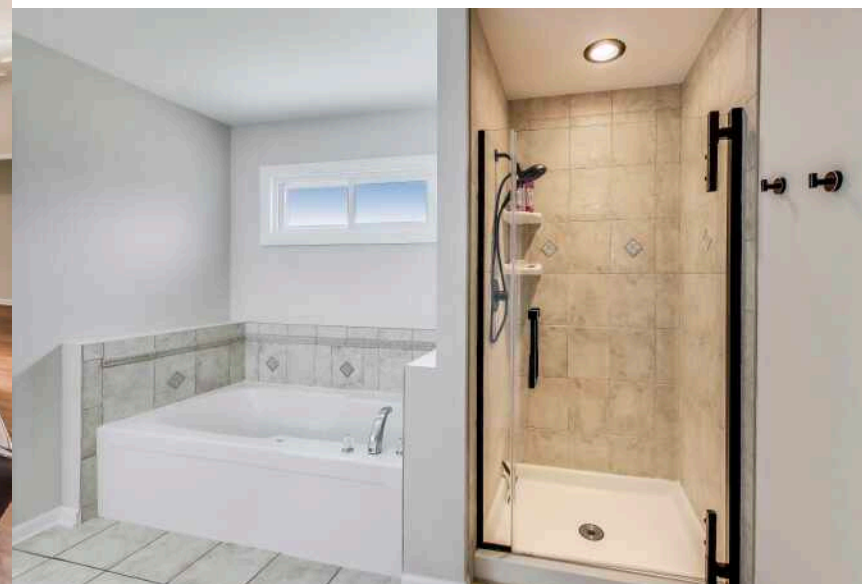
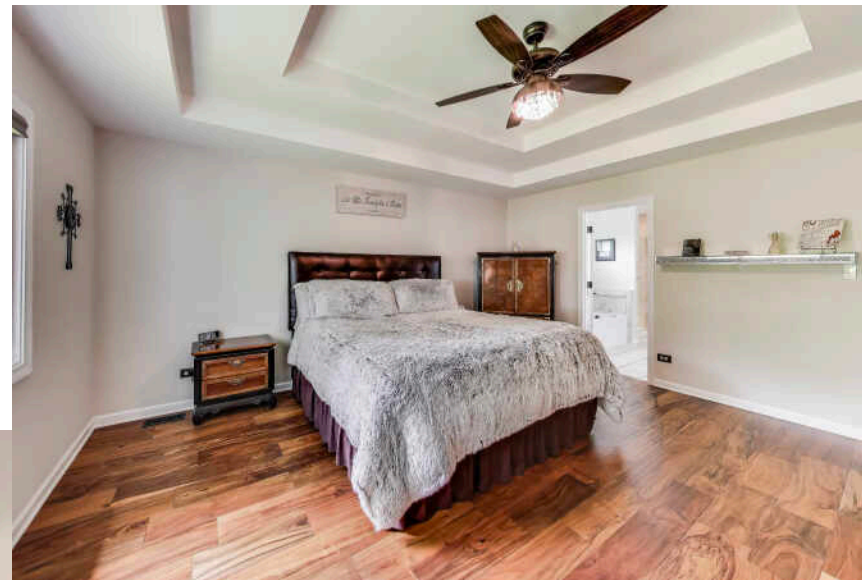
## WELCOME TO 21973 ROSEMARY ROAD

Welcome to 21973 Rosemary Road - a beautifully updated and custom-built ranch located in the highly sought-after Sandalwood Estates of Frankfort. This 3-bedroom, 2 bathroom home offers the perfect combination of timeless design, modern updates, and thoughtful functionality. From the moment you enter, you'll notice the refinished hardwood floors (2023), new light fixtures, and elegant architectural details including tray and vaulted ceilings and a striking brick fireplace. The living room features a two dramatic 4-panel window's that floods the space with natural light, while the formal dining room is ideal for gatherings with its tray ceiling and oversized windows. The kitchen has been refreshed with refinished cabinetry (2023), granite countertop on island, raised panel cabinets, recessed lighting, a large pantry, and a spacious eating area that opens to the beautifully landscaped backyard with salt-water hot tub. Step outside through the glass sliding doors to a professionally manicured yard featuring an oversized concrete patio, shaded verandah overhang, and in-ground sprinkler system-perfect for outdoor living. The adjacent family room offers a tray ceiling, large open area, making it the perfect space to relax or entertain. The primary suite is a true retreat with a tray ceiling, a newly finished walk-in closet with built-in shelving, and a fully updated en-suite bathroom complete with new vanity, mirror, light fixture, custom glass shower door, and whirlpool tub under a large skylight. Both 2nd and 3rd bedrooms include large closets, large windows, and ceiling fans. Office/4th bedroom is a great flex space. The refreshed hallway full bath features a new glass tub/shower door, vanity, mirror, light fixture, and toilet. A main-floor laundry room offers oversized ceramic tile, oak cabinets, and a utility sink for convenience. The basement includes above-grade windows, a concrete crawl space for ample storage, and brand-new carpet on the stairs. Additional highlights include a 3-car attached garage with a service door to the yard (garage refrigerator not included), water softener, and a long list of major updates: new refrigerator and water heater (2024), sump pump (2022), furnace, A/C, and dishwasher (2020), new windows with a lifetime transferable warranty (2018), and a new roof (2017).

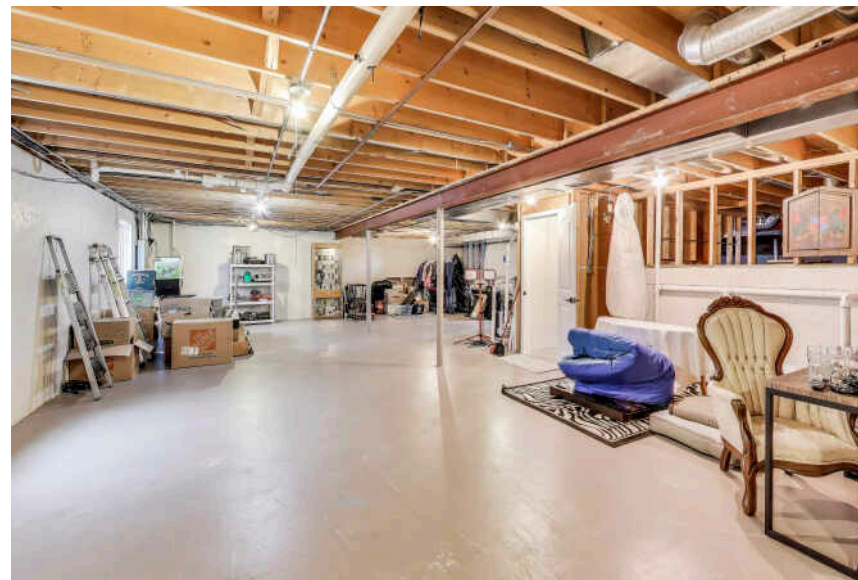
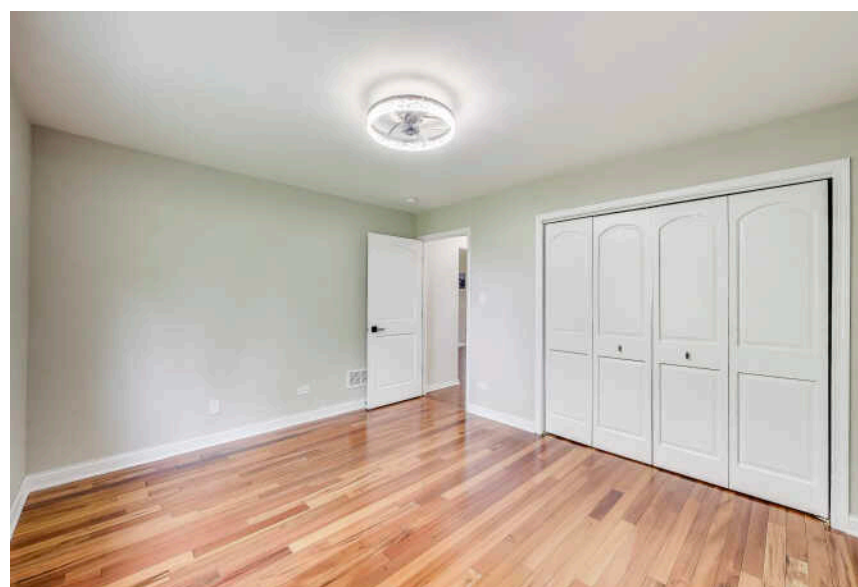
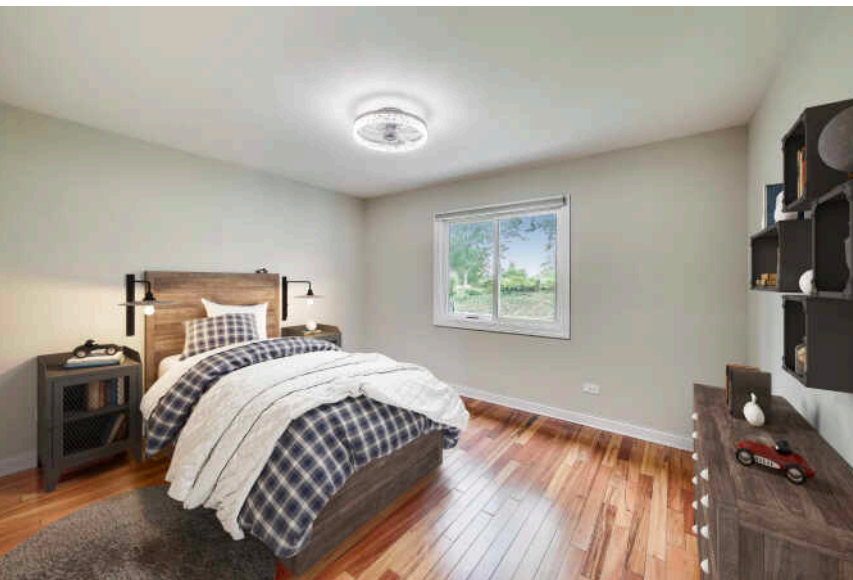
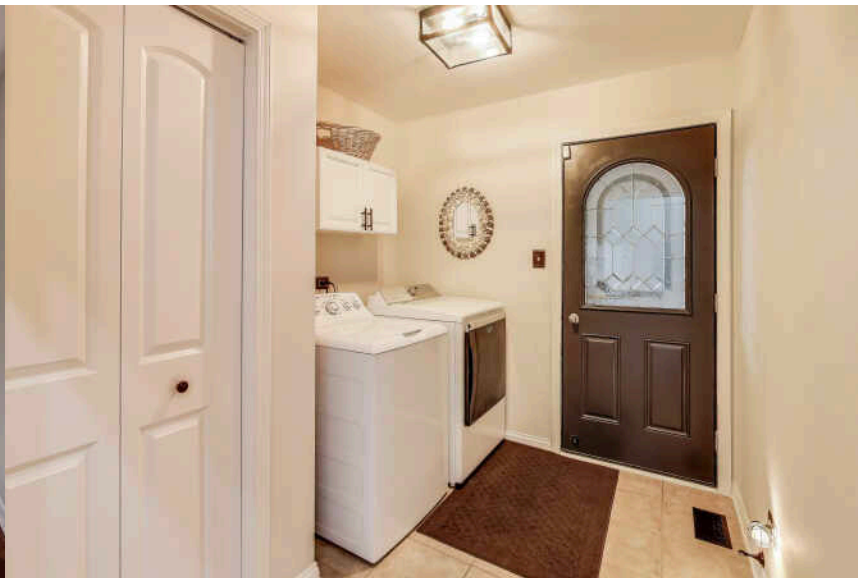




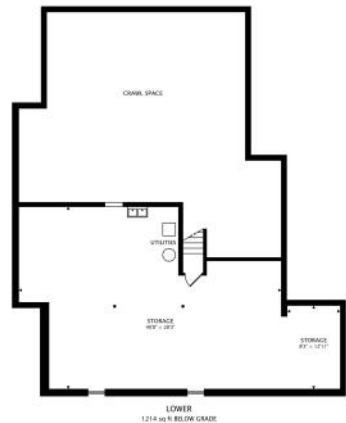




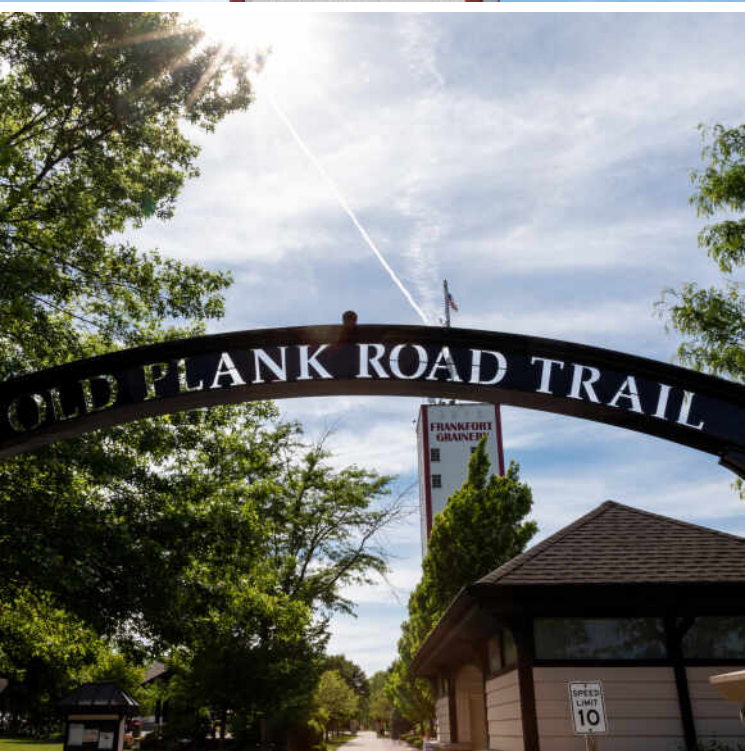












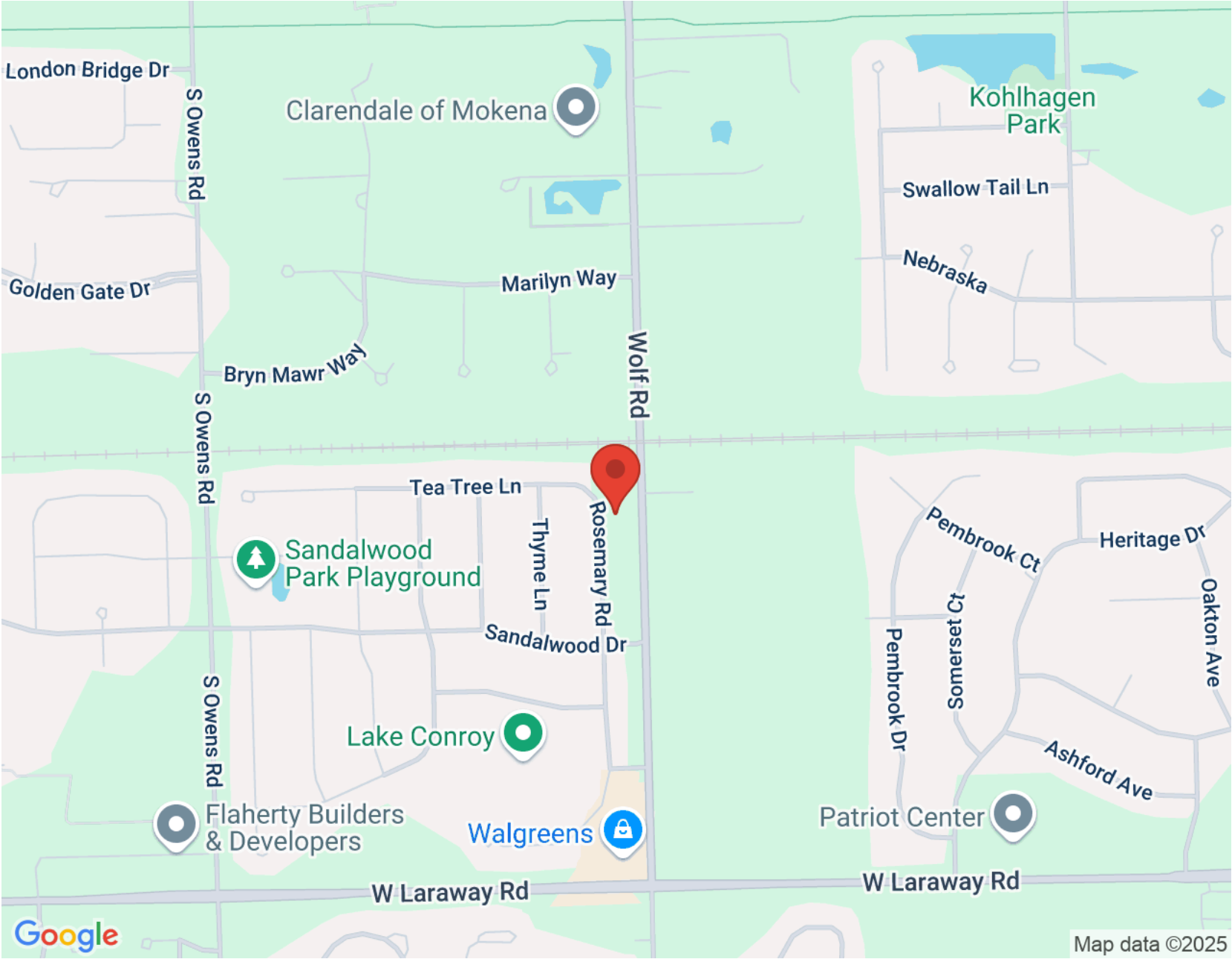
RECOGNIZED BY CHICAGO MAGAZINE AS ONE OF THE BEST PLACES TO LIVE IN THE CHICAGO AREA, **FRANKFORT** IS AN EXCITING COMMUNITY WITH PLENTY OF APPEAL.

Founded in 1855, the village has earned the distinction of being the “Jewel of the South Suburbs.” Frankfort maintains its roots through its historic downtown, which is home to unique boutiques, restaurants, a children's museum, and a wide variety of community events. In the heart of downtown is Breidert Green Park, which hosts year-round events including a farmers market, outdoor concerts and movies, award-winning craft and art fairs, classic car shows, a 5k walk/run, and more.

Outdoor enthusiasts take to the Old Plank Road Trail – a 20-mile bike path that winds through Frankfort and its historic downtown district. Meanwhile, Prairie Park offers more than 13 acres of preserved native prairie, natural plants, and a fishing pond.

Frankfort is located just over 35 miles from Chicago. Commuters enjoy being in close proximity to train stations along Metra’s Rock Island District line.





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## GUIDO PIUNTI

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