

2204 SHETLAND ROAD
INVERNESS





ROOM DIMENSIONS

LIVING ROOM : 14' × 24'

FAMILY ROOM : 14' × 23'

DINING ROOM : 14' × 21'

KITCHEN : 14' × 20'

PRIMARY BEDROOM : 14' × 23'

SECOND BEDROOM : 12' × 11'

THIRD BEDROOM : 12' × 12'

FOURTH BEDROOM : 12' × 12'

4 BEDROOM

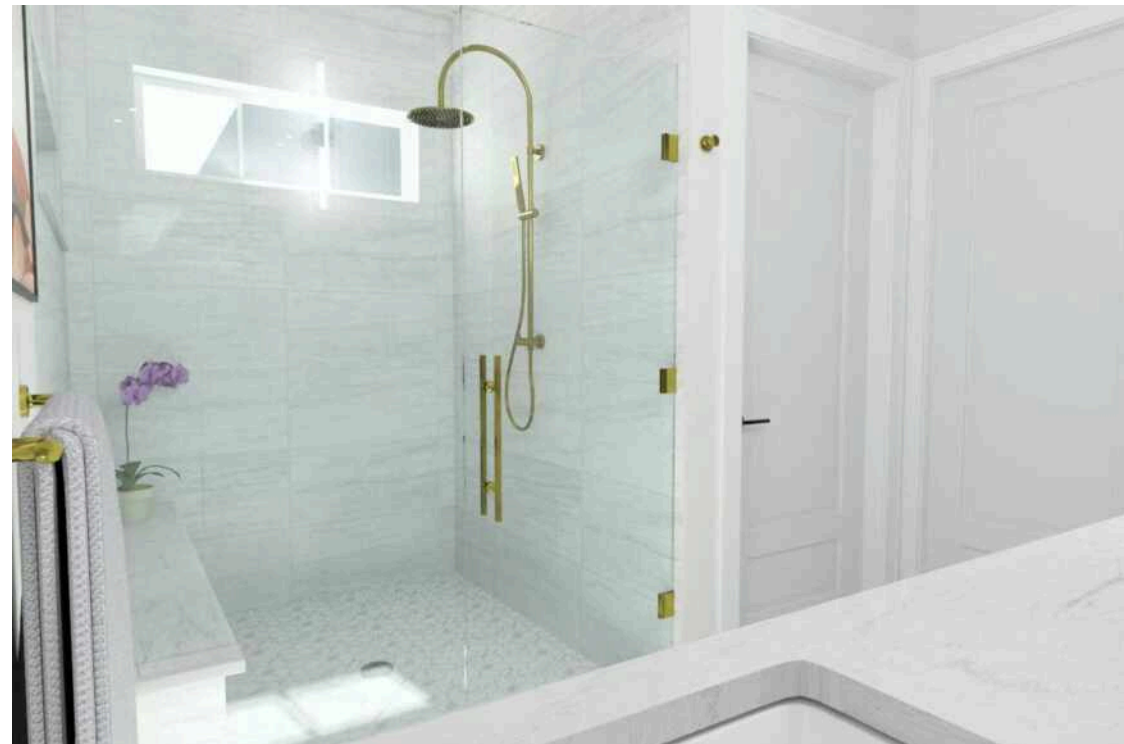
4.1 BATH

This proposed new construction of 4 bedrooms and 4.5 baths offers over 4,000 square feet of luxurious living space, featuring four spacious bedrooms and four and a half beautifully appointed bathrooms. Designed with soaring ceilings and expansive windows, the home is flooded with natural light and showcases postcard-perfect views that lead seamlessly to an inviting al fresco dining area.

The heart of the home is a European-inspired designer kitchen, ideal for refined entertaining. It includes quartz countertops, furniture-quality painted maple cabinetry with 42-inch uppers, and a premium Sub-Zero/Wolf appliance package. The spa-like primary suite is a true sanctuary, complete with a walk-in rainfall shower and floor-to-ceiling porcelain tilework. Crafted with exceptional attention to detail, the home features porcelain tile in all bathrooms and the mudroom/laundry area, 3-1/4" red oak hardwood flooring throughout, hardwood stairs to the lower level, and a designer white interior trim package. Decorative lighting enhances the ambiance, while James Hardie cement board siding, seamless aluminum gutters and downspouts, and a concrete patio and flatwork ensure durability and low maintenance. A 40-year architectural roof adds lasting value and peace of mind.

Set on a private lot overlooking Poplar Lake, this trophy property combines exquisite design, custom finishes, and a serene setting. Built by a top-tier builder known for quality craftsmanship, this home is ready for your personal touches to make it truly your own.







INVERNESS IS A QUIET RESIDENTIAL COMMUNITY KNOWN FOR ITS ROLLING LANDSCAPE AND NATURAL BEAUTY.

With beautiful scenery, ample green space, and wooded hills, Inverness reportedly earned its name because the land reminded developer Arthur T. McIntosh of the capital of the Scottish Highlands. Today, the village maintains its rural character and features a variety of attractive homes, most of which are set on an acre or more.

Residents enjoy Maggie Rogers Park, North Park, and South Park, as well as the forest preserves and golf courses that surround the community. The Inverness Park District maintains the three parks, which have pickleball and tennis courts at certain locations. The village is also home to the private Inverness Golf Club. Youth recreational activities are also offered throughout the year along with a variety of seasonal community events.

Situated in the heart of Inverness, Williamsburg Village is the community's main business district. The office complex matches the village's aesthetic and is conveniently located near I-90.

Commuters have access to Metra rail service in the neighboring communities of Palatine and Barrington.



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