

22672 FIELDSTONE DRIVE
FRANKFORT, IL





ROOM DIMENSIONS

LIVING ROOM : 26' × 19'
DINING ROOM : 13' × 13'
FORMAL LIVING ROOM/OFFICE : 12' × 12'
OFFICE/PLAY ROOM : 13' × 13'
KITCHEN : 16' × 9'
BREAKFAST ROOM : 14' × 8'
FOYER : 14' × 12'
PRIMARY BEDROOM : 22' × 18'
SECOND BEDROOM : 14' × 12'
THIRD BEDROOM : 13' × 12'
FOURTH BEDROOM : 13' × 11'
BASEMENT : 48' × 46'

4 BEDROOM

3.1 BATH

ASSESSMENTS: \$820/YEAR

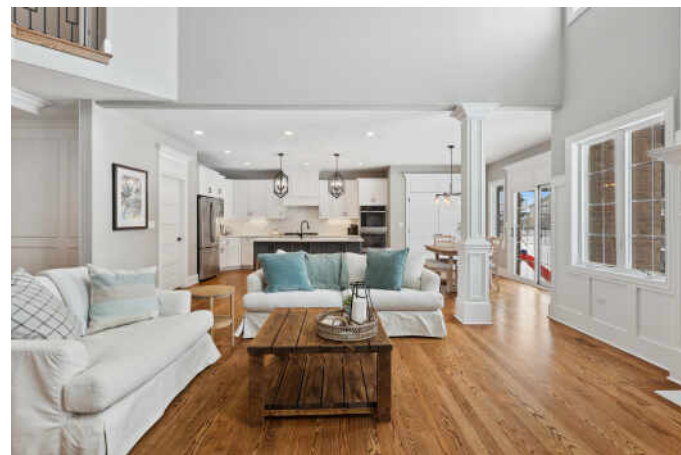
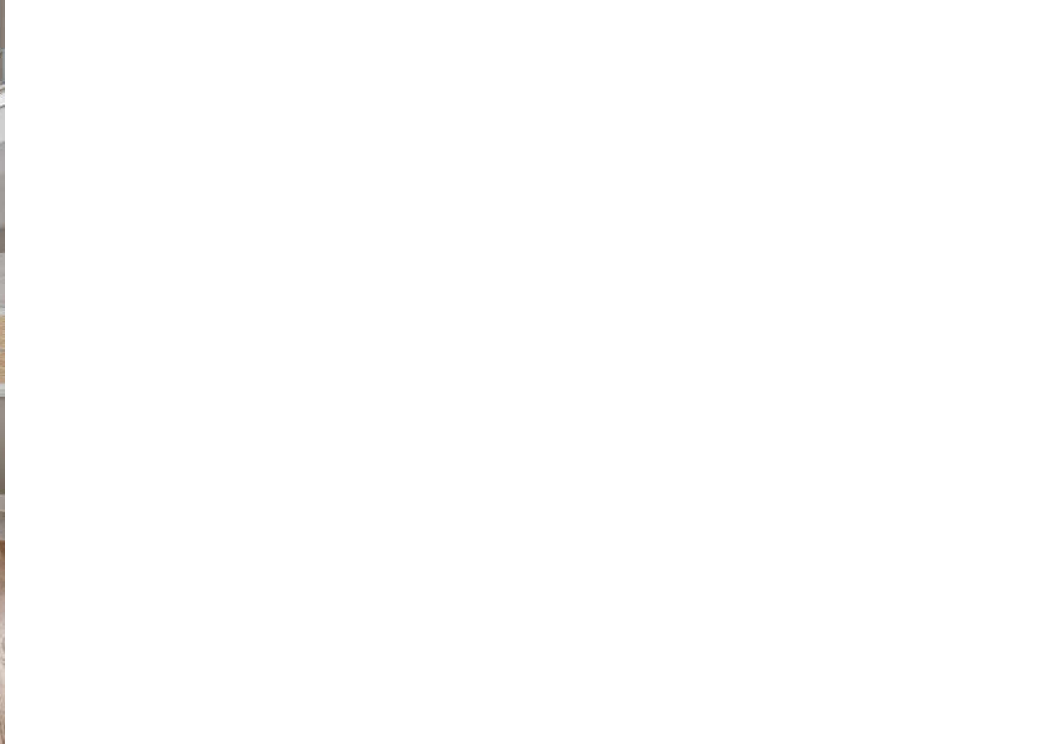
THE FIELDSTONE

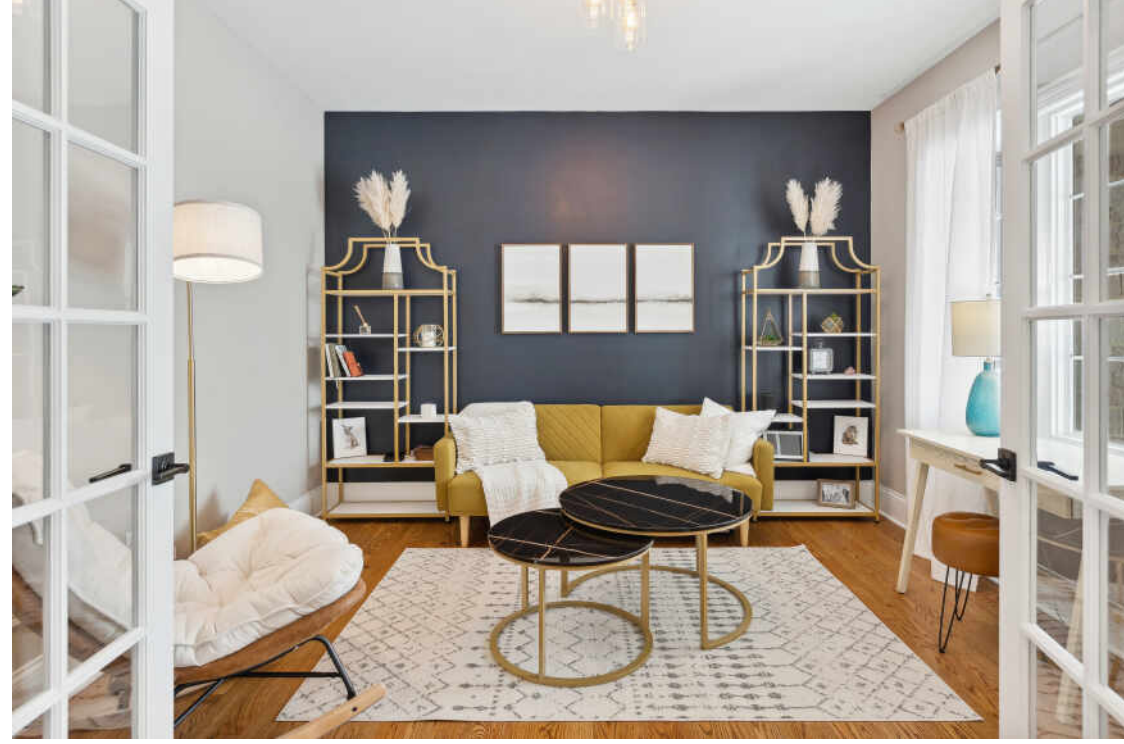
Welcome to the epitome of luxury living in the exclusive Stone Creek Subdivision. This stunning recently built home offers 4 bedrooms, 3.1 bathrooms, and spans an impressive 4000 square feet. Upon entering, you're greeted by a grand foyer featuring a convenient walk-in closet and custom millwork storage with hooks and individual cubbies, perfect for keeping everything organized.

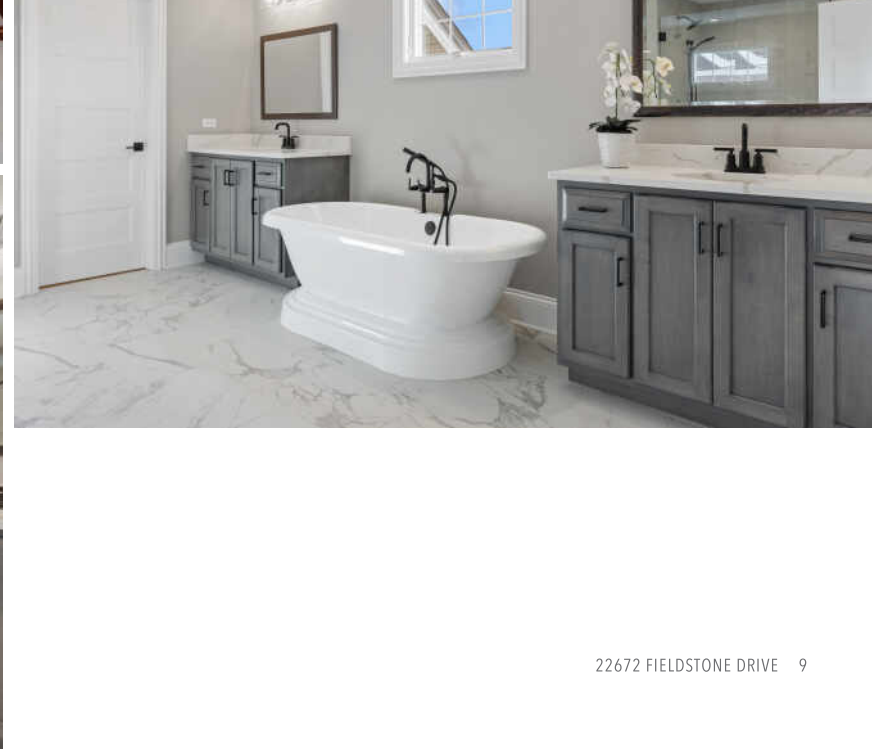
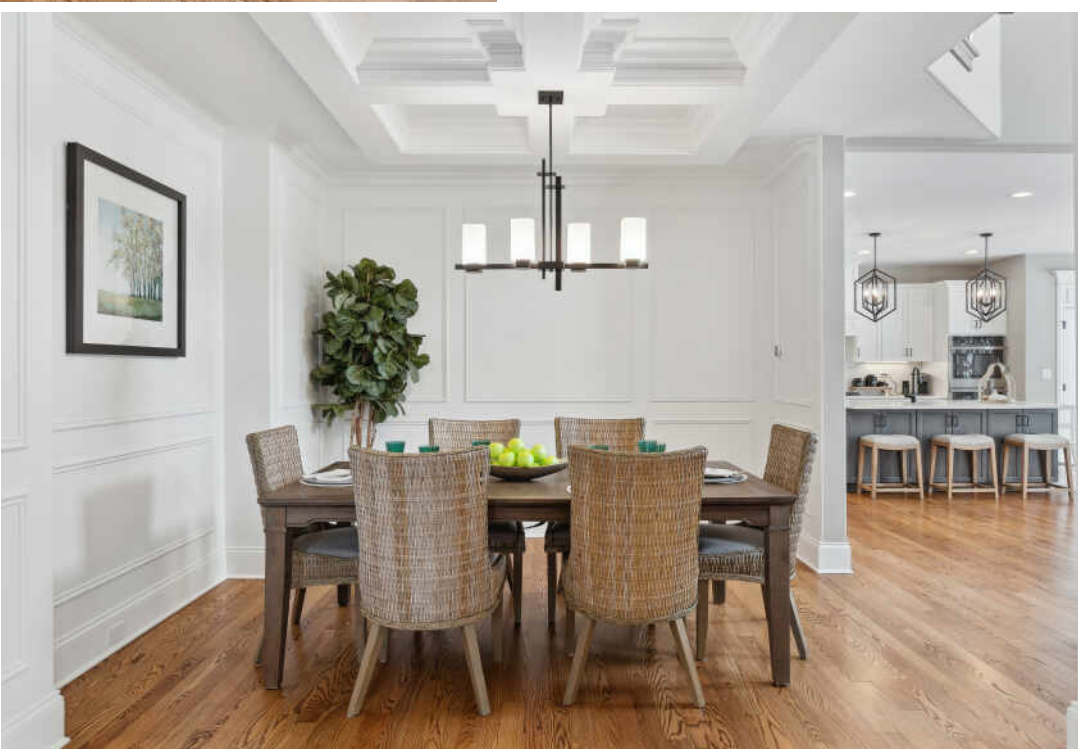
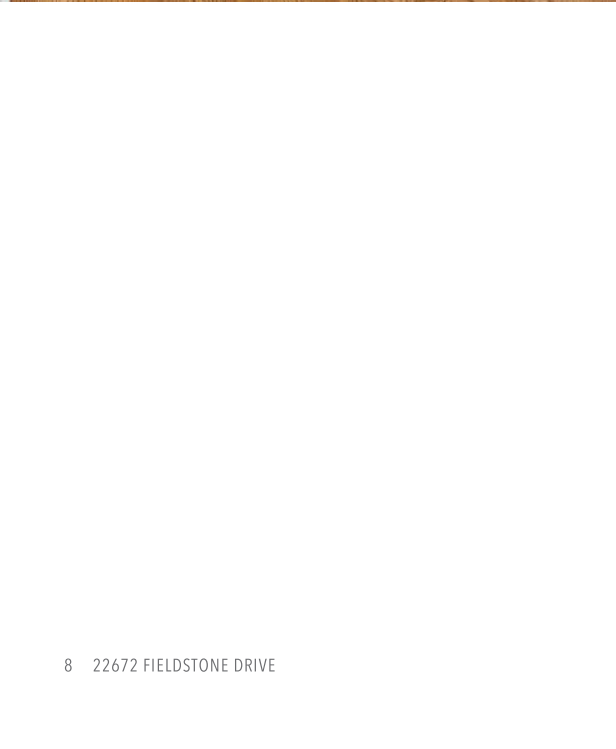
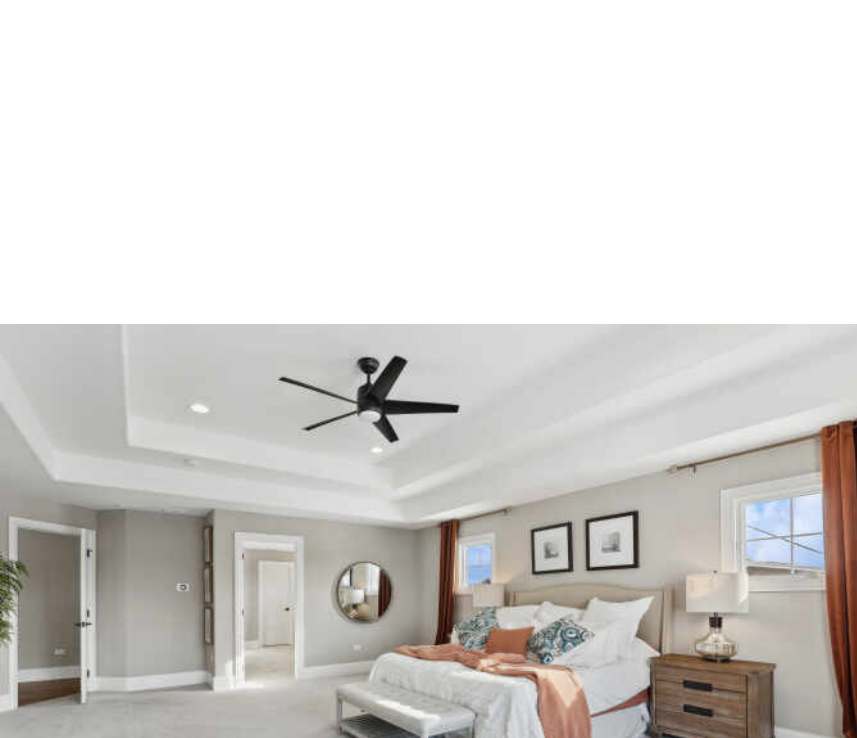
The main floor presents an expansive open floor plan, facilitating seamless flow for both entertaining and day-to-day living. At the front of the home, a formal living room decorated with lively accent wall and beautiful French Doors. Moving further, the family room impresses with its soaring vaulted ceilings, abundant natural light, and beautiful fireplace make it feel like "home". The gourmet kitchen is a chef's dream, boasting a Huge Island, ample quartz countertops, elegant white shaker cabinets, and high-end stainless steel appliances.

Ascending the custom oak staircase to the second floor reveals a balcony overlooking the family room, all four bedrooms, and a convenient second-floor laundry room. The luxurious primary bedroom is a retreat in itself, featuring a tray ceiling, an expansive walk-in closet, and a spa-like ensuite bathroom with a walk-in shower, dual vanity sinks, and a freestanding tub. Guests will enjoy the privacy of a full ensuite in the spacious second bedroom, complete with a walk-in shower. The third and fourth bedrooms share a Jack & Jill bath, offering dual vanities and a large bathtub.

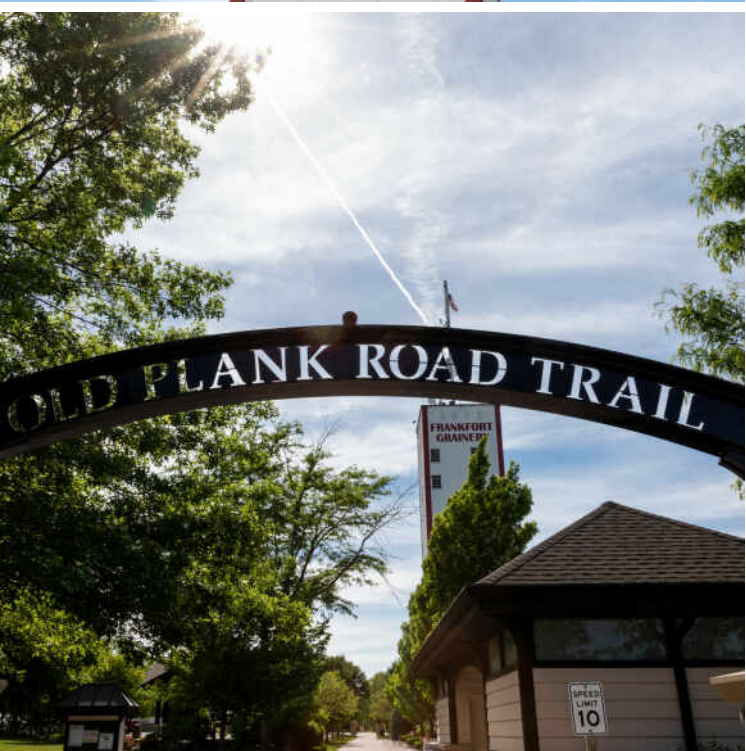
Outdoor living is a delight with a patio perfect for dining and entertaining al fresco, Recently Installed wood Pergola, surrounded by ample grassy open space. For added convenience, the attached 3-car garage is easily accessible through the mudroom, which features additional custom-built cubbies with finished millwork and extra hooks for all your storage and organization needs. This home is a lightly lived in newer construction home with recently installed Outdoor Pergola, Water Softener, Window Treatments, Keyless Door Entry, Security System, and newer Washer/Dryer.









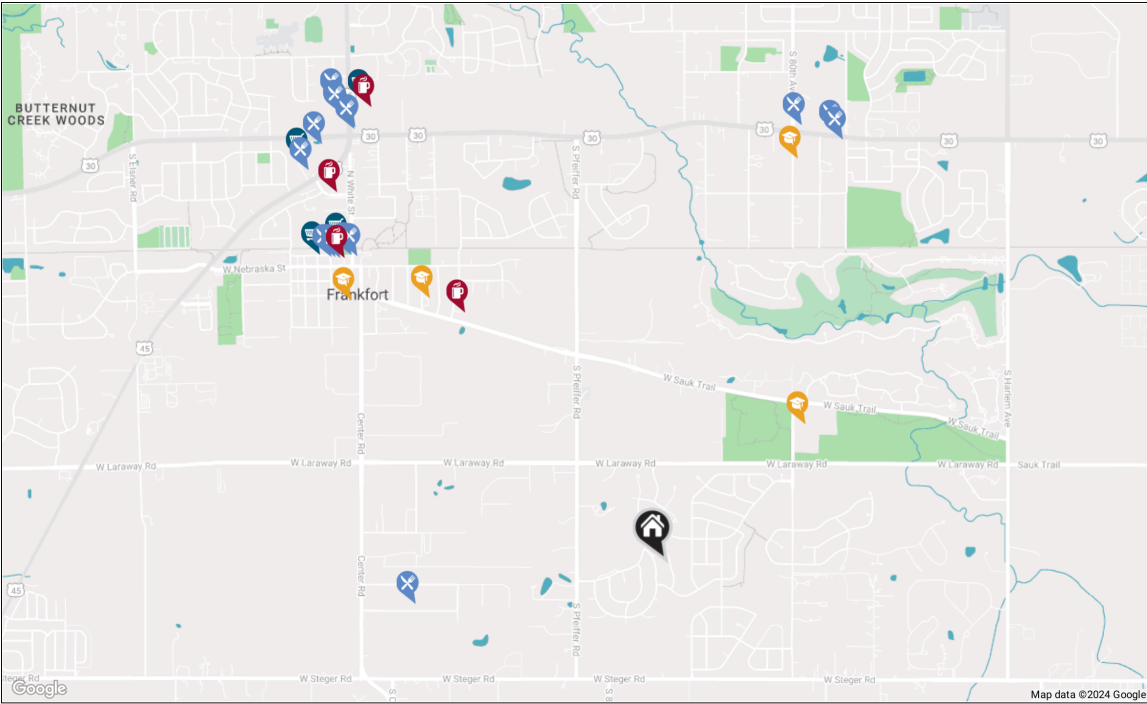


RECOGNIZED BY CHICAGO MAGAZINE AS ONE OF THE BEST PLACES TO LIVE IN THE CHICAGO AREA, **FRANKFORT** IS AN EXCITING COMMUNITY WITH PLENTY OF APPEAL.

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.



RESTAURANTS

- The Great American Bagel**
9326 CORSAIR ROAD, 1.2 MI
- Cultivate Community Table**
11 S WHITE ST #111, 2.0 MI
- Nautical Bowls**
9 WHITE ST, 2.0 MI
- Fat Rosie's Taco & Tequila Bar**
28 KANSAS ST, 2.1 MI
- Francesca's Fortunato**
40 KANSAS ST, 2.1 MI
- Frankfort Restaurant Association**
20 KANSAS ST, 2.1 MI
- My Taco**
7940 W LINCOLN HWY, 2.1 MI
- Kismet Restaurant**
7805 W LINCOLN HWY, 2.1 MI

- Hot Grill**
7818 W LINCOLN HWY, 2.2 MI
- Freddy's Frozen Custard & Steakburgers**
9701 W LINCOLN HWY, 2.5 MI
- Mammy Chayo Mexican Restaurant and Taqueria**
21206 SOUTH LA GRANGE ROAD, 2.5 MI
- Noodles and Company**
21075 SOUTH LA GRANGE ROAD, 2.5 MI
- Jersey Mike's Subs**
21055 SOUTH LA GRANGE ROAD, 2.5 MI
- Buenas Nachos**
21016 SOUTH LA GRANGE ROAD, 2.6 MI
- Palermo's of 63rd Frankfort Pizza and Restaurant**
21014 SOUTH LA GRANGE ROAD, 2.6 MI
- Buona - Frankfort**
20950 SOUTH LA GRANGE ROAD, 2.6 MI

- Rising Sun**
442 N LA GRANGE RD, 2.6 MI
- Coffee Shops**
 - Cup O' Stuff Cookies**
237 LARCH A CT, 1.5 MI
 - Grounded Coffee Bar Inc**
19 ASH ST, 2.1 MI
 - KupAJoe Cafe**
41 OLD FRANKFORT WAY, 2.3 MI
 - Frankfort,IL Mariano's Cafeteria**
21001 SOUTH LA GRANGE ROAD, 2.5 MI
 - Starbucks**
21001 SOUTH LA GRANGE ROAD, 2.6 MI
 - Kernel Sweettooth**
10 ELWOOD ST, 2.1 MI

- The Family Hearth General Store**
119 KANSAS ST, 2.2 MI
- Jewel-Osco**
21164 SOUTH LA GRANGE ROAD, 2.5 MI
- Mariano's**
21001 SOUTH LA GRANGE ROAD, 2.6 MI
- Schools**
 - Chelsea Intermediate School**
22265 SOUTH 80TH AVENUE, 0.9 MI
 - Montessori of Frankfort**
177 LUTHER LANE, 1.7 MI
 - St. Peter's CCC Preschool**
12 WEST SAUK TRAIL, 1.9 MI
 - Ann Rutledge School**
FRANKFORT, 2.0 MI



JULIANA YEAGER

YEAGER TEAM

(773) 732-1063

JULIANAYEAGER@ATPROPERTIES.COM

WWW.THEYEAGERTEAM.COM



BENJAMIN YEAGER

YEAGER TEAM

773.606.1966

BENJAMINYEAGER@ATPROPERTIES.COM

WWW.THEYEAGERTEAM.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE