22915 MCGUIRE ROAD

WILMINGTON







A HORSE lovers dream! A CAR LOVER'S workshop haven! A true country gem! 7 of the 10 acres are tillable! No details were overlooked when building this home. SOLID STEEL construction with 6 inch insulation, 18 inch footings with 4 ft concrete walls 8 inches thick. Entire property is equipped with radiant heat and 200 amp service. Attic holds 12 inches of insulation **BUILDING FEATURES*- 120x60 commercial grade building, one 10x10 & two 14x14 electric doors with openers, access16 ft steel lined ceilings with steel roof. Flooring is 6 inch concrete & commercial epoxy finish throughout. Spacious office includes a full bathroom and loft located above. Home and shop are seamlessly put together with a closed in breezeway. *HOME FEATURES**- Whole house fan and upgraded tray ceilings. Hardwood is a Brazilian walnut with maple inlay. 2 spacious bedrooms & 2 full bathrooms, gourmet kitchen with seamless custom hickory floor to ceiling cabinets, oversized island & granite countertops. **OUTSIDE** House portion boasts a wrap around porch with trex decking and gorgeous wrought iron fencing. 2 back up generators. Mature trees. The possibilities with this property are truly endless!

3 BEDROOM 3 BATH TAXES: \$5,903











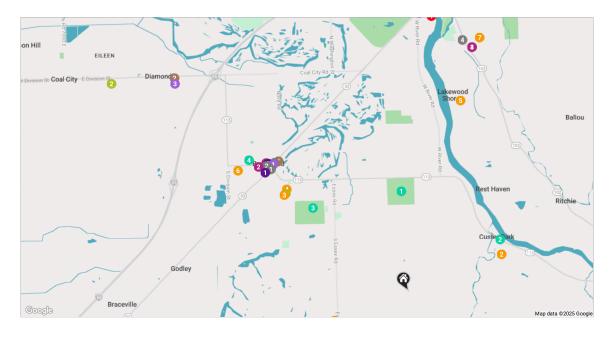


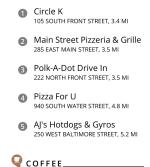
10 22915 MCGUIRE ROAD











RESTAURANTS_

- McDonald's
 285 SOUTH FRONT STREET, 3.4 MI
- 2 Starbucks 2707 EAST DIVISION STREET, 5.9 MI
- SHOPPING_
- 1 Casey's 280 EAST MAIN STREET, 3.6 MI

- 2 Dollar General 145 EAST MAIN STREET, 3.7 MI
- 3 CVS 1101 SOUTH WATER STREET, 4.7 MI
- 4 CVS Pharmacy 1101 SOUTH WATER STREET, 4.7 MI
- **Q** GROCERY_
- Berkot's Super Foods 180 NORTH FRONT STREET, 3.5 MI
- Berkot's Super Foods 700 WEST BALTIMORE STREET, 5.2 MI
- 3 Jewel-Osco 2707 EAST DIVISION STREET, 5.8 MI
- **♀** GYM_
- Reed-Custer Community Field House 301 COMET DRIVE, 2.9 MI
- Fitness Premier Coal City 995 EAST DIVISION STREET, 6.8 MI

- MEDICAL.
- Riverside Therapy,
 Wilmington
 105 SOUTH 1ST STREET, 5.2 MI
- ♀ schools_
- Constellation Generation Services and Training Center (STC)
 36400 ESSEX ROAD, 1.5 MI
- High Road School of the South Suburbs 35445 WASHINGTON STREET, 1.9 MI
- Reed-Custer Middle School 407 COMET DR, 2.9 MI
- Reed-Custer High School 249 COMET DRIVE, 3.0 MI
- 5 Bruning Elementary School 1910 BRUNING DRIVE, 3.7 MI
- 6 Reed-Custer Elementary School 162 S SCHOOL ST, 3.9 MI

- Grace Lutheran Preschool 907 LUTHER DRIVE, 4.9 MI
- Q PARKS___
- Sand Ridge Savanna Nature
 Preserve
 WILMINGTON, 1.9 MI
- Wauponsee Glacial Trail CUSTER PARK, 2.0 MI
- 3 Braidwood Dunes and Savanna Nature Preserve WILMINGTON, 2.4 MI
- Braidwood Lion's Kiddie Park 198 NORTH LINCOLN STREET, 3.9 MI
- ♀ SERVICES_
- 1 Federated Bank 264 SOUTH FRONT STREET, 3.5 MI
- 2 Braidwood City Police Department BRAIDWOOD, 3.6 MI

NOTES			



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