

# 2304 SARAZEN DRIVE, VERNON HILLS

ROYAL TROON





Digitally Enhanced

#### ROOM DIMENSIONS

LIVING ROOM : 21' x 14'

FAMILY ROOM : 21' x 12'

DINING ROOM : 13' x 11'

KITCHEN : 14' x 11'

OFFICE : 12' x 10'

PRIMARY BEDROOM : 22' x 13'

SECOND BEDROOM : 14' x 12'

THIRD BEDROOM : 16' x 12'

FOURTH BEDROOM : 14' x 11'

**4 BEDROOM**

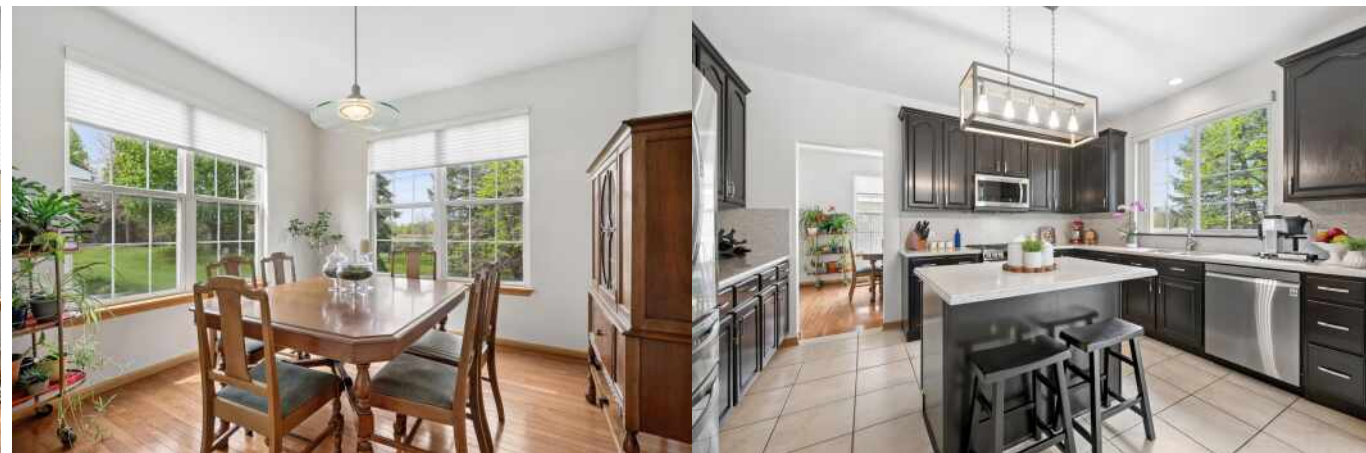
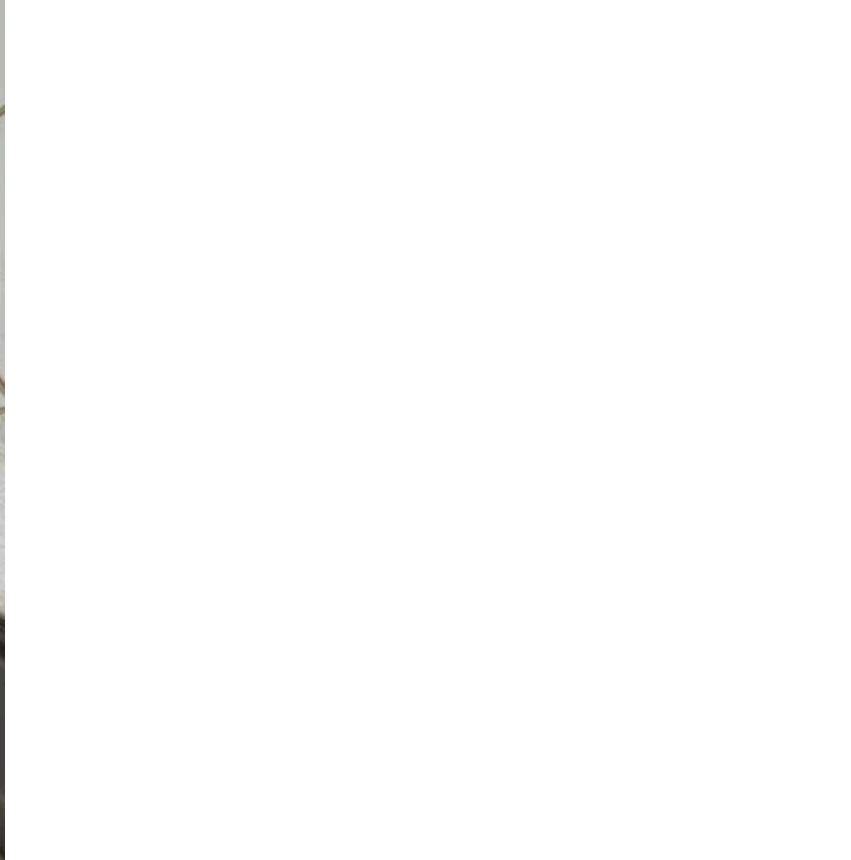
**2.1 BATH**

**TAXES: \$17,416**

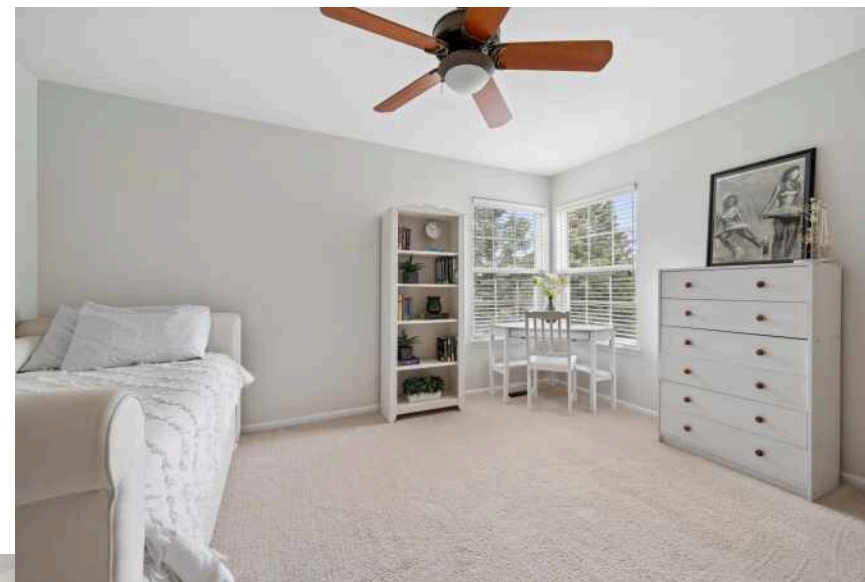
**ASSESSMENTS: \$390 / YEAR**

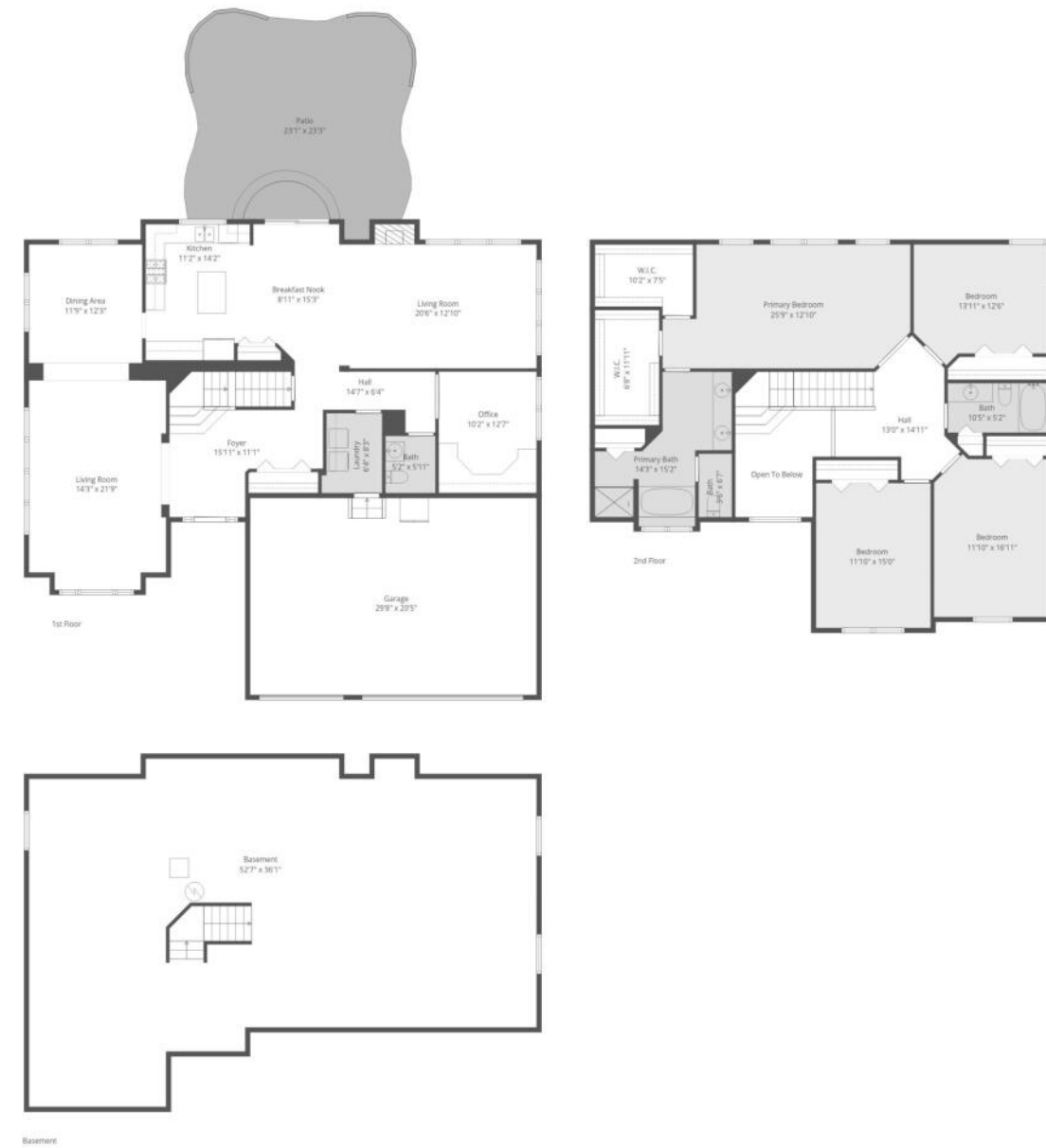
## GOLF COURSE COMMUNITY

Looking to get into Greggs Landing at a reasonable price? This is your opportunity! From here you have access to the award-winning Vernon Hills school system (Hawthorn Elementary district 73 and Vernon Hills High School district 128), critically acclaimed White Deer Run Golf Course, and all the social and recreational amenities Vernon Hills has to provide. With more than 3000 sq ft of above grade living space this traditional two-story home has a lot to offer. All 4 of the spacious bedrooms are located on the second floor. The roomy primary bedroom has a vaulted ceiling with wonderful natural light from the numerous windows, not one but two large walk-in closets, and a primary bathroom with a dual sink vanity, jetted tub, separate step-in shower, and a private water closet. On the first floor is a dramatic two-story entry with an open staircase. The living room/dining room combination is oversized making it ideal for entertaining and large family gatherings. There is a gorgeous kitchen with center island seating, a pantry and all stainless steel appliances (updated in 2022) that opens to the family room with a cozy fireplace, hardwood floors and an abundance of windows. From here you can access the large paver brick patio in the backyard with its mature trees - an ideal setting for outdoor events. The main floor office is privately tucked away adjacent to the powder and main floor laundry. This space could be reconfigured without too much effort to become an additional bedroom on the main floor with a full bathroom to support it, if that is needed. Washer & Dryer were updated in 2017. The full, unfinished basement has generous ceiling heights and a rough-in for another bathroom providing all kinds of potential. When you take into account the 3-car attached garage, this home truly has it all. Freshly painted throughout in 2026, new roof in 2023, plus furnace and AC replaced in 2022. Just add your personal touches to make this your own!











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