

23576 N OVERHILL DRIVE  
LAKE ZURICH



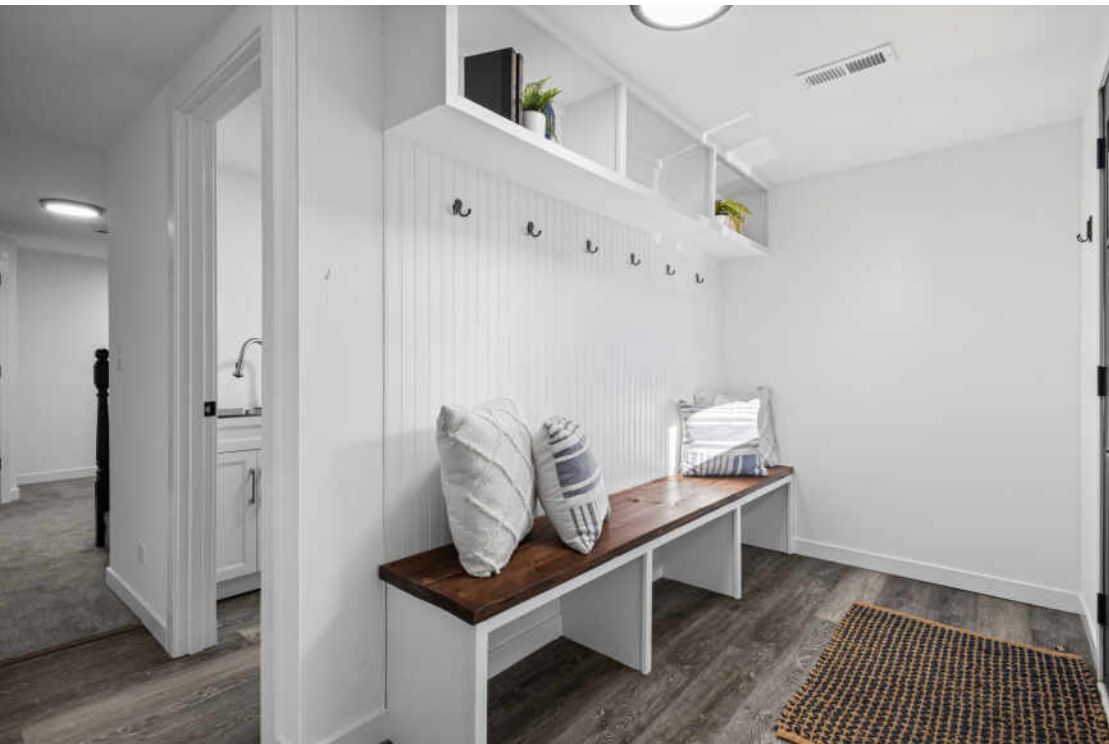


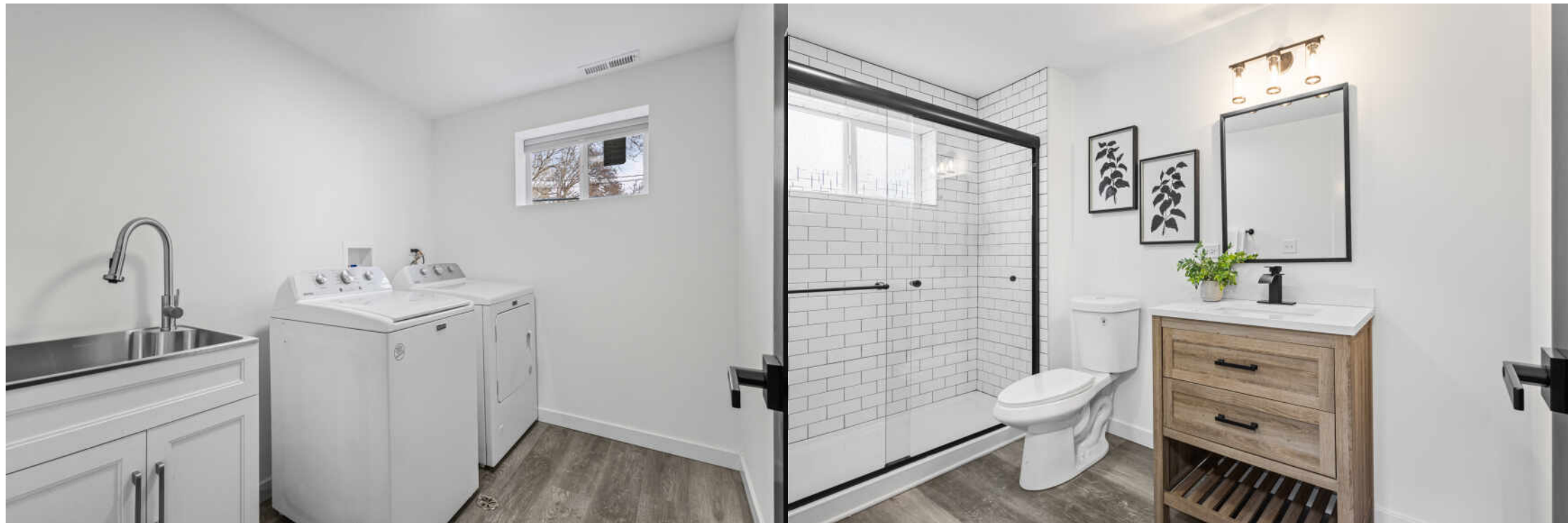
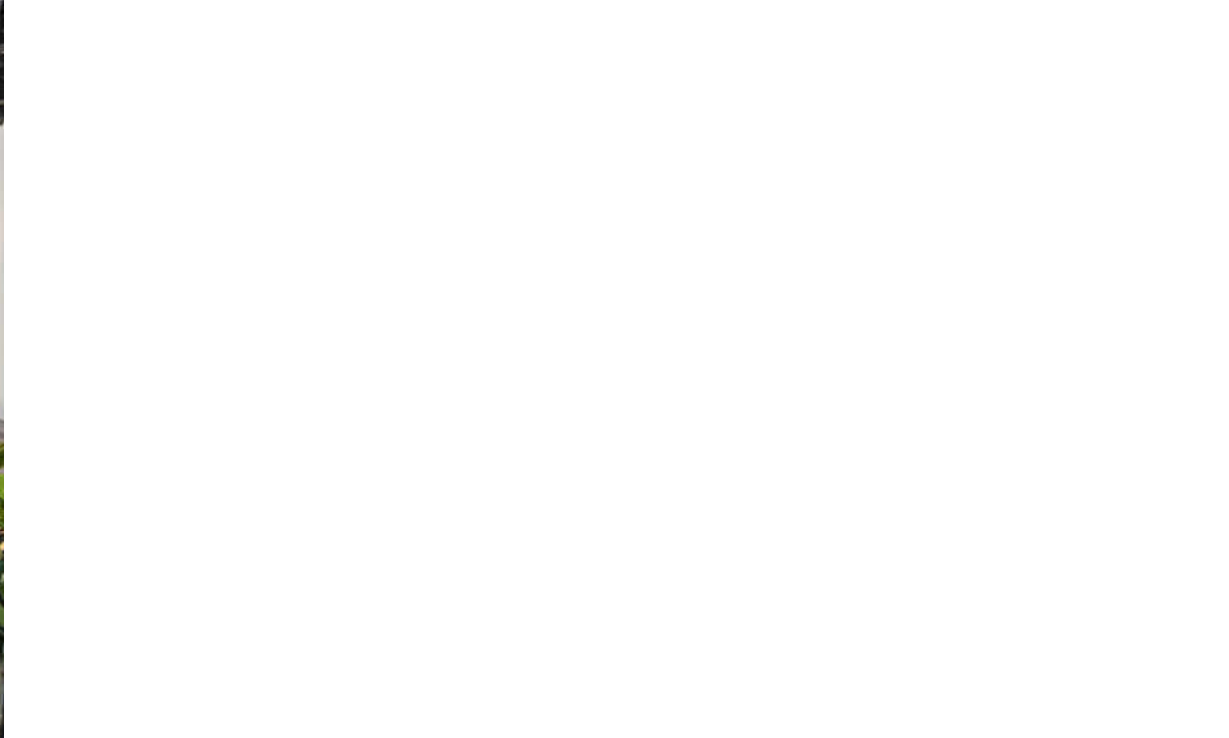
3 BEDROOM  
2 BATH

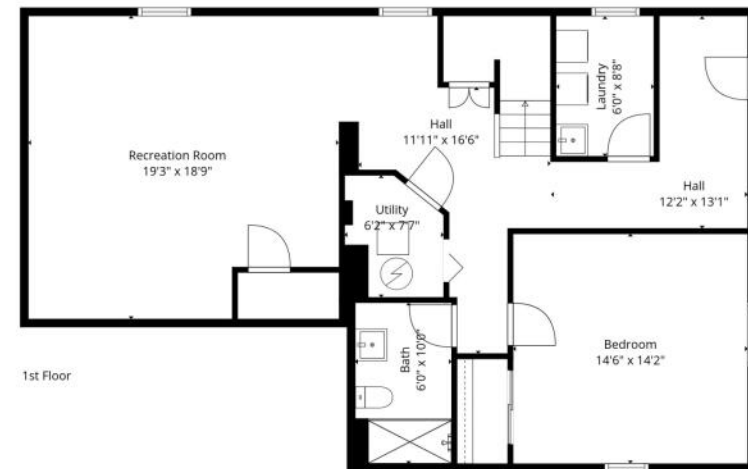
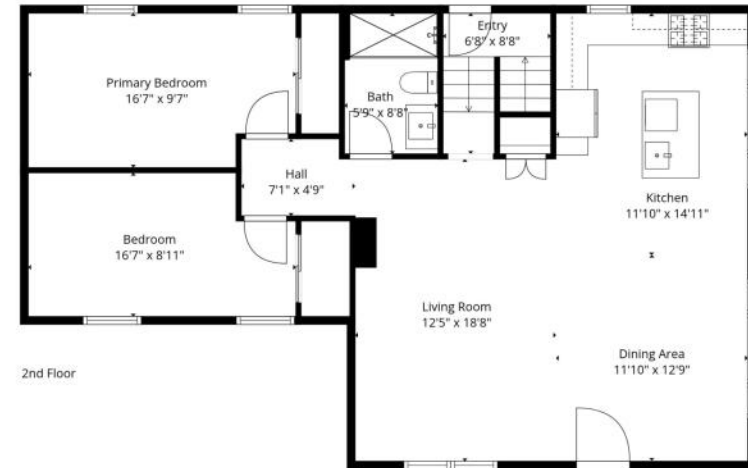
RENOVATED FROM TOP TO BOTTOM IN 2024, THIS MOVE-IN-READY HOME OFFERS A FRESH START – SO YOU CAN SPEND LESS TIME ON PROJECTS AND MORE TIME ENJOYING WHERE YOU LIVE.

- All-new plumbing, electrical (200-amp panel), windows, insulation, and HVAC
- Move-in ready with modern finishes including quartz countertops, stainless steel appliances, and a stylish island kitchen
- Flexible layout with private lower-level suite featuring bedroom, full bath, and recreation space
- Bright open-concept main level with comfortable living and dining areas
- Water rights to Forest Lake with optional access to private beaches, boating, fishing, and community amenities
- Located in unincorporated Lake Zurich offering the benefit of lower property taxes
- Low-maintenance, turnkey living designed for comfort, privacy, and everyday ease









Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



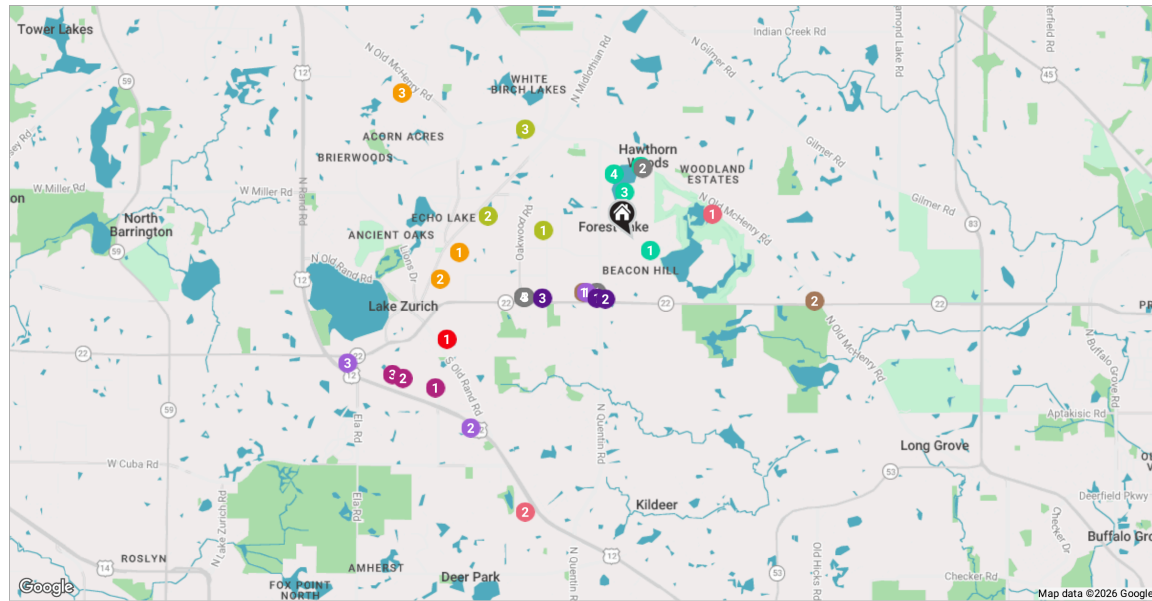
## AT THE HEART OF THE IDYLIC VILLAGE OF **LAKE ZURICH** IS ITS NAMESAKE LAKE.

A charming boardwalk lines the lake near Main Street.

The village regularly appears on “best places” lists, and has been named one of the “Top 20 Affordable Places to Live in the Country” by *U.S. News*. Lake Zurich boasts a variety of single-family homes, custom new construction, and townhomes with neighborhood green space, ponds, and parks.

The community has a small-town feel, and hosts several local events. Since 1942, Lake Zurich’s Alpine Fest has been a neighborhood favorite, attracting more than 10,000 visitors for good old-fashioned carnival rides, entertainment, and a parade down Main Street.

Residents have easy access to nearby I-90 and Metra stations in Palatine and Barrington.



**RESTAURANTS**

- 1 McDonald's  
123 NORTH QUENTIN ROAD, 0.6 MI
- 2 North Point Kitchen + Bar  
24238 NORTH LAKESIDE DRIVE, 0.7 MI
- 3 Rosati's Pizza  
700 ILLINOIS 22, 1.1 MI
- 4 China Style  
650 E ILLINOIS 22, 1.1 MI
- 5 Sergio's Fresh Mexican Grill  
660 E ILLINOIS 22, 1.1 MI

**COFFEE**

- 1 Starbucks  
1350 EAST MAIN STREET, 0.7 MI
- 2 Dunkin' Donuts  
3980 ILLINOIS 22, 1.8 MI

**SHOPPING**

- 1 Walmart Supercenter  
820 SOUTH RAND ROAD, 2.3 MI

**GROCERY**

- 1 Mariano's  
1350 EAST ROUTE 22, 0.6 MI
- 2 ALDI  
981 SOUTH RAND ROAD, 2.3 MI
- 3 Jewel-Osco  
485 ELA ROAD, 2.9 MI

**GYM**

- 1 CrossFit Lykos (Lake Zurich)  
519 TELSER ROAD, 0.8 MI
- 2 US Gymnastics Training Center  
405 ENTERPRISE PARKWAY STE A, 1.3 MI
- 3 Foglia YMCA  
1025 NORTH OLD MCHENRY ROAD, 1.4 MI

**MEDICAL**

- 1 Advocate Medical Group  
350 SURRYSE ROAD STE 100, 1.9 MI

**SCHOOLS**

- 1 Lake Zurich High School  
300 CHURCH STREET, 1.6 MI
- 2 May Whitney Elementary School  
200 CHURCH STREET, 1.8 MI
- 3 Lake Zurich Middle School - North Campus  
95 HUBBARD LANE, 2.5 MI

**ENTERTAINMENT**

- 1 Kemper Lakes Golf Club  
24000 NORTH OLD MCHENRY ROAD, 0.8 MI
- 2 Bowlero Deer Park  
21080 NORTH RAND ROAD, 2.7 MI

**PARKS**

- 1 Norman Field & Park  
23489 NORTH EAST ROAD, 0.2 MI
- 2 Steinken Park  
23798 NORTH LAKESIDE DRIVE, 0.2 MI
- 3 Central Beach  
KILDEER, 0.4 MI
- 4 Erker Park  
24181 NORTH FOREST DRIVE, 0.6 MI
- 5 Lutrell Park  
HAWTHORN WOODS, 0.7 MI

**SERVICES**

- 1 PNC Bank  
111 NORTH QUENTIN ROAD, 0.6 MI
- 2 Hawthorn Woods Community Bank  
107 ROMAN LANE, 0.6 MI
- 3 United States Postal Service  
25 TELSER ROAD, 1.0 MI

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## LATASHA CHEDDA

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