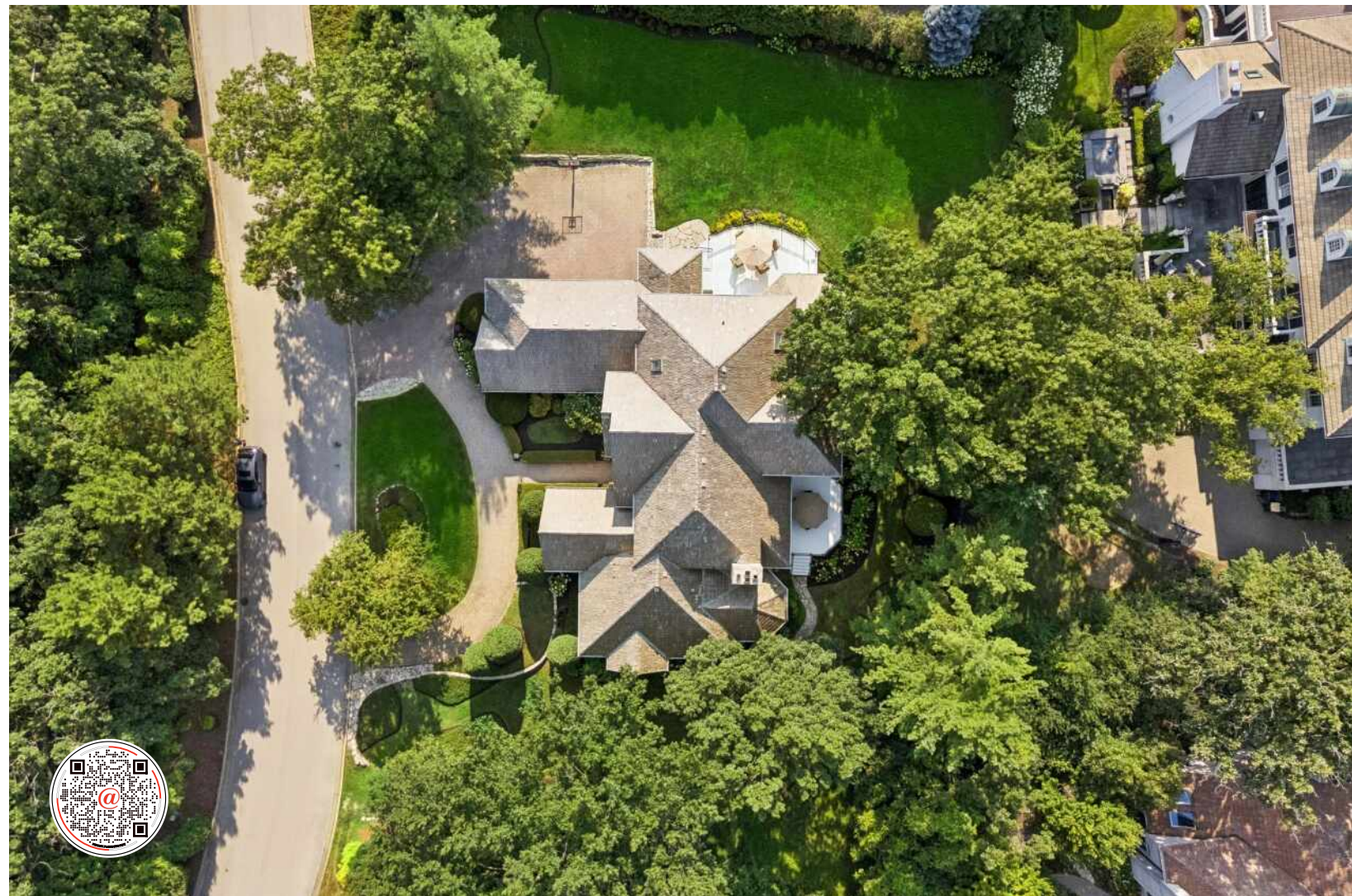




23 AMBRIANCE DRIVE BURR RIDGE



23 AMBRIANCE DRIVE • BURR RIDGE

@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE

LP LUXURY
PORTFOLIO
INTERNATIONAL



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23 AMBRANCE DRIVE • BURR RIDGE





23 AMBRANCE DRIVE LUXURY REDEFINED WITH DUAL PRIMARY SUITES AND
ENDLESS GROUNDS

ROOM DIMENSIONS

Foyer	11'x14'
Living Room	20'x15'
Dining Room	13'x16'
Kitchen	16'x19'
Breakfast Room	17'x17'
Family Room	16'x24'
Office	14'x15'
Laundry / Mud Room	10'x10'
Primary Bedroom	20'x25'
Bedroom Two	16'x19'
Bedroom Three	21'x13'
Bedroom Four	13'x21'
Loft	20'x12'
Bedroom Five	11'x12'
Recreation Room	35'x40'
Exercise Room	46'x29'

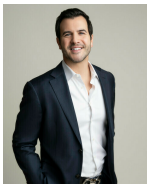
FEATURES

Ambriance is Burr Ridge's premier gated sanctuary defined by supreme privacy, mature tree cover and compelling water features. Just steps from the convenience of the Burr Ridge Village Center and the quickest imaginable access to Interstate 55. Here's a uniquely versatile property, featuring luxurious primary suites on both the first and second levels, offering a rare multi-generational solution. Wrapped in a soft, creamy off-white palette, the design pairs a grand two-story marble foyer with refinished hardwoods and curated lighting. The heart of the home is a commercial grade kitchen with a breakfast room that projects into the yard with glass surround on three sides offering an immersion into natural light every time you dine. Step outside to find the property's crowning jewel: while other neighborhood homes has reasonable outdoor grounds, 23 Ambriance boasts an extraordinary, sprawling, and deeply private backyard-delivering lush, usable recreational space like no other. Entertainment peaks in the newly expanded walkout lower level, complete with a recreation room, exercise area, sauna, and full steam bath. Complete with top-tier schools, a three-car attached garage, and updated mechanicals, you are steps from the Burr Ridge Village Center with the quickest imaginable access to I-55.



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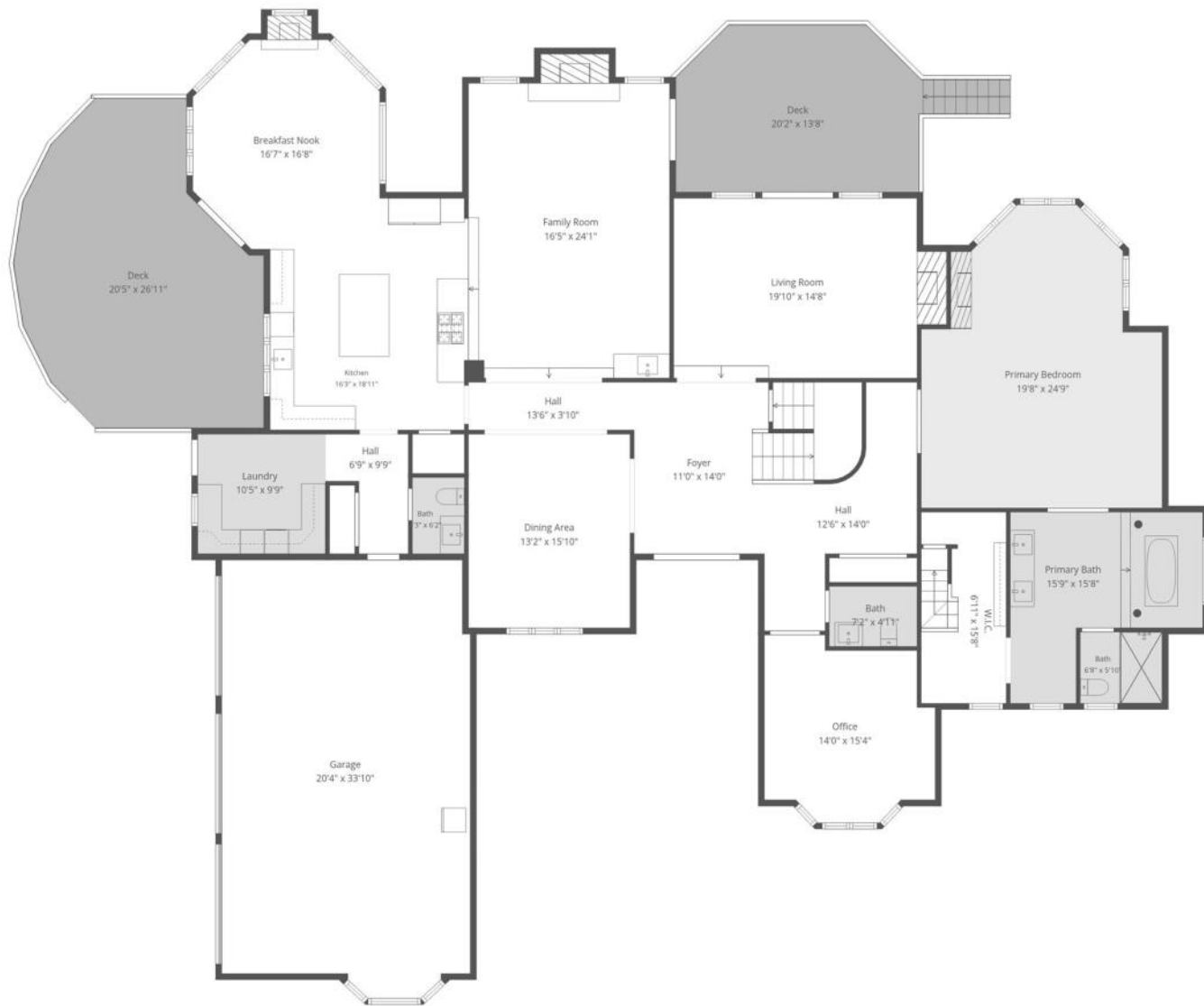




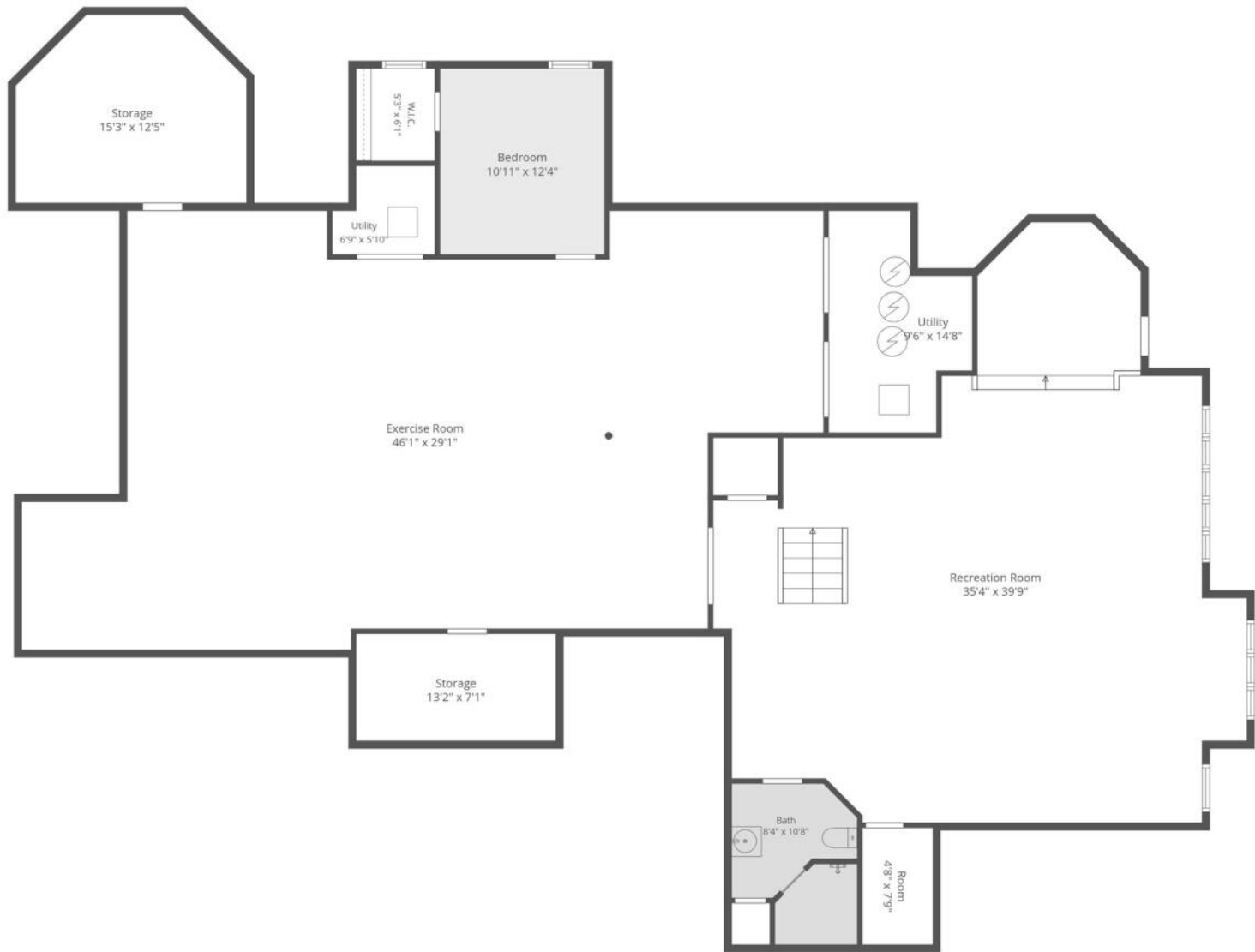














RECOGNIZED AMONG THE WEALTHIEST COMMUNITIES IN ILLINOIS, **BURR RIDGE**
HAS BEEN DUBBED “A VERY SPECIAL PLACE” BY RESIDENTS.

Locals love the variety of shops and restaurants that Burr Ridge has to offer, along with community events including a popular summer concert series on the Village Green.

The village is characterized by homes on generous lots and distinguished townhome communities. Downtown boasts a mix of shops, restaurants, and entertainment, attracting both residents and members of the business community. Locals also enjoy ample recreational opportunities, with the Burr Ridge Park District maintaining several parks and a public pool. The Pleasant Dale Park District also serves Burr Ridge.

Throughout the year, residents are treated to local events such as Concerts on the Green, where concerts are hosted weekly, and the annual Car Show, which showcases classic, antique, and modern cars.

Situated at the intersection of the Tri-State Tollway and the Stevenson Expressway, Burr Ridge offers easy access to downtown Chicago and both O’Hare and Midway International Airports.





