

245 SOUTHFIELD DRIVE  
VERNON HILLS





#### ROOM DIMENSIONS

LIVING ROOM : 21' x 12'

DINING ROOM : 12' x 17'

KITCHEN : 14' x 14'

BREAKFAST NOOK : 10' x 8'

FAMILY ROOM : 16' x 19'

FOYER : 7' x 13'

1ST PRIMARY SUITE : 16' x 17'

BEDROOM 2 : 13' x 11'

BEDROOM 3 : 13' x 13'

BEDROOM 4 : 12' x 14'

GREAT ROOM BASEMENT : 25' x 14'

GAME ROOM BASEMENT : 13' x 35'

2ND KITCHEN : 11' x 18'

EXERCISE ROOM : 14' x 13'

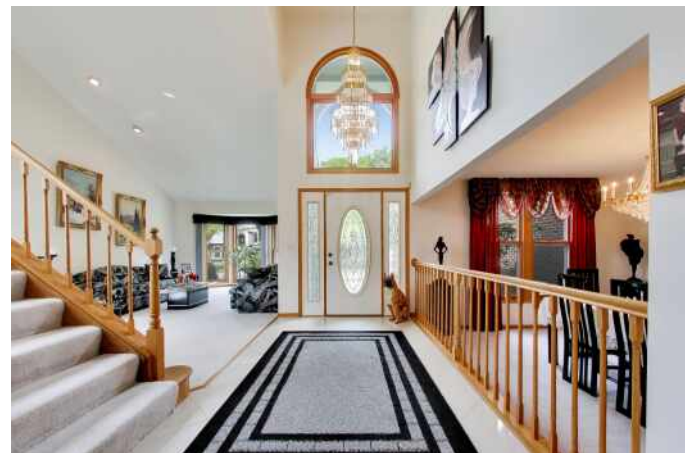
STORAGE/UTILITIES : 8' x 18'

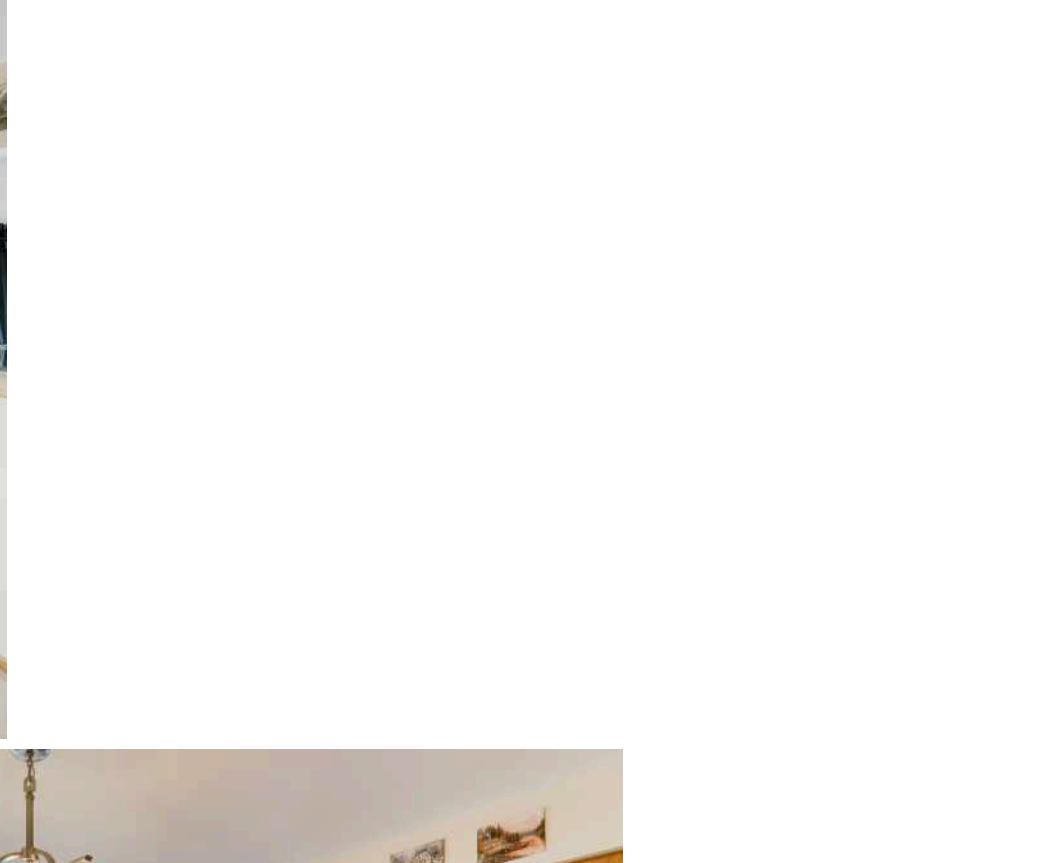
**4 BEDROOM**

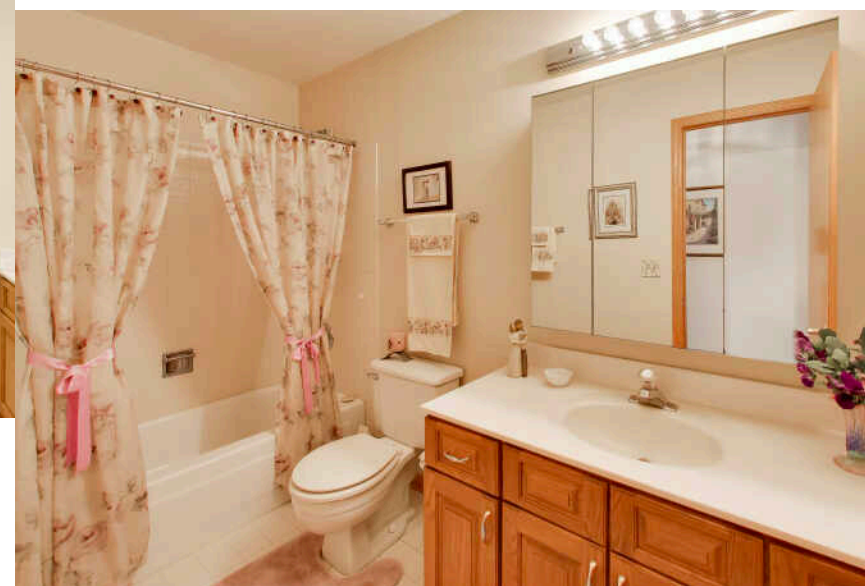
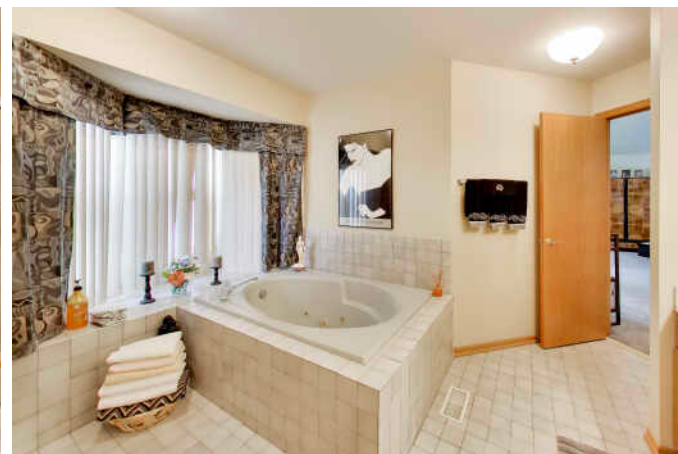
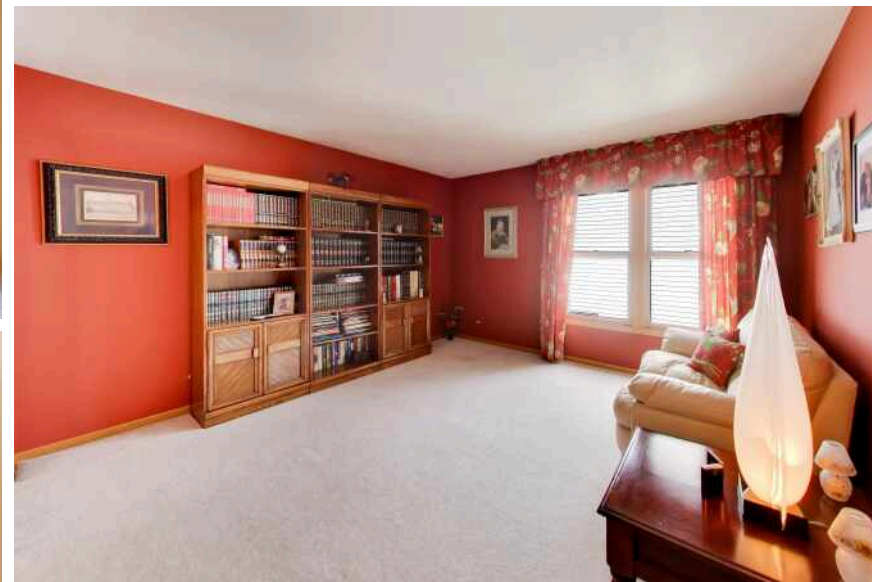
**2.1 BATH**

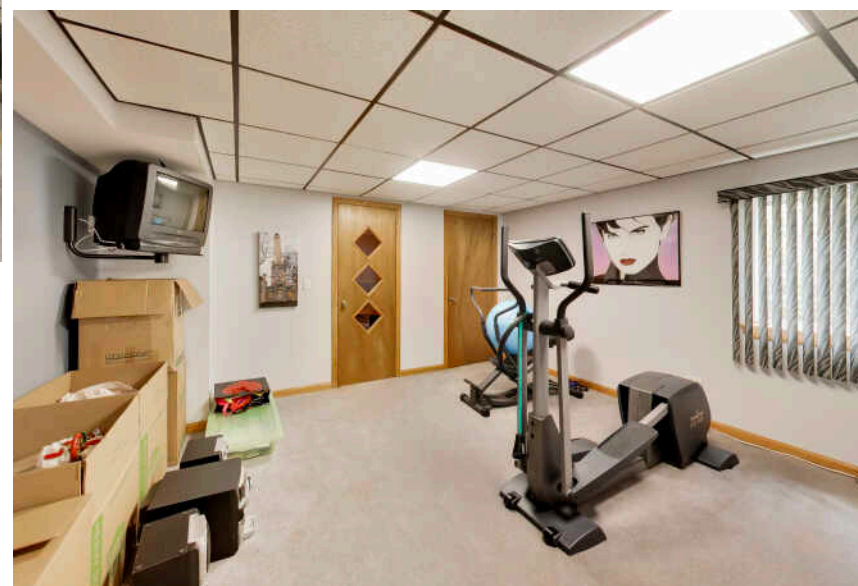
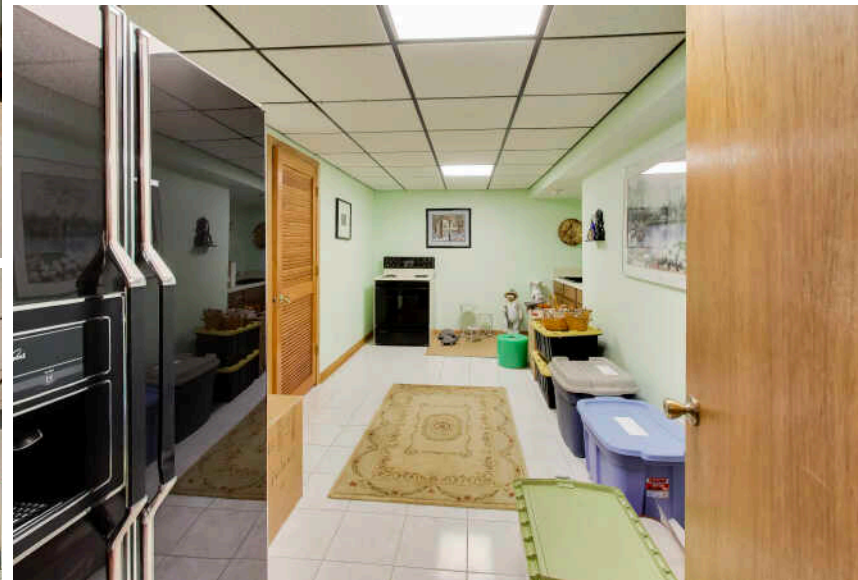
**TAXES: \$12,241 (2024, 2 EXEMPTIONS)**

Welcome to the home you have been dreaming of! Truly impeccable inside and out, this stunning residence has been lovingly maintained, cherished, and enjoyed by its proud owners - and every single detail reflects that dedicated care. From the moment you arrive, you'll immediately sense that this is something truly special. Handsome brick paver driveway and sidewalk leading to the covered front porch, perfect to greet your friends and family. Home is drenched with bright natural light adding to it's warmth. Formal Living room to enjoy conversation. Updated kitchen with granite counters, pantry closet and sunny breakfast nook that looks over the large family room offering a great entertaining environment. The Dining room features a gorgeous crystal chandelier that will elevate any celebration! 1st Floor Primary Suite is ideal with 2 walk in closets and peaceful full spa bath retreat with jetted tub and separate shower. The practical and highly sought-after main floor laundry room with direct garage access keeps life organized, efficient, and clutter-free - because we all know how important that is with a busy household! 2nd Floor features 3 very large bedrooms with great closets and full hall bathroom. FULL Finished Basement includes the 2nd kitchen with refrigerator, sink, range stove & cabinetry. Storage, finished game & rec space, exercise room with egress window, sump pump/battery back up for peace of mind! Step outside into your own private paradise! The lush, lovingly maintained yard is filled with colorful flowering perennials and mature shrubs, providing beautiful year-round color and a stunning natural backdrop for outdoor living. The enchanting backyard feels like a storybook English Garden, complete with an elegant brick paver patio surrounded by gorgeous flower beds - imagine hosting Birthday parties and celebrations, Summer barbecues with neighbors. Or quiet evenings while kids play and peaceful mornings coffee in your garden sanctuary. Location - Everything For Your Needs, Right at Your Doorstep! This home's location is an absolute lifestyle dream: Easy access to wonderful shopping and dining. Nearby recreation and parks. Metra station approximately 2.2 miles away. Stevenson High School. UPDATES INCLUDE: New Roof in 2019, New HVAC System in 2024, New Hot Water Heater in 2026. Underground Water Sprinkler System just serviced June 2026 for the summer season!











## AS FAR AS COMMUNITIES GO, **VERNON HILLS** WAS A LATE BLOOMER.

While it was settled in the 1850s, all was quiet on the development front until a residential community and golf course got things going in the 1950s, and the village quickly made up for lost time.

Situated on almost eight square miles in northwest Lake County, the village is now a busy retail hub and a mecca of shopping and dining.

Shopping is plentiful at Hawthorn Mall and numerous shopping centers stretched along Milwaukee Avenue and Townline Road. Dining options include an eclectic mix of cuisines.

Residents also enjoy Loyola University of Chicago's Cuneo Mansion and Gardens, a historic site and popular setting for year-round private events and weddings.

Vernon Hills has a wide range of housing available from new construction to homes dating back to the first neighborhood in the 1950s.

The community is accessible via the Tri-State Tollway and Vernon Hills Metra station, which provides transportation to Chicago's Union Station.





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