

25130 N CAYUGA TRAIL
LAKE BARRINGTON



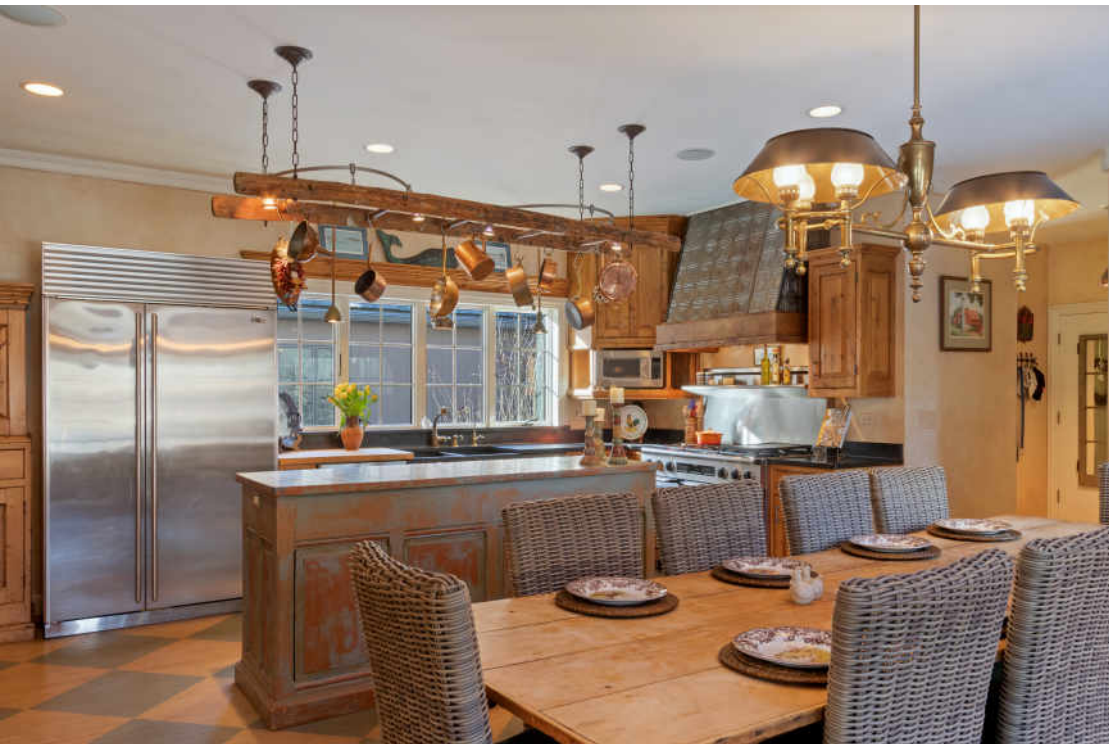


ROOM DIMENSIONS

LIVING ROOM : 25' × 18'
DINING ROOM : 18' × 17'
KITCHEN : 21' × 18'
FAMILY ROOM : 19' × 17'
MASTER BEDROOM : 25' × 18'
SECOND BEDROOM : 18' × 15'
THIRD BEDROOM : 15' × 15'
FOURTH BEDROOM : 14' × 12'
FIFTH BEDROOM : 15' × 13'
OFFICE : 16' × 12'

5 BEDROOM
3.2 BATH

- Prepare to be transported. Simply amazing home & grounds with more than a little touch of the Italian or French countryside right here in Lake Barrington! Fenced organic garden. Hydrangeas, peonies & lilacs scent the air!
- Wide plank hickory floors usher you in to open spaces w/volume ceilings, walls of windows in every room & french doors leading to the pergola-covered deck & flagstone patios.
- Dine al fresco on summer nights overlooking the pond! Nestled on a quiet cul-de-sac lot, imagine kids chasing fireflies, fishing and toasting s'mores.
- European chef's kitchen w/antique french bar, zinc-topped island, 48" Sub-0, Dacor 6-burner gas range w/double ovens, soapstone farm sink & antique cabinetry! Kitchen has plenty of room for a dream farm table & opens to hearth room w/fireplace & custom tin surround.
- Spacious master addition (2008) w/volume, beamed ceiling, fireplace, & spa bath w/antique french vanity, steam shower, bubble tub, heated floors & his/hers closets!
- Custom mill work & light fixtures throughout. Bonus room can easily be 5th bedroom.
- Kitchen remodel (2001); Andersen windows/doors (2009); Hot water heater (2019); Cedar roof on main home (2007), Roof on hearth room (2018);Driveway re-paved (2010); Gutters replaced (2008); Garage doors replaced (2011); Decks replaced (2006, 2008); Landscape Lighting installed (2006); Sprinkler system (2007, 2010); Pond dredged (2011); Furnaces replaced: upstairs (2009) & basement-2 (2013); AC units-Payne (2011), Carrier (2006); Well pump & tank replaced (2007); Patios-back of home & pond (2005;) Aerator pump on pond (2013).
- Close to Metra, shopping/dining & forest preserves. Award-winning Barrington schools.
- Lawn Sprinkler system, Power generator, & Radon Mitigation System.





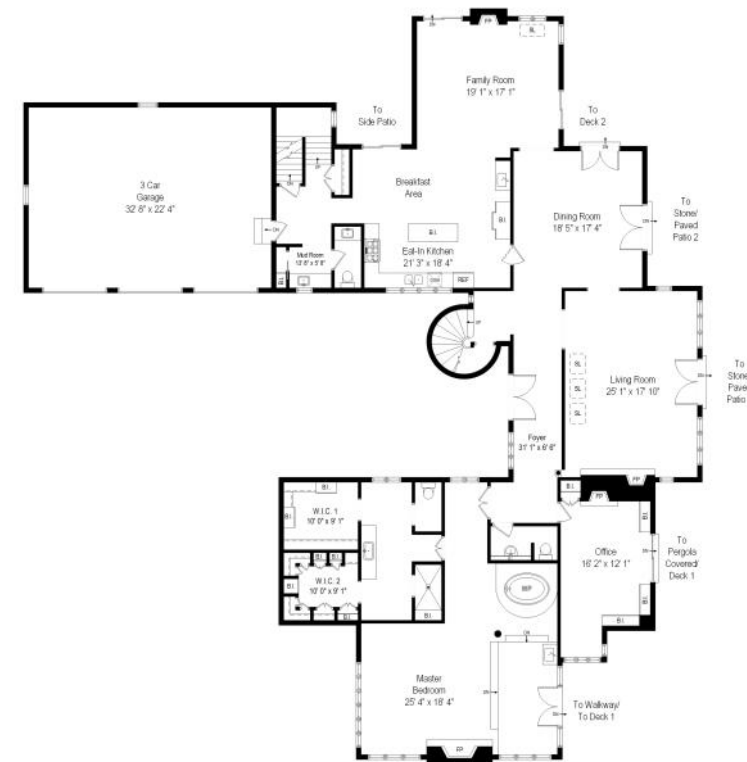




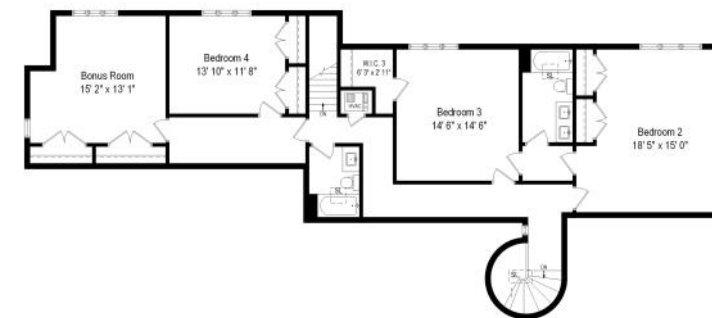




First Level



Second Level





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