

301 AMBRIA DRIVE

FIELDS OF AMBRIA - MUNDELEIN





ROOM DIMENSIONS

LIVING ROOM : 13' × 18'

FAMILY ROOM : 13' × 19'

DINING ROOM : 12' × 14'

KITCHEN : 18' × 20'

BREAKFAST ROOM : 12' × 17'

PRIMARY BEDROOM : 19' × 14'

SECOND BEDROOM : 12' × 15'

THIRD BEDROOM : 12' × 11'

FOURTH BEDROOM : 12' × 14'

FIFTH BEDROOM : 10' × 16'

OFFICE/DINETTE : 20' × 11'

SCREENED PORCH : 13' × 19'

5 BEDROOM

3.1 BATH

TAXES: EXEMPT

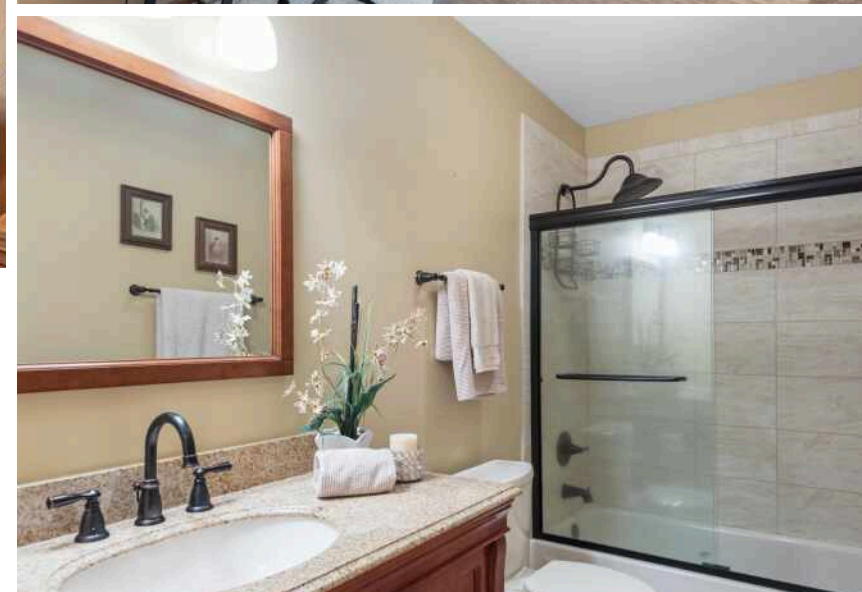
ASSESSMENTS: \$100/YR VOLUNTARY

HIGHLY DESIRABLE FIELDS OF AMBRIA

- Custom Granada model featuring a beautifully maintained home with a thoughtfully updated, flexible floor plan.
- Grand entrance with gorgeous Marvin double wood doors, showcasing quality craftsmanship throughout.
- Private in-law/multi-generational suite with separate entrance, HVAC, second kitchen, office/den, 5th bedroom, full bath with laundry, and abundant storage.
- Renovated 2020 kitchen with white quartz countertops, tile backsplash, abundant cabinetry, stainless steel appliances, and a dry bar with wine/beverage refrigerator.
- Open-concept layout connecting the kitchen, breakfast area, family room with gas fireplace, living room with French doors, and formal dining room.
- Oversized screened porch with ceiling fans, lighting, and built-in speakers overlooking professionally landscaped grounds with irrigation, grilling patio, raised garden/dog run, storage shed, and brick paver entry.
- Spacious primary suite featuring dual vanities, soaking tub, separate shower, and two walk-in closets, plus three additional bedrooms and an updated hall bath.
- Located in the highly desirable Fields of Ambria neighborhood adjacent to the Mundelein Park District recreation campus, including Barefoot Bay Water Park, fitness center, indoor pool, sports fields, playgrounds, tennis courts, and more.
- Conveniently close to schools, Fremont Public Library, shopping, and Metra stations, offering easy access to everyday amenities.









Total: 3168 sq. ft
 Basement: 0 sq. Ft, 1st Floor: 1869 sq. Ft, 2nd Floor: 1299 sq. Ft,
 Excluded Areas: Basement: 637 sq. Ft, Storage: 400 sq. Ft, Crawl Space : 635 sq. Ft,
 Garage: 370 sq. Ft, Screened Porch: 273 sq. Ft, Porch: 45 sq. Ft,
 Deck: 43 sq. Ft, Patio: 400 sq. Ft, Garden / Dog Run: 168 sq. Ft,
 Fireplace: 9 sq. Ft, Open To Below: 122 sq. ft

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





LOCATED IN THE HEART OF LAKE COUNTY,
MUNDELEIN IS A THRIVING COMMUNITY
THAT CONTINUES TO GROW DUE TO ITS
ABUNDANT RECREATIONAL
OPPORTUNITIES, FRIENDLY COMMUNITY,
AND CONVENIENT TRANSPORTATION
OPTIONS.

Mundelein celebrates its history with a popular annual festival that includes musical performances, a parade, carnival, car show, fireworks, and more. The village also has a craft beer festival, farmers market, and an art festival.

Once a popular resort area for city dwellers looking to escape the heat, Diamond Lake remains one of the village's gems. The recreation area, one of 33 in the community, stretches over 100 acres with a pristine lake, sandy beaches, and shaded picnic areas as well as a floating sports park, paddle boat, and kayak rentals.

In addition to the beach, residents can enjoy a golf course, bike trails, community theater, and museum. The village's downtown area has been redeveloped and there are various commercial areas.

Residential areas include a diverse mix of housing styles including new construction and mixed-use developments.



NOTES

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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

