

3035 HARTZELL STREET
WILMETTE







ROOM DIMENSIONS

LIVING ROOM: 18' × 14'

FAMILY ROOM: 20' × 18'

DINING ROOM: 9' × 6'

KITCHEN: 11' × 10'

PRIMARY BEDROOM: 13' × 12'

SECOND BEDROOM: 17' × 8'

THIRD BEDROOM: 13' × 9'

FOURTH BEDROOM: 16' × 8'

OFFICE: 17' × 14'

BONUS ROOM: 16' × 10'

LAUNDRY/MUDROOM: 14' × 7'

Welcome home to this spectacular split level with finished sub-basement and SO MUCH SPACE! So many improvements throughout the four-floors of living make this home truly turn-key. The main floor has an easy flow and amazing light perfect for entertaining. The open concept kitchen was completely renovated in 2016 with fabulous island, stainless steel appliances and great storage. The kitchen flows nicely into a dining room space that can be as formal or informal as you like. The generous living room with vaulted ceiling overlooks the private backyard and is flooded in light with the back wall of windows. Upstairs features a wonderful primary suite with renovated bath. Two more large secondary bedrooms and updated hall bath complete the floor. The lower level has a spacious family room, nicely-sized fourth bedroom and another renovated full bath. Spacious laundry room with great mudroom area has separate exit - perfect set-up for in-laws or au pair. Lower finished sub-basement provides so much more space with office area and additional bonus room - perfect for exercise room, secondary office, or storage - so many possibilities! Don't miss the fun slides connecting the main floor, lower level & sub basement! Back yard is fenced on three sides and is a perfect mix of hardscape and green space - another fantastic entertaining area. Newer two-car garage built in 2019. So many upgrades and additions - new HVAC (2023), new roof (2018), newer French drain system in lower level & sub-basement (2016), upgraded 200-amp electric service (2020), new washer & dryer (2021), new windows (2022) and so much MORE - see list of improvement for complete description. This is a must-see home!

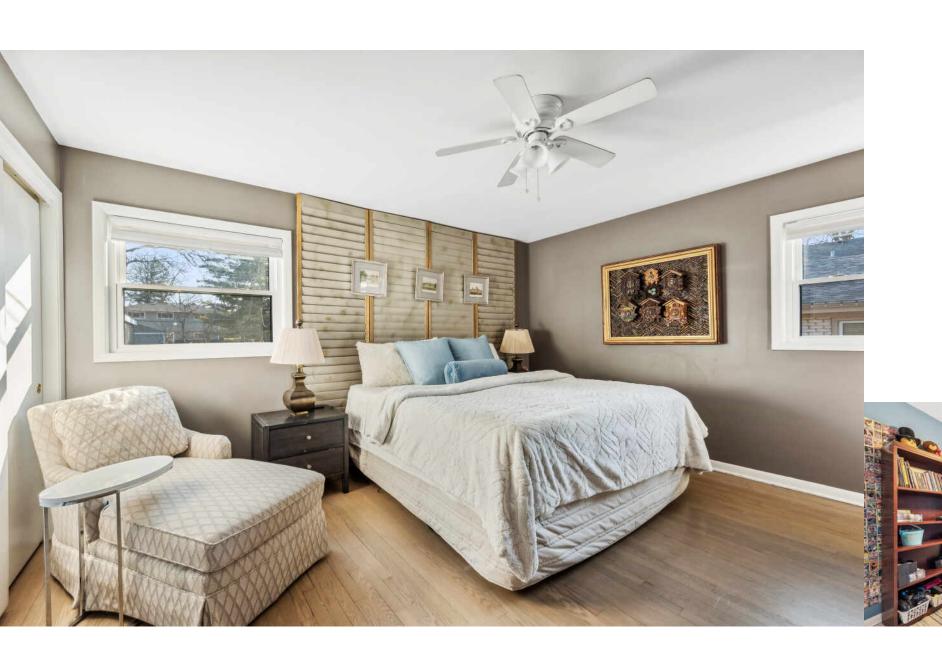
4 BEDROOM 3 BATH TAXES: \$8,805







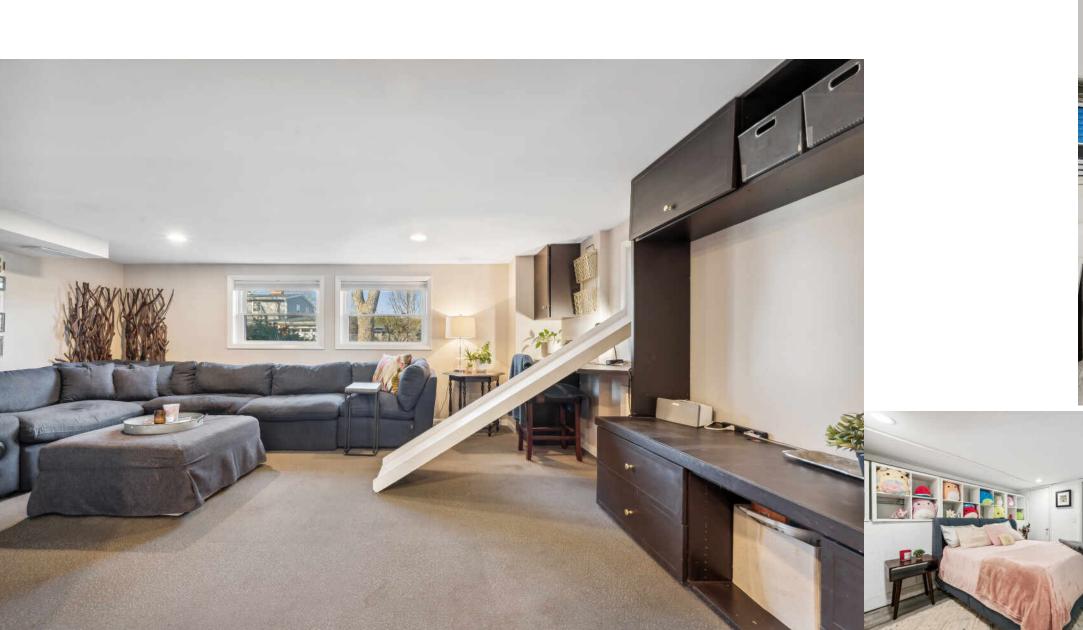
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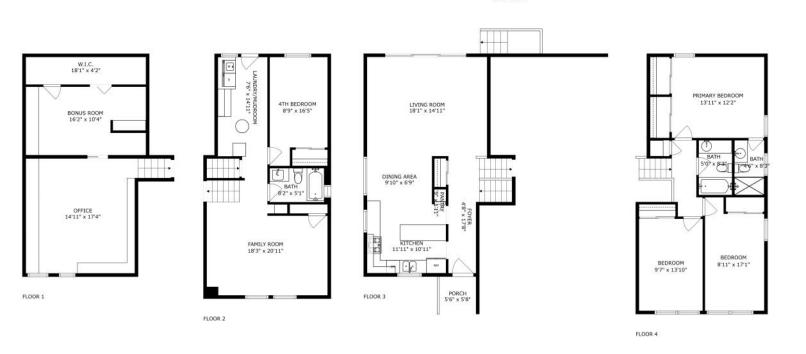
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

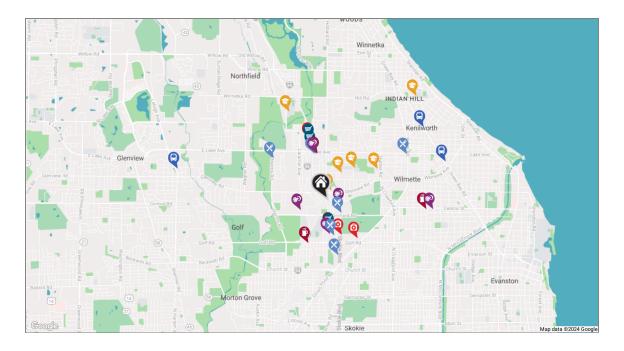


RANKED BY *CHICAGO* MAGAZINE AS ONE OF THE CHICAGO AREA'S BEST PLACES TO LIVE, **WILMETTE** IS A VIBRANT TOWN WITH A WEALTH OF AMENITIES.

When it comes to housing, there's no shortage of architectural styles and price points in this lakefront community. Quintessential Cape Cod, Victorian, and Colonial homes line the village's historic streets, many of which are paved with clay-fired bricks from the 1800s. In addition to single-family homes, there are beachfront condominiums and townhomes. While well-kept homes maintain Wilmette's rich architectural history in all of its glory, new construction attests to the village's enduring popularity.

Residents also have access to nationally recognized New Trier High School, located in Winnetka.

Wilmette's Metra station and access to I-94 make commuting to downtown Chicago a breeze, but there's plenty of reasons to stay local. At the heart of town is the Village Center, where you'll find specialty stores, restaurants, and the Wilmette Theatre. Along Sheridan Road there is Plaza del Lago, providing more shops and services to locals. Meanwhile, ample recreational activities are available at Gillson Park and beach, Wilmette Harbor, and the Centennial Recreation Complex, which includes swimming, tennis, and ice skating.





EJ's Place 10027 SKOKIE BOULEVARD, 0.3 MI

Maggiano's Little Italy SKOKIE, 0.6 MI

Akai Hana Restaurant 3223 LAKE AVENUE, 0.9 MI

Portillo's Skokie 9400 SKOKIE BOULEVARD, 1.0 MI

Hackney's on Harms 1241 HARMS ROAD, 1.3 MI

Ridgeview Grill 827 RIDGE ROAD, 1.7 MI



Starbucks 4999 OLD ORCHARD SHOP CENTER EAST RING ROAD, 0.5 MI

TeaRex Bubble Tea Cafe 5237 GOLF ROAD, 0.9 MI

Dunkin' 3207 LAKE AVENUE #4A, 0.9 MI

Curt's Café 2922 CENTRAL STREET, 1.8 MI

Westfield Old Orchard 4905 OLD ORCHARD CENTER, 0.5 MI

The Fresh Market 3232 LAKE AVENUE STE 150, 1.0 MI

Kriser's Natural Pet 3232 LAKE AVENUE SUITE 310, 1.2 MI

PHEALTH CLUBS

Cyclebar Wilmette 116 SKOKIE BOULEVARD, 0.3 MI

Life Time 5300 OLD ORCHARD ROAD, 0.5 MI

CorePower Yoga 4999 OLD ORCHARD SHOPPING CENTER, 0.6 MI

Mayweather Boxing + Fitness 3217 LAKE AVENUE, 0.9 MI

Orangetheory Fitness 2800 CENTRAL STREET, 2.0 MI

O HOSPITALS

Midwest Express Clinic 9735 SKOKIE BOULEVARD, 0.7 MI

NorthShore Medical Group -

9669 KENTON AVENUE UNIT 406, 0.9 MI

Chicagoland Children's Health Alliance - Pediatric Outpatient Center 3232 LAKE AVENUE SUITE 330, 1.2 MI

SCHOOLS

Wilmette Early Childhood Center 3000 GLENVIEW ROAD, 0.2 MI

Romona Elementary School 600 ROMONA ROAD, 0.6 MI

Wilmette Junior High School 620 LOCUST ROAD, 0.8 MI

Highcrest Middle School 569 HUNTER RD, 1.1 MI

New Trier Township High School

- Northfield 7 N HAPP RD, 1.8 MI

New Trier Township High School - Winnetka 385 WINNETKA AVE, 2.5 MI

TRANSIT

Kenilworth METRA - UNION PACIFIC NORTH, 2.2 MI

Wilmette METRA - UNION PACIFIC NORTH, 2.3 MI

Glenview METRA - MILWAUKEE DISTRICT NORTH,

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MEGAN GEMP 847.477.1437 8472511100 MEGANGEMP@ATPROPERTIES.COM



