

309 N LYTTLE DRIVE  
PALATINE







**ROOM DIMENSIONS**

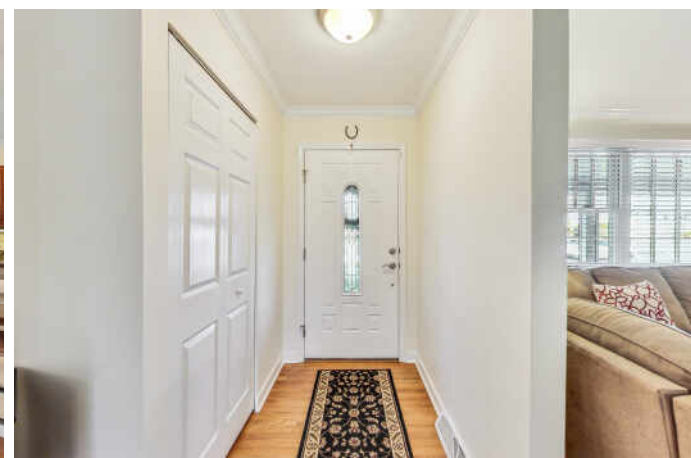
LIVING ROOM : 12' x 17'  
DINING ROOM : 17' x 11'  
KITCHEN : 12' x 10'  
FAMILY ROOM : 15' x 11'  
LAUNDRY : 5' x 6'  
FOYER : 13' x 4'  
PRIMARY BEDROOM : 11' x 17'  
BEDROOM 2 : 13' x 12'  
BEDROOM 3 : 9' x 10'

**3 BEDROOM  
2 BATH  
TAXES: \$6,255.82 (2022 W/2  
EXEMPTIONS)**

Gorgeous curb appeal and covered front patio welcomes you in to this Darling 3 Bedroom & 2 Full Bath home in the beloved Winston Park neighborhood! Rich hardwood floors throughout (carpet only in family room), timeless trim & molding and wide slate blinds through home. Foyer entry opens to your spacious living room ideal for entertaining! Easily moving to the bright dining room and sliding glass door that opens to the private backyard & brick paver patios and walkways. Perfectly updated kitchen included removing a wall to open the space & adding Granite Countertops, Breakfast Bar, Pantry & Gas Cooktop! Under cabinet lighting and hanging pendants over breakfast bar highlight this well organized kitchen. Laundry room is located off kitchen & garage to keep you super organized. Bonus surprise family room around the corner from kitchen offers plush carpeting, creating a very cozy, private oasis to unwind in! Another set of sliding glass doors to the beautiful backyard. Full Hallway Bathroom is nicely updated for ease. Primary Bedroom enjoys amazing closet space and full bath! Additional 2 bedrooms also provide great closet space. Fenced Backyard is yard is filled with colorful perennials and mature landscape providing stunning curb appeal. 2 sheds in back for all the tools and toys. Concrete Driveway with extra width on the side for added parking. NEW ROOF & GUTTERS in Fall of 2023, Air Conditioner Replaced in 2015, Water Heater Replaced in 2016, Refrigerator in 2016 and Bosch Dishwasher in 2015, Marvin Sliding Glass door in Family Room and Newer Replacement Windows through home. Whole house attic fan for efficiency. Updated lighting fixtures, entire attic space allows for amazing storage. This home has been Cared for and it shows!

- LOT Measures 76 x 108 x 93 x 111, Fenced with Brick Paver Patios and gorgeous landscape
- Square Footage as Prepared by Studio: 1,641













## THE VILLAGE OF **PALATINE** HAS MASTERED THE ART OF BALANCE.

The growing community has a healthy mix of residents who enjoy its friendly suburban lifestyle and businesses that fuel the local economy.

The village embraces growth to support a wealth of amenities and services. The Palatine Park District has 28 parks, an 18-hole golf course, and a variety of classes from fitness and sports to arts and crafts. Palatine offers scenic views with winding trails, beautiful residential areas, and nearby Deer Grove Forest Preserve.

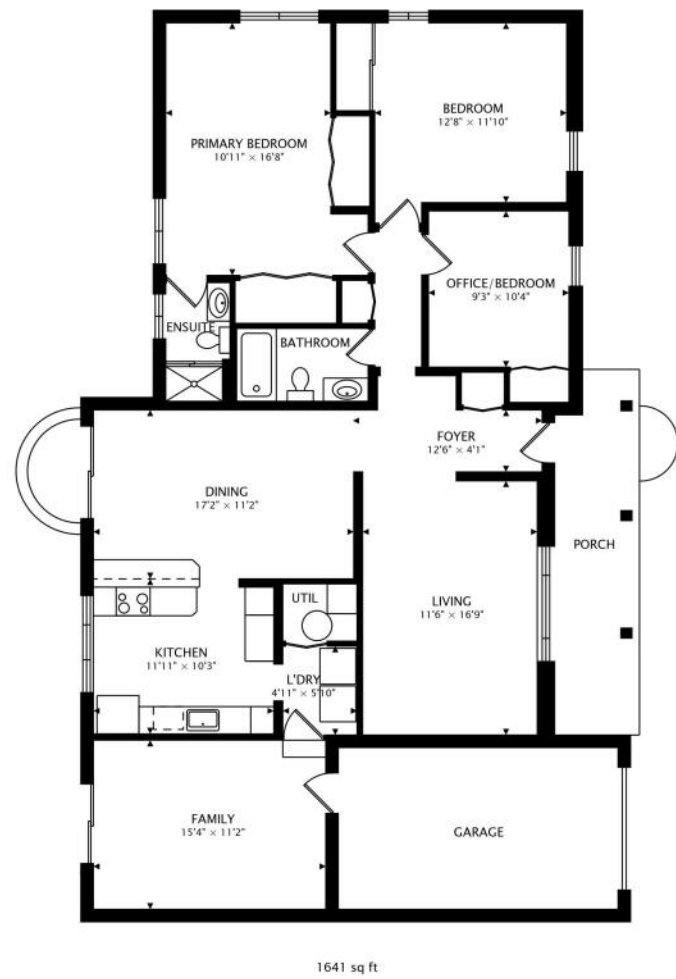
Palatine's downtown business district is both charming and self-sufficient for residents. Restaurants include a mix of local favorites from classic eateries to upscale breweries, as well as a variety of local bars. The village hosts several street festivals and a popular farmers market.

Commuters have access to the Chicago Loop with the Palatine Metra station and I-90. The nearby Chicago Executive Airport offers private and corporate aircraft services.

















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