



310 WARWICK RD. KENILWORTH



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INTRODUCING A REFRESHED AND UPDATED CLASSIC HOME SITUATED ON AN EXPANSIVE LOT IN THE DESIRABLE EAST KENILWORTH NEIGHBORHOOD

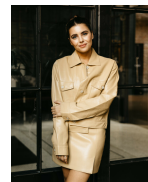
FEATURES

As you step inside, a grand staircase invites you into the entryway, setting the stage for what lies beyond. The living room is adorned with a fireplace, and exquisite millwork, creating a warm and inviting atmosphere. Adjacent to the living room, and dining room showcases custom built-ins, adding a touch of sophistication. The kitchen is a chef's dream, featuring ample space for culinary creations, an inviting eat-in area overlooking the back yard, and a convenient butler's pantry. The family room is the perfect retreat, while the sun-drenched first-floor office offers a serene environment overlooking the private backyard. Designer touches are felt throughout from the custom lighting, the custom-made window treatments and wallpapers. On the second floor, the primary bedroom offers a sanctuary with a walk in closet. The attached bathroom has been updated. Complemented by three additional family bedrooms, two newer marble bathrooms provide a touch of luxury. An office area/reading nook completes this well-designed space. The lower level offers additional living space with a fully equipped kitchen, surround sound, a comfortable rec room, and a cozy fireplace, perfect for unwinding or entertaining. Head into the luxurious laundry room which features brand new quartz countertops, flooring, backsplash, washer/dryer, and dog washing station. Outdoor living is truly a delight, with a large patio that invites you to host summer gatherings while surrounded by lush gardens and vibrant perennials that bloom all season long. The picturesque beauty of the landscape is reminiscent of a magazine cover.



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KENILWORTH'S ALLURE WAS NO ACCIDENT.

Locals love Kenilworth's small-town charm, which is evident in annual community celebrations such as their Memorial Day Parade. Elegant homes complement the village's beautiful setting just off Lake Michigan.

In fact, the community was conscientiously designed to provide residents the utmost in beauty and privacy as well as proximity to downtown Chicago. Today it remains one of the most affluent communities in the Midwest.

Founded in 1889 by Joseph Sears, Kenilworth has fewer than 1,000 homes within its .6-mile radius; and notably no large businesses. The village was designed around its town assembly hall, the Kenilworth Club, to make the most of its natural beauty. The community's innovative design captured the attention of architects during the 1893 Columbian Exposition in Chicago.

Kenilworth's lakefront mansions complement comfortable Prairie-style homes by architect and original resident George Maher. Noted architect Franklin Burnham designed the railroad station and several original homes. Spectacular new construction is also available to homebuyers but must meet strict architectural standards to maintain Kenilworth's tradition of elegance.

Schools in the community include Joseph Sears School and New Trier High School, which consistently ranks among the top high schools in the country according to U.S. News.

Residents enjoy dining out in nearby villages or taking a short ride into the city from the Kenilworth Metra Station. A beautiful public beach, flowing fountains, cozy parks, an active historical society, and annual traditions such as a Memorial Day parade preserve the community's charm.





