315 N LYTLE DRIVE

PALATINE







ROOM DIMENSIONS

LIVING ROOM: 18' × 13'

FAMILY ROOM: 25' × 18'

DINING ROOM : 12' × 10'

KITCHEN : 14' × 11'

PRIMARY BEDROOM : 15' × 11'

SECOND BEDROOM: 11' × 10'

THIRD BEDROOM: 10' × 10'

3 BEDROOM 2 BATH TAXES: \$7,114

Welcome to your dream home in the desirable Winston Park neighborhood! This lovely residence offers the ideal blend of location and walkability, ensuring you're never far from the best amenities. As you enter, you'll be greeted by a spacious living room bathed in natural light thanks to the stunning bay window. Cozy up on cooler evenings beside the gas fireplace, creating an inviting atmosphere for gatherings with family and friends. The open-concept design seamlessly connects the living area to the beautifully updated kitchen, which boasts vaulted ceilings, skylight, ample white cabinetry, and modern appliances. Whether you're enjoying a casual meal or hosting a formal dinner, this kitchen is both functional and stylish. Step outside to discover your expansive composite deck ('25), perfect for entertaining and enjoying summer barbecues. The deck leads down to a fully fenced backyard ('20) complete with a charming coy pond and a convenient shed ('25) for all your outdoor storage needs. Retreat to the primary bedroom, featuring a his-and-her closet space and a luxurious shared bathroom equipped with a double vanity and a floor-to-ceiling tiled jacuzzi tub. Two additional bedrooms, all with hardwood floors beneath the carpeting, complete the main living level. Venture to the lower level, where you'll find an English-style basement that's filled with natural light and enhanced by plantation shutters ('20). This level also includes an additional full bathroom with a walk-in shower, as well as a laundry area, making it the perfect space for family and guests. Car enthusiasts will appreciate the attached 2-car heated garage, ensuring comfort during the colder months. Additional updates throughout the home include: roof (2013), skylights (2013), sliding door (2017), garage door (2019), A/C (2019), and washing machine (2023). Situated near parks, with quick access to Route 53, and just steps away from the Metra station at the former Arlington Park Race Track, this home is perfectly positioned for convenience. Plus, enjoy the vibrant offerings of downtown Palatine, where dining, shopping, nightlife, and entertainment await! This Winston Park gem truly combines comfort, convenience, and community-making it the perfect place to call home.





















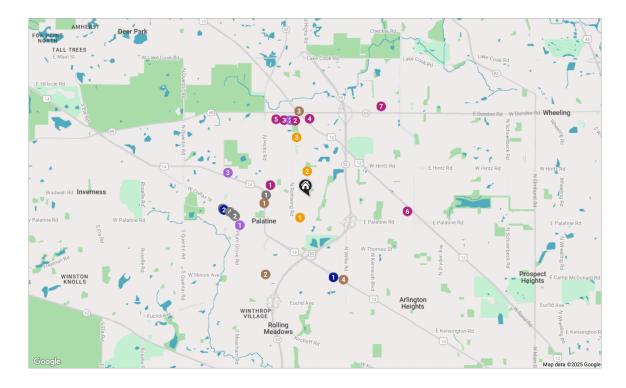
THE VILLAGE OF **PALATINE** HAS MASTERED THE ART OF BALANCE.

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.



RESTAURANTS__

- Photo's Hotdogs 301 NORTH NORTHWEST HIGHWAY, 0.8 MI
- Gianni's Cafe 18 WEST STATION STREET, 1.4 MI
- 3 Lamplighter Inn Tavern & Grille 60 NORTH BOTHWELL STREET, 1.4 MI
- 4 Emmett's Brewing Company 110 NORTH BROCKWAY STREET, 1.5 MI
- 5 Durty Nellie's Gastropub & Concert Hub 180 NORTH SMITH STREET, 1.6 MI
- Q COFFEE_
- Starbucks 234 NORTH NORTHWEST HIGHWAY, 0.9 MI

- ② Dunkin' 1300 HICKS ROAD, 1.6 MI
- Panera Bread 1603 NORTH RAND ROAD, 1.6 MI
- Ounkin 1.6 MI
- SHOPPING_
- 1 Mariano's 545 NORTH HICKS ROAD, 0.8 MI
- 2 The Home Depot 825 EAST DUNDEE ROAD, 1.5 MI
- Target 679 EAST DUNDEE ROAD, 1.5 MI
- Walmart 1555 NORTH RAND ROAD, 1.5 MI

- Kohl's 1818 WEST NORTHWEST HIGHWAY,
- 1 Jewel-Osco 45 SOUTH PLUM GROVE ROAD, 1.4 MI

₹ GROCERY_

6 Hobby Lobby

615 EAST DUNDEE ROAD, 1.6 MI

800 WEST DUNDEE ROAD, 2.1 MI

6 Trader Joe's 17 WEST RAND ROAD, 1.8 MI

- 2 ALDI 761 EAST DUNDEE ROAD, 1.5 MI
- Eurofresh Market 130 WEST NORTHWEST HIGHWAY, 1.6 MI

- Winston Campus Middle School 900 E PALATINE RD, 0.4 MI
- Jane Addams Elementary School 1020 E SAYLES DR, 0.5 MI
- Palatine High School 1111 NORTH ROHLWING ROAD, 1.2 MI
- TRANSIT_
- Arlington Park
 METRA UNION PACIFIC NORTHWEST,
 1.5 MI
- 2 Palatine METRA - UNION PACIFIC NORTHWEST, 1.6 MI

NOTES			

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