



333 SIMPSON STREET
LAKE BLUFF



333 SIMPSON STREET · LAKE BLUFF

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INTERNATIONAL REAL ESTATE

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THE *heather*
FOWLER GROUP

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333 SIMPSON STREET STORYBOOK COTTAGE | LAKEFRONT ADDRESS

ROOM DIMENSIONS

Living Room	21'x16'
Family Room	22'x16'
Dining Room	16'x12'
Kitchen	24'x13'
Primary Bedroom	25'x14'
Second Bedroom	12'x11'
Third Bedroom	11'x9'
Fourth Bedroom	17'x13'
Office	11'x10'
Sun Room	11'x11'

FEATURES

Tucked one house from Lake Michigan in East Lake Bluff's most coveted enclave - where the original Lake Bluff Artists' Colony once thrived - this storybook cottage delivers the rare combination of historic charm, designer finishes, and walkable lakefront living. This beautifully updated vintage home radiates character from the inside out and is much bigger than it looks!

Enjoy the open floor plan, soaring ceilings, refinished hardwood floors, a floating staircase, built-in bookcases, walls of tall windows, and French doors that fill every room with light. A first-floor sunroom and dedicated office add flexibility, while second-floor laundry adds convenience. The chef's kitchen is a showpiece: top-of-the-line appliances, an exotic Wenge hardwood island, custom alder cabinetry, and granite and marble pastry countertops. The spacious primary suite occupies a large portion of the second floor, anchored by a luxury stone bathroom with Ann Sachs tile, an exquisitely designed walk-in shower, separate soaking tub, and dual mahogany vanities. The finished basement offers a flexibility with room for fourth bedroom or home gym, third full bath, wine cellar, and storage.

Enjoy lake breezes and the sound of waves from your private stone patio, steps from Sunrise Park and direct access to Lake Michigan.



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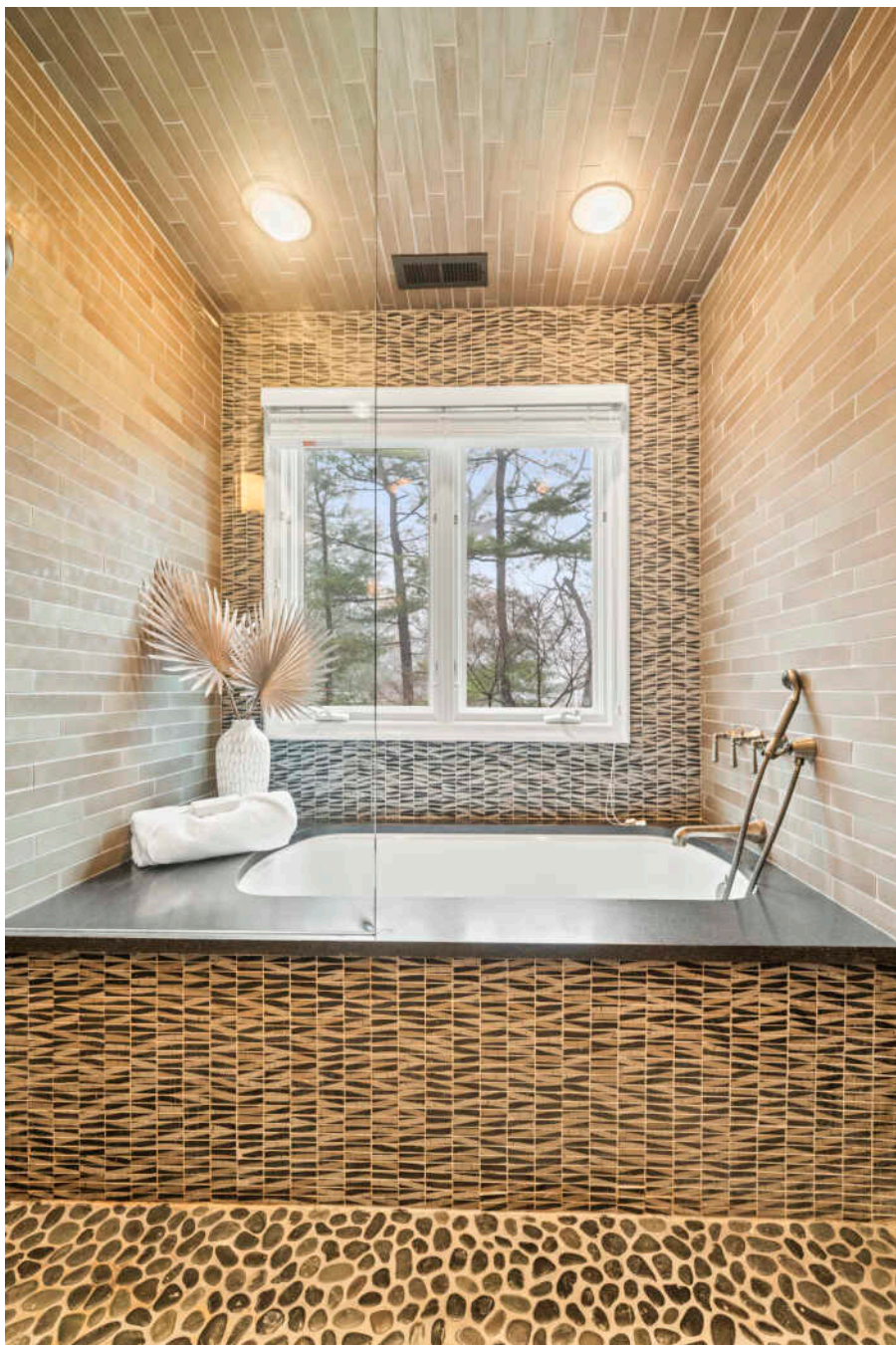




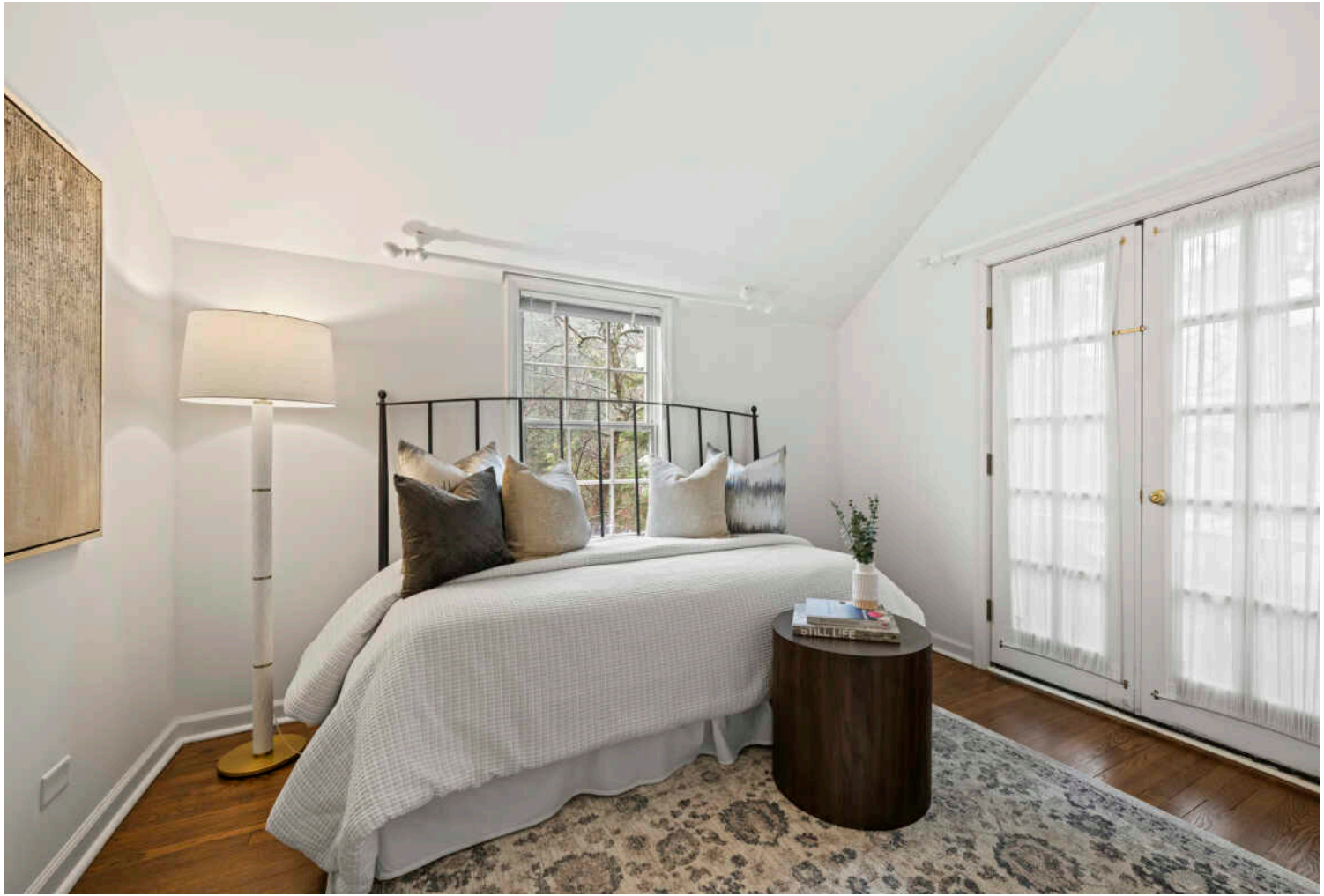












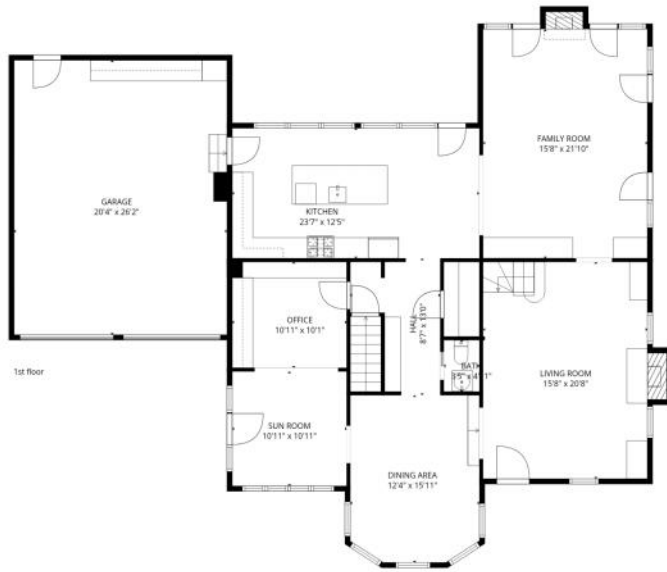




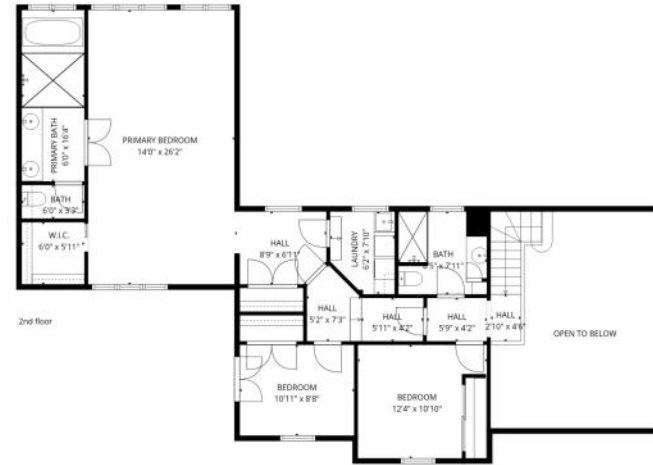








1st floor



2nd floor



Basement

TOTAL: 3120 sq. ft
 Basement: 447 sq. ft, 1st floor: 1574 sq. ft, 2nd floor: 1099 sq. ft
 EXCLUDED AREAS: UTILITY: 50 sq. ft, WINE CELLAR: 83 sq. ft, ROOM: 41 sq. ft,
 GARAGE: 531 sq. ft, FIREPLACE: 18 sq. ft, OPEN TO BELOW: 274 sq. ft,
 LOW CEILING: 22 sq. ft, WALLS: 276 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



LAKE BLUFF IS A RARE GEM. THE VILLAGE BOASTS A WELCOMING LAID-BACK LIFESTYLE, HISTORIC ARCHITECTURE, A THRIVING DOWNTOWN, AND A PRICELESS SENSE OF COMMUNITY.

Locals love the annual community events that bring everyone together, from an outdoor concert series and farmers market to year-round celebrations and block parties.

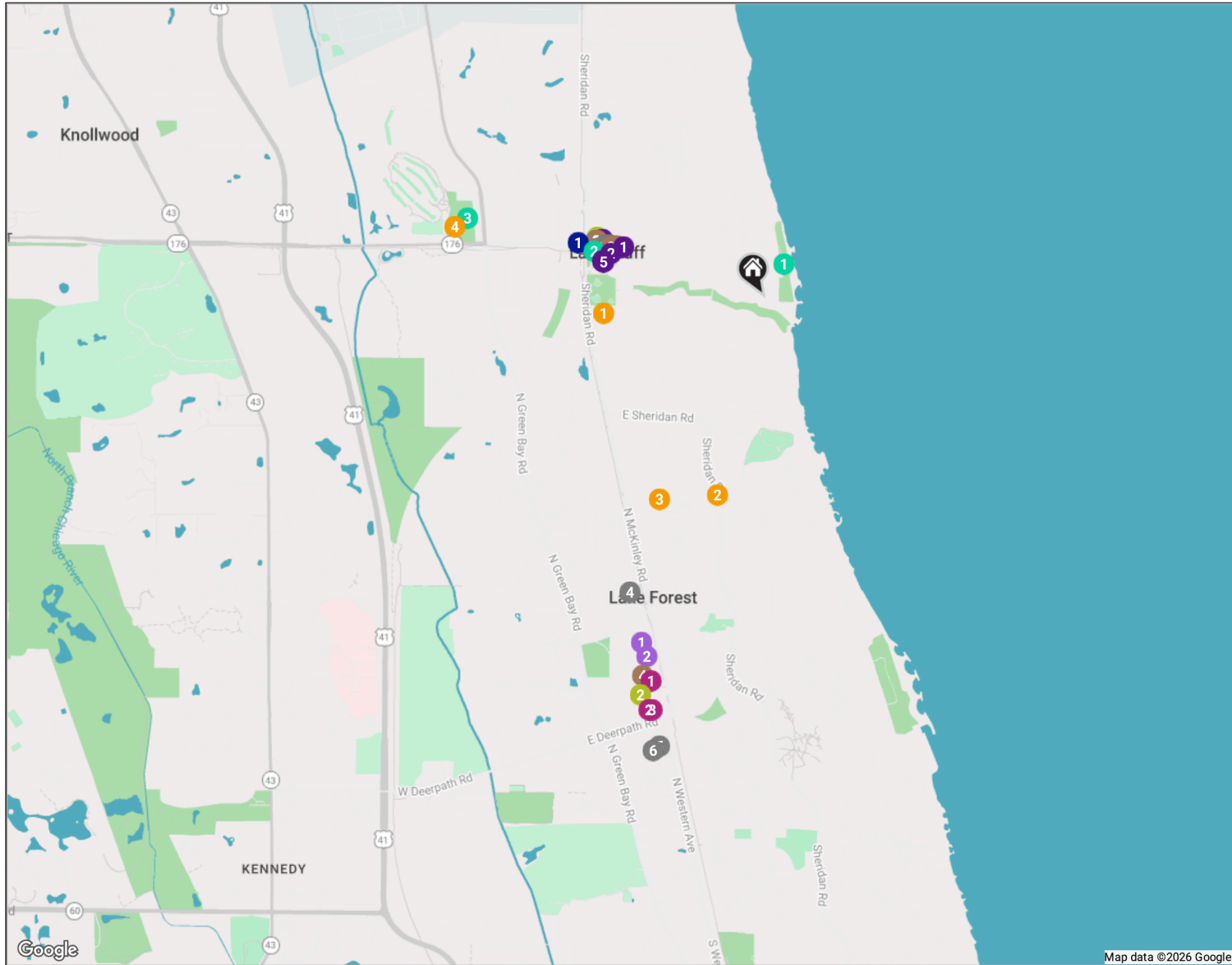
Each year, Lake Bluff hosts a number of special events – from art festivals and farmers markets to community barbeques, block parties, and a Fourth of July Parade. Its annual Halloween event brings out hundreds of ghouls and goblins, while the Bluffinia concert series brings residents together on the Village Green for a wide array of live music. Residents also enjoy scenic parks, recreational activities, an assortment of small boutiques and restaurants, and a beautiful lakefront with limited development.

A variety of architectural styles keep Lake Bluff interesting with Tudor, Colonial, Victorian, bungalow, and modern homes. Properties range from multi-million-dollar lakefront estates to condominiums and townhomes.

Residents find easy access to major interstates and U.S. Route 41, along with a Metra station that serves commuters headed to Chicago.

NEIGHBORHOOD GUIDE MAP

333 SIMPSON STREET
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NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1 **Inovasi**
28 EAST CENTER AVENUE, 0.7 MI
- 2 **Half & Half**
77 EAST SCRANTON AVENUE, 0.7 MI
- 3 **Maevery Public House**
20 EAST SCRANTON AVENUE, 0.7 MI
- 4 **Sophia Steak Lake Forest**
181 EAST LAUREL AVENUE, 1.3 MI
- 5 **Francesca's Intimo**
293 EAST ILLINOIS ROAD, 1.9 MI
- 6 **Deer Path Inn**
255 EAST ILLINOIS ROAD, 1.9 MI

COFFEE _____

- 1 **Hansa Coffee and Wine Sellers**
24 EAST SCRANTON AVENUE, 0.7 MI
- 2 **Reverie Petit Cafe**
91 EAST SCRANTON AVENUE, 0.7 MI
- 3 **Bluffington's Cafe**
113 EAST SCRANTON AVENUE, 0.7 MI

- 4 **Hometown Coffee & Juice**
231 EAST WISCONSIN AVENUE, 1.6 MI

SHOPPING _____

- 1 **Smith's Men's Store**
770 NORTH WESTERN AVENUE #1A,
1.6 MI
- 2 **Talbots**
247 MARKET SQUARE COURT, 1.8 MI
- 3 **J. McLaughlin**
261 MARKET SQ, 1.8 MI

GROCERY _____

- 1 **Jewel-Osco**
890 NORTH WESTERN AVENUE, 1.5 MI
- 2 **The Fresh Market**
850 NORTH WESTERN AVENUE, 1.5 MI

GYM _____

- 1 **Toned Yoga - Lake Bluff**
600 WALNUT AVENUE, 0.7 MI

- 2 **Club Pilates**
722 NORTH BANK LANE, 1.7 MI

SCHOOLS _____

- 1 **Lake Bluff Middle School**
31 EAST SHERIDAN PLACE, 0.7 MI
- 2 **Sheridan Elementary School**
1360 NORTH SHERIDAN ROAD, 0.8 MI
- 3 **Lake Forest High School**
1285 NORTH MCKINLEY ROAD, 0.9 MI
- 4 **Lake Bluff Preschool at the Lake Bluff Park District**
355 WEST WASHINGTON AVENUE,
1.3 MI

TRANSIT _____

- 1 **Lake Bluff**
METRA - UNION PACIFIC NORTH,
0.8 MI

PARKS _____

- 1 **Sunrise Beach**
LAKE BLUFF, 0.2 MI
- 2 **Lake Bluff Village Green**
LAKE BLUFF, 0.7 MI
- 3 **Blair Park**
LAKE BLUFF, 1.3 MI

SERVICES _____

- 1 **Lake Bluff Public Library**
123 EAST SCRANTON AVENUE, 0.6 MI
- 2 **Village of Lake Bluff**
40 EAST CENTER AVENUE, 0.7 MI
- 3 **Lake Bluff Fire Department**
45 EAST CENTER AVENUE STE 1,
0.7 MI
- 4 **United States Postal Service**
26 EAST SCRANTON AVENUE, 0.7 MI
- 5 **Lake Bluff Police Department**
45 EAST CENTER AVENUE, 0.7 MI

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