



354 HIRST COURT
LAKE BLUFF



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INTERNATIONAL REAL ESTATE

LUXURY
PORTFOLIO
INTERNATIONAL



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354 HIRST COURT LAKE BLUFF LIVING AT ITS BEST

ROOM DIMENSIONS

Living Room	12'x23'
Family Room	18'x15'
Dining Room	12'x12'
Kitchen	25'x11'
Primary Bedroom	15'x15'
Second Bedroom	14'x11'
Third Bedroom	14'x10'
Fourth Bedroom	12'x10'
Fifth Bedroom	12'x11'
Sixth Bedroom	15'x10'
Recreation Room	25'x23'

FEATURES

Bright, beautiful, spacious and close to downtown Lake Bluff and the beach. Picture your best life: entertaining in an updated home that retains vintage charm, reading in cozy nooks or by the fireplace, unwinding in a spa bathroom, strolling to the beach or grabbing coffee downtown on the weekend. This charming East Lake Bluff home is much larger than it looks (over 4,000 sq. ft. finished on all levels) and feels like something out of a design magazine. Tucked on a quiet cul-de-sac, it combines timeless architectural details with fresh, luxurious updates especially in the kitchen. The floorplan offers something for everyone. The main floor features multiple living areas plus two bedrooms or offices and a full bathroom. Upstairs is a primary suite with details like a bay window, wainscotting and a large bathroom with custom marble tile and heated floors. There are 2 more bedrooms and full bath on this level. The lower level is finished with a bedroom and full bath plus a huge deep-pour recreation room that is filled with natural light thanks to oversized windows. When you're not enjoying the comfort of home, you're just minutes from all that makes Lake Bluff special: quaint downtown shops and restaurants, the Metra station for easy city access, neighborhood parks, award-winning schools, and Lake Bluff's beloved beach on Lake Michigan. This is more than a home-it's the Lake Bluff lifestyle at its best.



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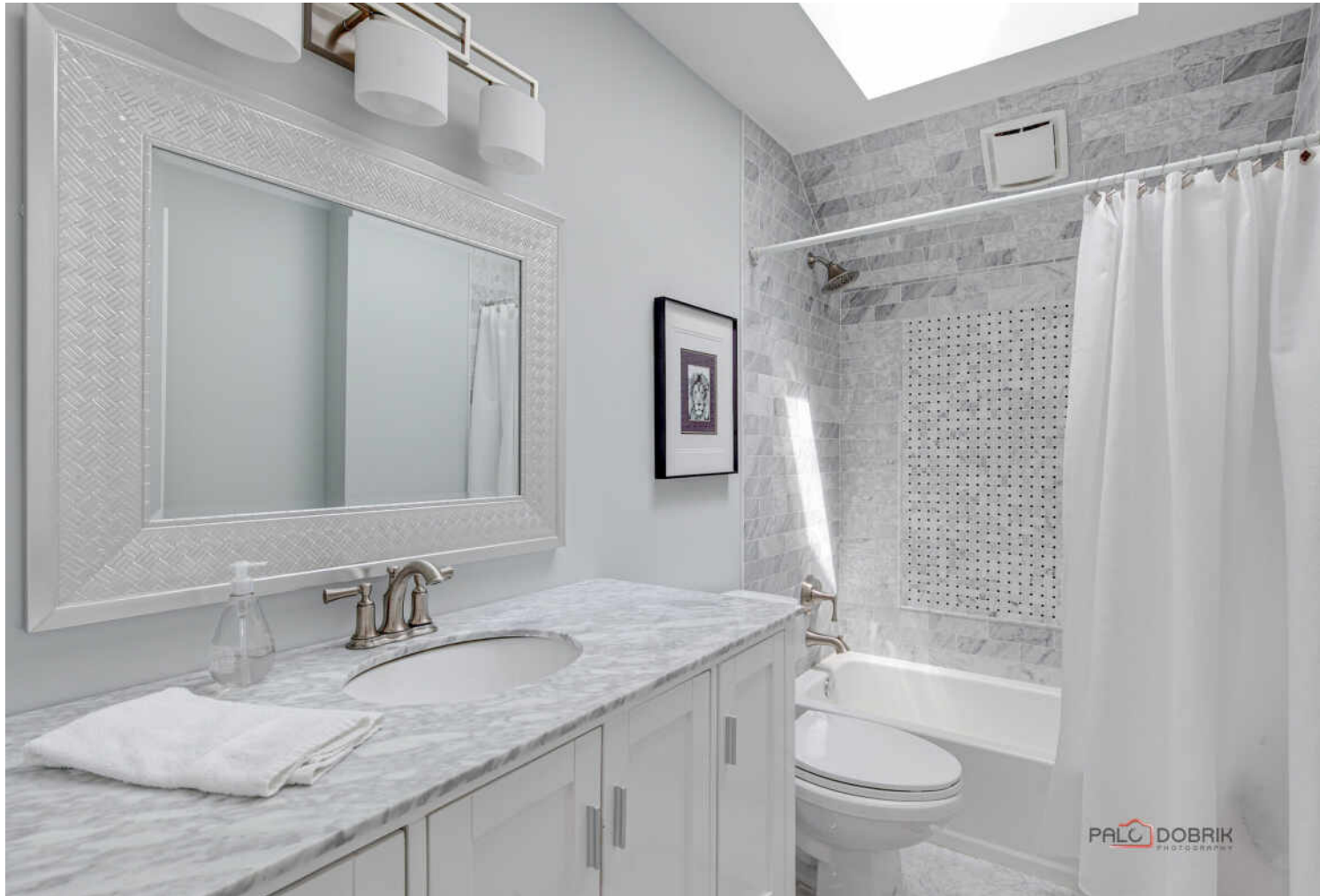


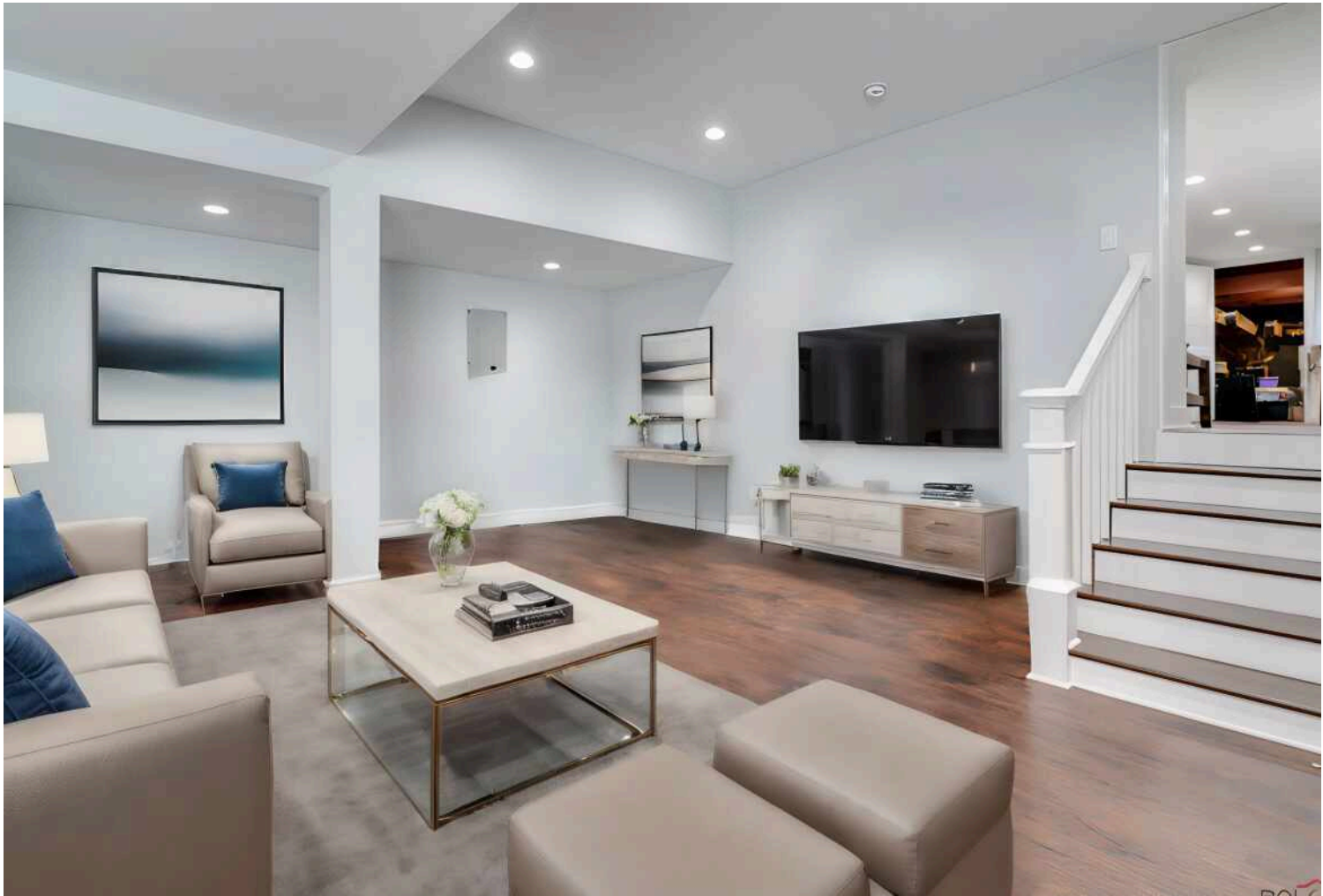


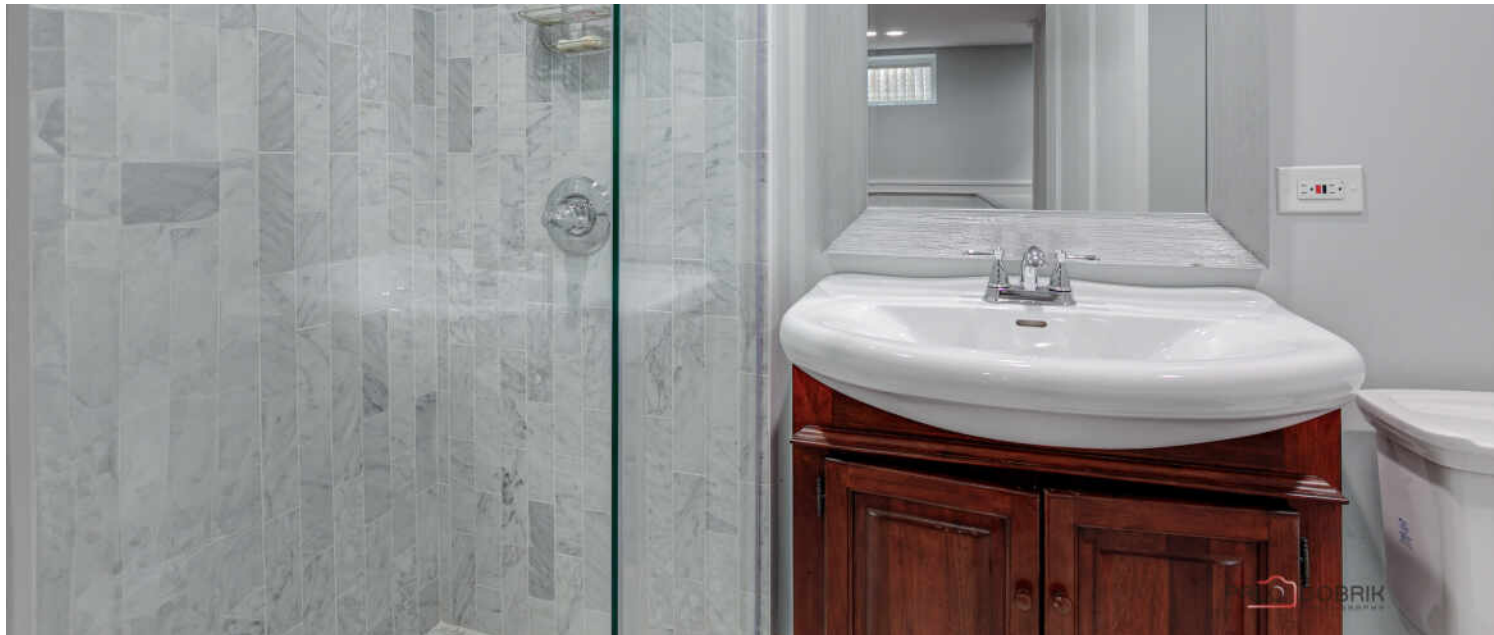




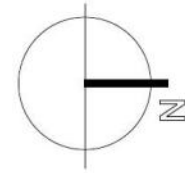


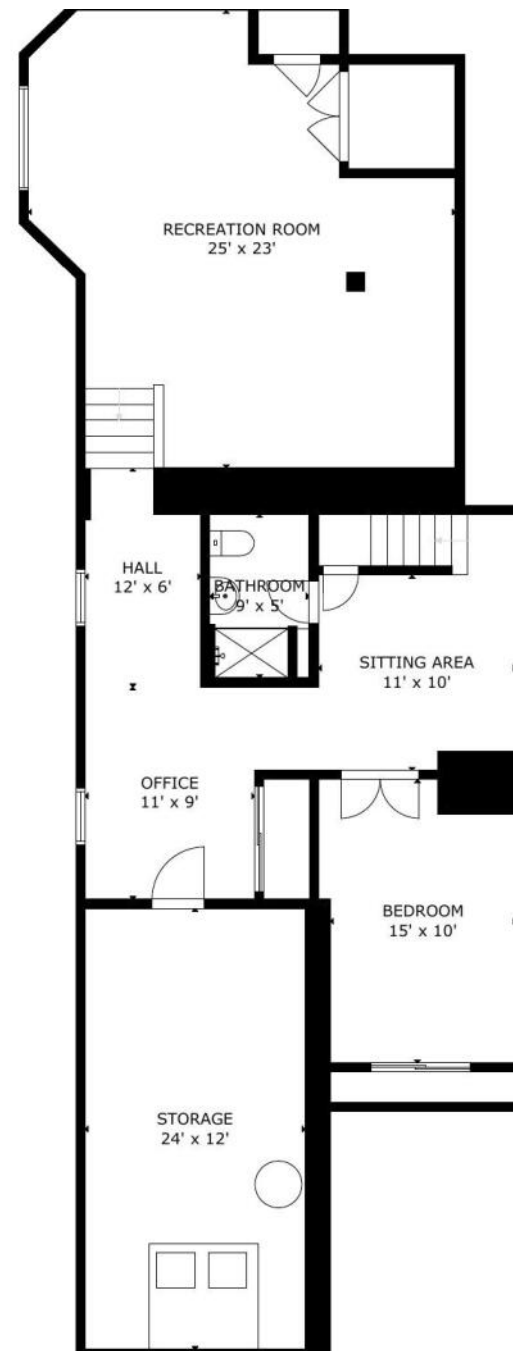
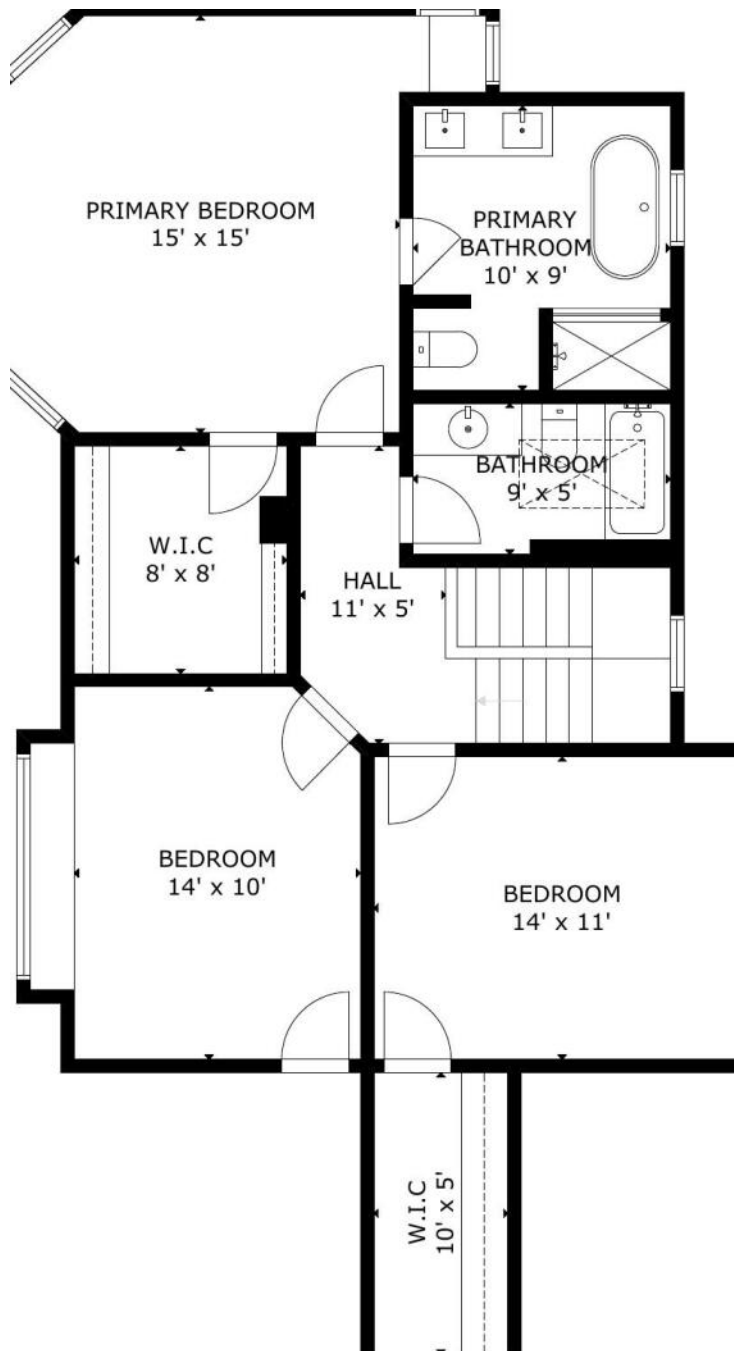














LAKE BLUFF IS A RARE GEM. THE VILLAGE BOASTS A WELCOMING LAID-BACK LIFESTYLE, HISTORIC ARCHITECTURE, A THRIVING DOWNTOWN, AND A PRICELESS SENSE OF COMMUNITY.

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.

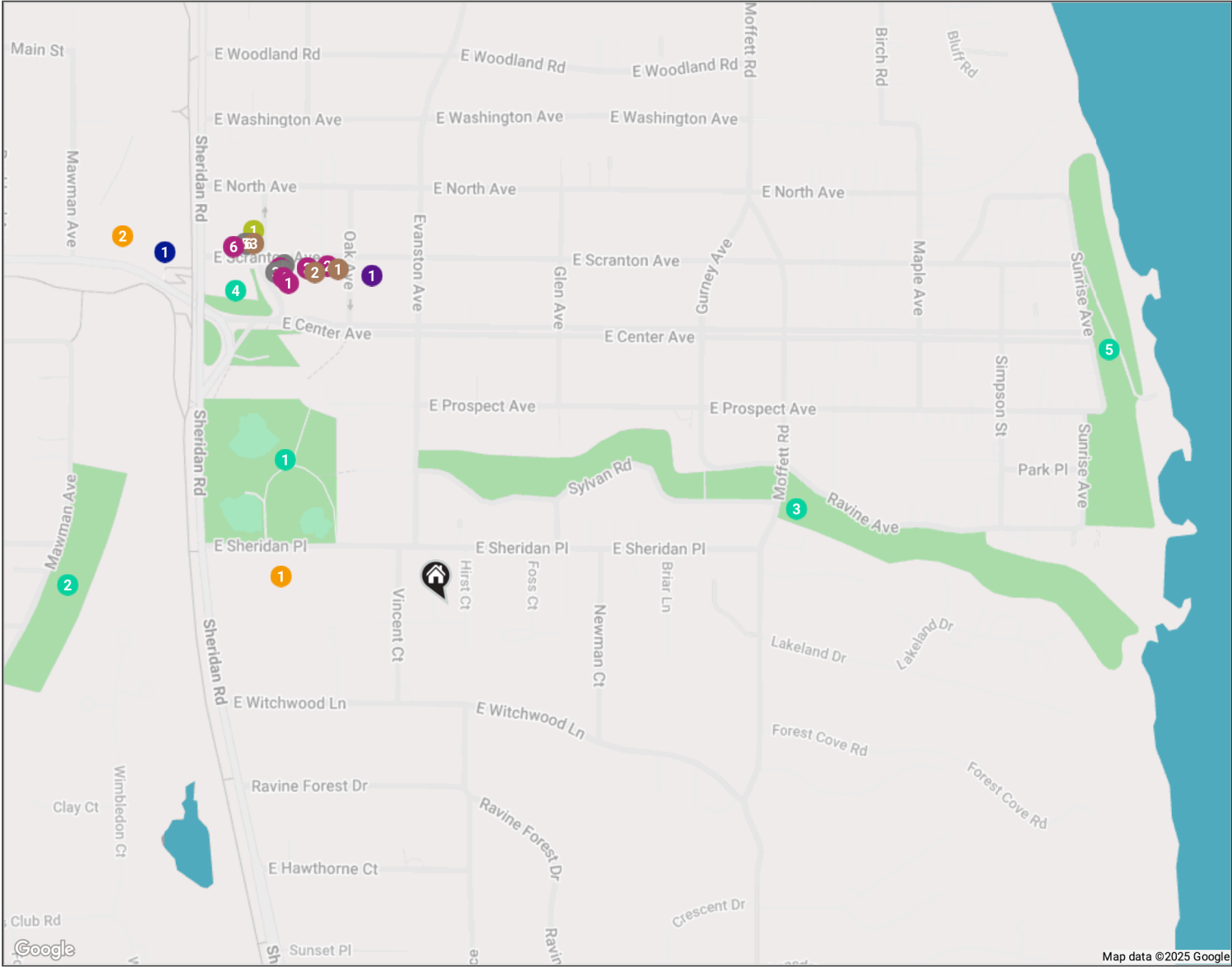
Each year, Lake Bluff hosts a number of special events – from art festivals and farmers markets to community barbeques, block parties, and a Fourth of July Parade. Its annual Halloween event brings out hundreds of ghouls and goblins, while the Bluffinia concert series brings residents together on the 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

354 HIRST COURT
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NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1 Inovasi
28 EAST CENTER AVENUE, 0.3 MI
- 2 Half & Half
77 EAST SCRANTON AVENUE, 0.3 MI
- 3 The Otherdoor
30 EAST CENTER AVENUE, 0.3 MI
- 4 Venetia
49 EAST SCRANTON AVENUE, 0.3 MI
- 5 Lake Bluff Brewing Company
16 EAST SCRANTON AVENUE, 0.4 MI
- 6 Maevery Public House
20 EAST SCRANTON AVENUE, 0.4 MI

COFFEE _____

- 1 Bluffington's Cafe
113 EAST SCRANTON AVENUE, 0.3 MI

- 2 Reverie Petit Cafe
91 EAST SCRANTON AVENUE, 0.3 MI

- 3 Hansa Coffee and Wine Sellers
24 EAST SCRANTON AVENUE, 0.4 MI

SHOPPING _____

- 1 Twigs
38 EAST CENTER AVENUE, 0.3 MI
- 2 Lawrence Interiors, Lawrence Framing & Autographs
109 EAST SCRANTON AVENUE, 0.3 MI
- 3 Lake Bluff Hub and Cycle
77 EAST SCRANTON AVENUE, 0.3 MI

- 4 RD Jewelry Studio
34 EAST CENTER AVENUE, 0.3 MI

- 5 jdR Wine & beer
49 EAST SCRANTON AVENUE, 0.3 MI

- 6 Source and Style
12 EAST SCRANTON AVENUE, 0.4 MI

GYM _____

- 1 Toned Yoga
600 WALNUT AVENUE, 0.4 MI

SCHOOLS _____

- 1 Lake Bluff Middle School
31 EAST SHERIDAN PLACE, 0.2 MI
- 2 Forest Bluff School
8 WEST SCRANTON AVENUE, 0.4 MI

TRANSIT _____

- 1 Lake Bluff
METRA - UNION PACIFIC NORTH, 0.4 MI

PARKS _____

- 1 Artesian Park
LAKE BLUFF, 0.2 MI
- 2 Mawman Park
LAKE BLUFF, 0.3 MI
- 3 Ravine Park
LAKE BLUFF, 0.3 MI
- 4 Lake Bluff Village Green
LAKE BLUFF, 0.3 MI
- 5 Sunrise Beach
LAKE BLUFF, 0.6 MI

SERVICES _____

- 1 Lake Bluff Public Library
123 EAST SCRANTON AVENUE, 0.3 MI

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ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

