

360 AMBRIA DRIVE

FIELDS OF AMBRIA - MUNDELEIN





ROOM DIMENSIONS

LIVING ROOM : 18' × 14'

DINING ROOM : 14' × 13'

FAMILY ROOM : 18' × 16'

KITCHEN : 13' × 12'

OFFICE : 12' × 12'

PRIMARY BEDROOM : 19' × 12'

SECOND BEDROOM : 12' × 10'

THIRD BEDROOM : 14' × 12'

FOURTH BEDROOM : 12' × 11'

BREAKFAST ROOM : 12' × 10'

RECREATION ROOM : 22' × 15'

MEDIA ROOM : 18' × 14'

4 BEDROOM

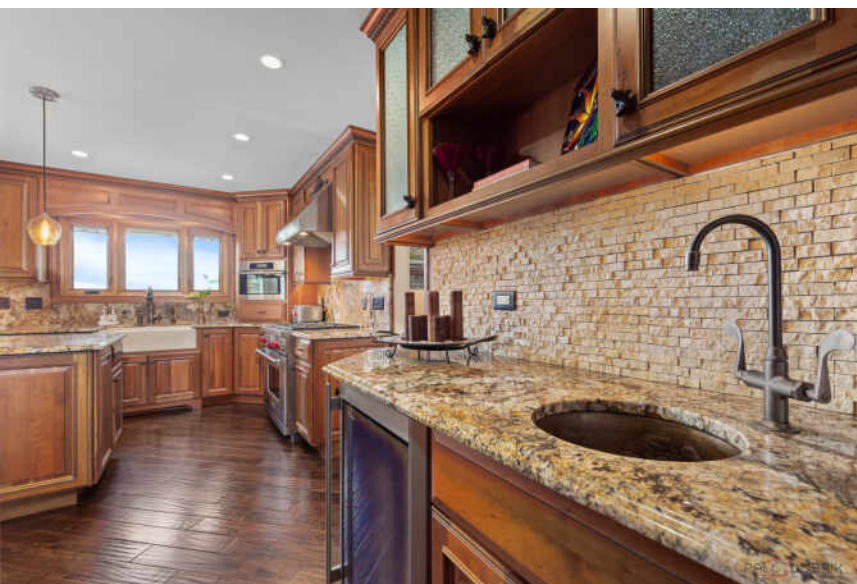
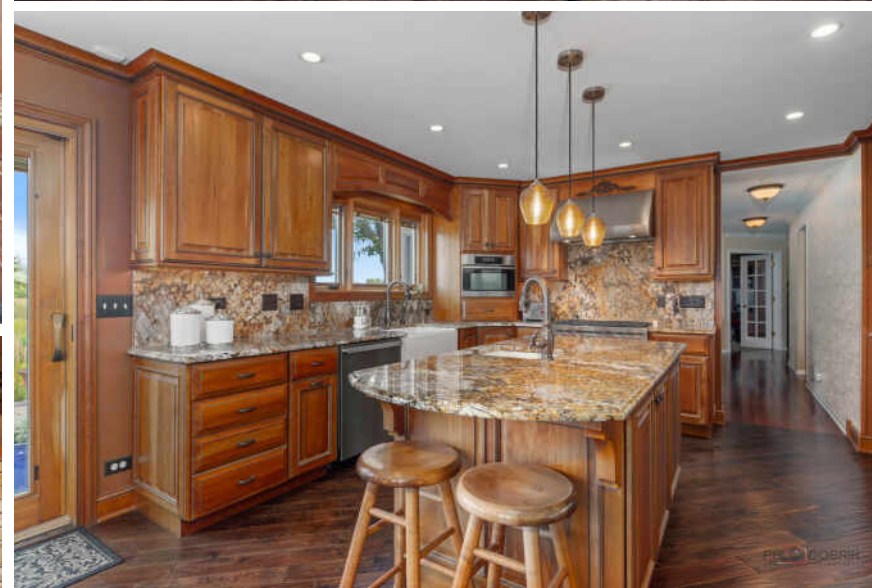
2.1 BATH

TAXES: \$13,429

ASSESSMENTS: \$100 /YR VOLUNTARY

ONE-OF-A-KIND HOME ON WETLANDS LOT

One-of-a-Kind Ambria Home Backing to Federally Protected Wetlands. Welcome to this rare and exceptional home in the highly sought-after Fields of Ambria community. Step inside the impressive two-story foyer, where the updated wood-and-iron staircase sets the tone for the home's refined style. Formal living and dining rooms flank the entry, offering elegant spaces for entertaining. The heart of the home is the fully renovated and expanded chef's kitchen-an absolute dream featuring professional-grade appliances, custom cabinetry with every high-end detail and a light-filled breakfast room surrounded by floor-to-ceiling Pella bow windows with integrated blinds, showcasing breathtaking views of the wetlands. The oversized family room, with its 2-story brick wood-burning fireplace and dual Pella sliders, brings the outdoors in with a stunning wall of windows. A private first-floor office and a practical mudroom/laundry room complete the main level. Upstairs, retreat to the luxurious primary suite. The spa-inspired bath features a heated jetted tub, walk-in shower with rainfall shower head and five body sprays, dual vanities, and recessed medicine cabinets hidden behind custom mirrors. The updated hall bath includes the same recessed medicine cabinets. The finished basement provides additional space for relaxation and recreation, with a media room, wall of storage closets, rec area, and additional crawl-space storage in the utility room. Outside is just as impressive-an oversized stone paver patio overlooks the fully fenced backyard and tranquil wetlands, framed by professional landscape garden with tall prairie grasses and perennials thoughtfully blend into the natural beauty and privacy of the wetlands. Enjoy the ever-changing views of wildlife in your own backyard oasis.

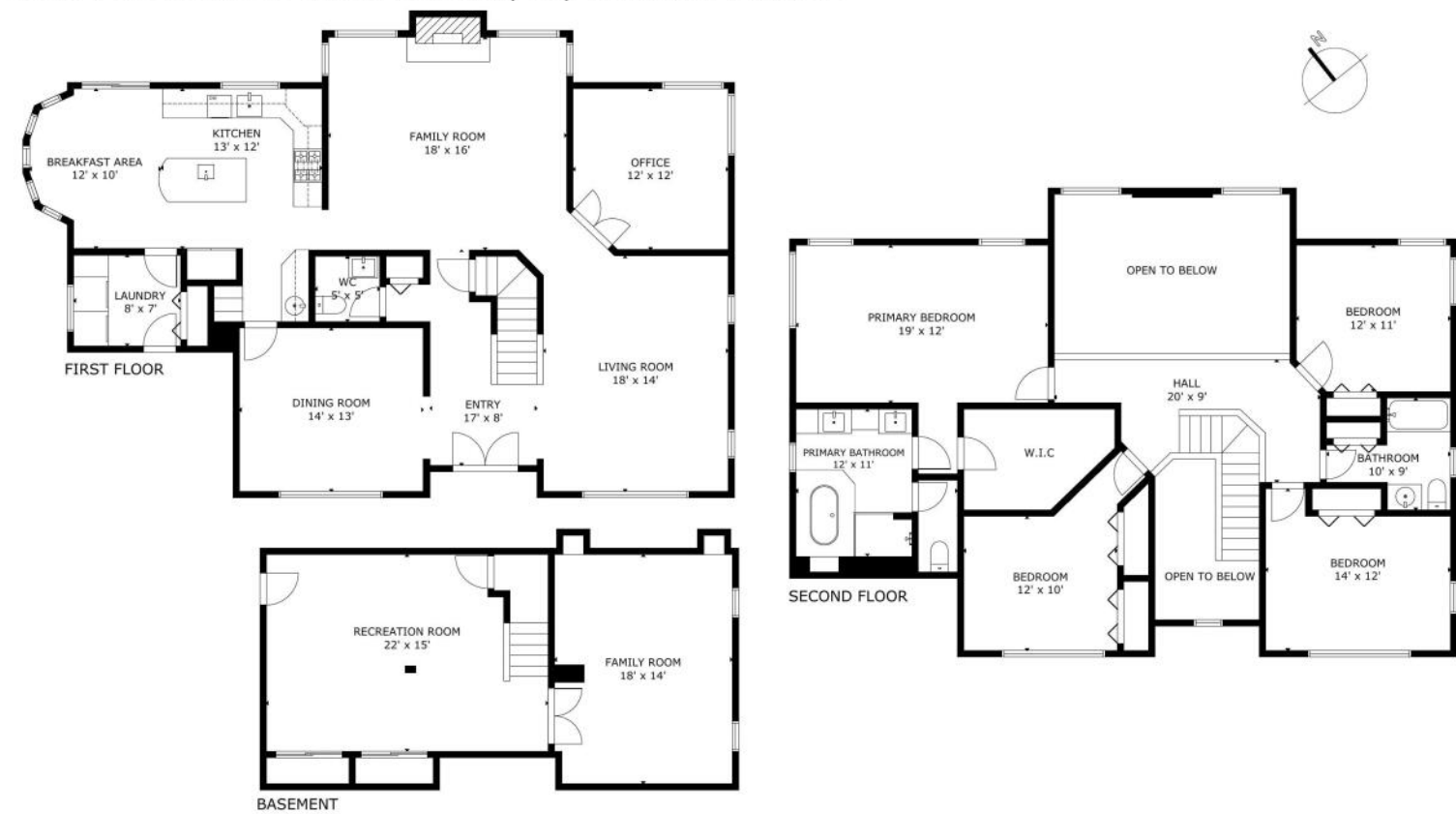








360 Ambria Dr Mundelein, IL, United States



GROSS INTERNAL AREA
TOTAL: 3,312 sq.ft.
BASEMENT: 603 sq.ft. FIRST FLOOR: 1,481 sq.ft. SECOND FLOOR: 1,228 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

PALO DOBRIK
PHOTOGRAPHY



LOCATED IN THE HEART OF LAKE COUNTY,
MUNDELEIN IS A THRIVING COMMUNITY
THAT CONTINUES TO GROW DUE TO ITS
ABUNDANT RECREATIONAL
OPPORTUNITIES, FRIENDLY COMMUNITY,
AND CONVENIENT TRANSPORTATION
OPTIONS.

Mundelein celebrates its history with a popular annual festival that includes musical performances, a parade, carnival, car show, fireworks, and more. The village also has a craft beer festival, farmers market, and an art festival.

Once a popular resort area for city dwellers looking to escape the heat, Diamond Lake remains one of the village's gems. The recreation area, one of 33 in the community, stretches over 100 acres with a pristine lake, sandy beaches, and shaded picnic areas as well as a floating sports park, paddle boat, and kayak rentals.

In addition to the beach, residents can enjoy a golf course, bike trails, community theater, and museum. The village's downtown area has been redeveloped and there are various commercial areas.

Residential areas include a diverse mix of housing styles including new construction and mixed-use developments.



NOTES

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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

