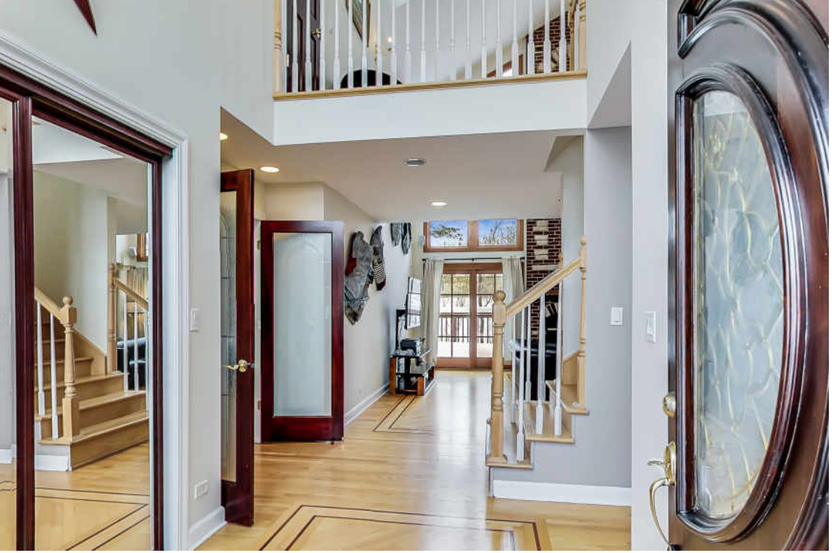
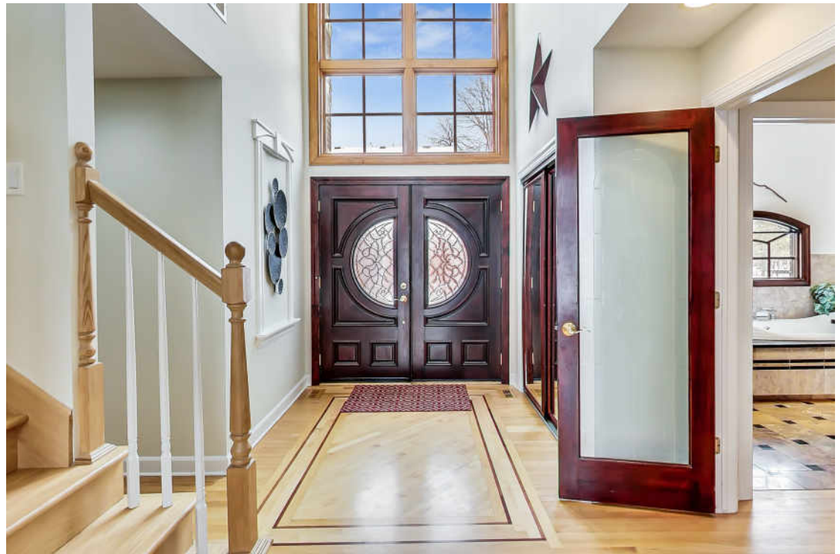
3 ABBOTSFORD DRIVE

LINCOLNSHIRE

@properties®





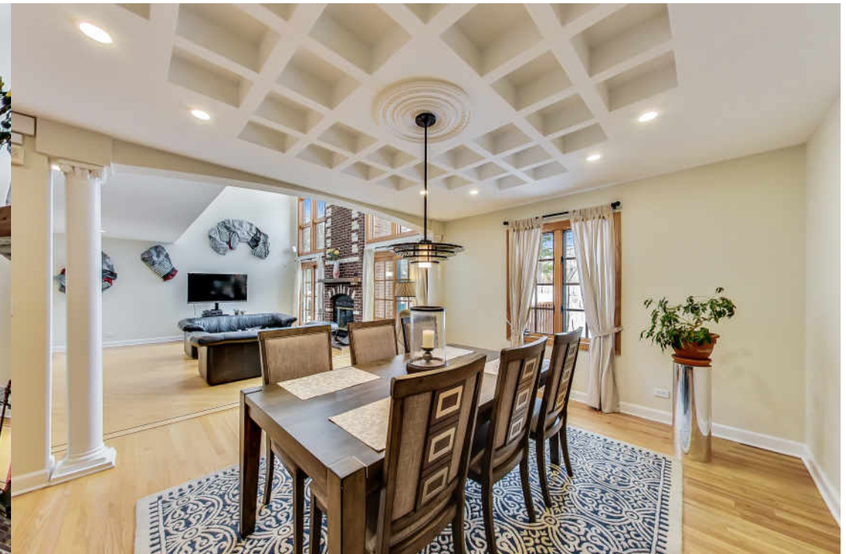
ROOM DIMENSIONS

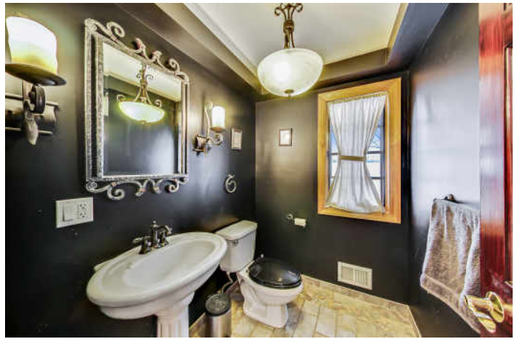
FOYER : 10' × 7'
LIVING ROOM : 20' × 17'
DINING ROOM : 15' × 12'
KITCHEN : 10' × 8'
BREAKFAST ROOM : 11' × 10'
MASTER BEDROOM : 17' × 15'
LOFT : 20' × 11'
2ND BEDROOM : 15' × 12'
3RD BEDROOM : 15' × 14'
LAUNDRY ROOM : 7' × 7'
BASEMENT : 52' × 48'

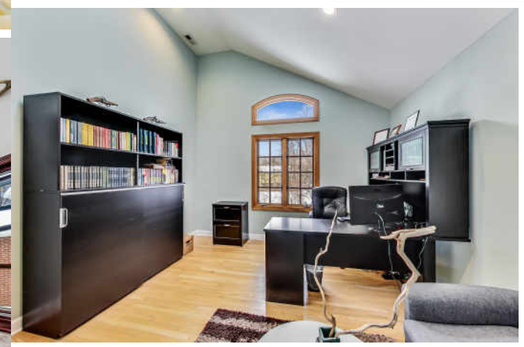
3 BEDROOM
2.1 BATH
TAXES: $13,690.78
ASSESSMENTS: $400

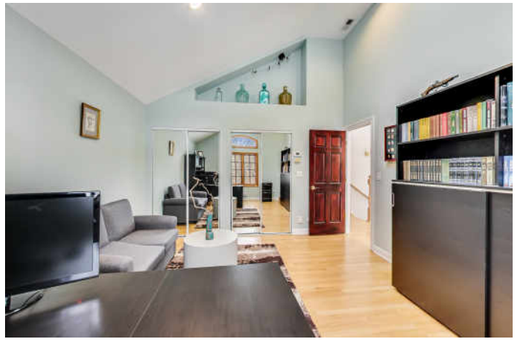
TURN-KEY HOME IN WESTMINSTER WOODS

You'll be impressed the moment you cross the threshold of this 3 bed, 2.1 bath, home. Volume windows in the foyer and living room flood the home with natural light. Hardwood floors with decorative inlays and recessed lighting extend throughout. The spacious living room has a vaulted ceiling, floor-to-ceiling brick & stone fireplace and a wall of windows that afford lovely views of the wooded yard and access to an oversized deck. The adjacent dining room has a custom coffered ceiling and opens to the chef's kitchen with SS appliances, breakfast bar and table area. The large primary suite is on the main level. It has a vaulted ceiling with skylights, walk-in closet and a luxurious bath. The lux bath also has a vaulted ceiling, whirlpool tub, separate shower and 3 vanities...It's the perfect retreat! A lofted space with skylight overlooks the living room and makes an ideal sitting or study area. Both bedrooms on the second level are large, light and bright. They also have volume ceilings and plenty of closet space. Last but not least, there's a laundry room on the main level, attached 2 car garage, central vac and an enormous unfinished basement that provides endless possibilities for expansion.

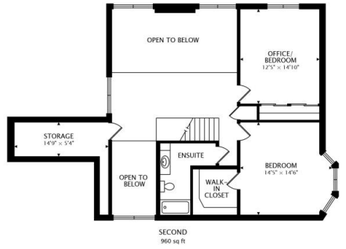


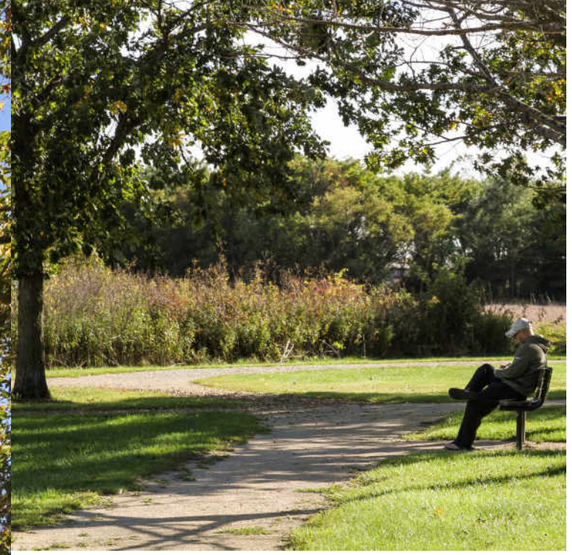


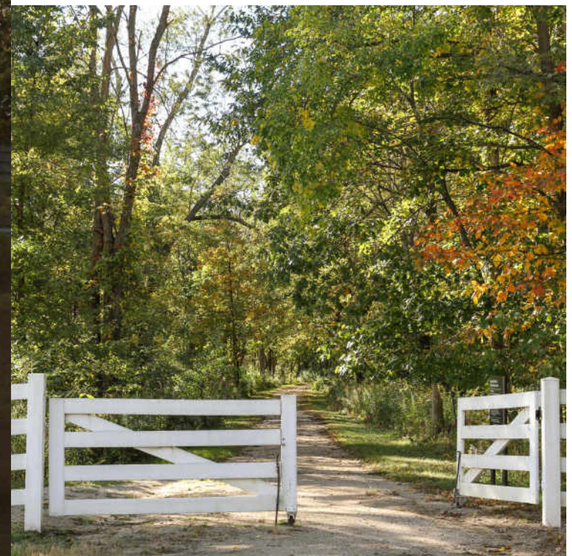




DECK
PRIMARY BEDROOM
15' x 16'9"
LIVING
19'10" x 16'11"
DINING
11'11" x 14'9"
WALK-IN CLOSET
POWDER
ENSUITE
FOYER
7'5" x 9'7"
L'DRY
KITCHEN
BREAKFAST
9'9" x 11'2"
PORCH
GARAGE
MAIN
1683 sq ft


OPEN TO BELOW
OFFICE/ BEDROOM
12'5" x 14'10"
STORAGE
14'9" x 5'4"
ENSUITE
OPEN TO BELOW
WALK-IN CLOSET
BEDROOM
14'5" x 14'6"
SECOND
960 sq ft





LINCOLNSHIRE IS NOT YOUR TYPICAL SUBURBAN BEDROOM COMMUNITY, BUT IT'S NOT STRICTLY BUSINESS EITHER

The village masterfully blends diverse business, hospitality, entertainment, and retail with nature, recreation, and residential areas.

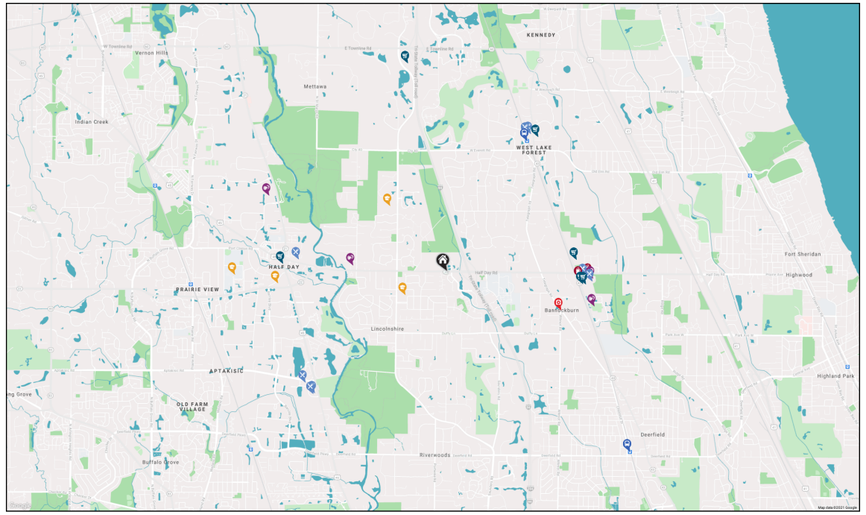
Housing in the picturesque village includes single-family homes, townhomes, and condominiums nestled among parks, green spaces, and forest preserves.

Several office parks house prominent employers with a workforce of thousands and square footage in the millions.

Lincolnshire is home to several hotels including Marriott's sprawling Lincolnshire Resort with 170 acres of hotel rooms, restaurants, lounges, a PGA championship golf course, event space, and an acclaimed live musical theater that draws audiences from throughout the region. For those who prefer their entertainment on the big screen, Lincolnshire's massive movie theater has 21 screens to fit the bill.

The village is also a shopping and dining destination with fine dining restaurants, national chains, and several specialty shops. Popular local events include the Taste of Lincolnshire and an annual art festival. A number of public parks can also be found throughout the community.

Lincolnshire is bordered by I-94, with an interchange at Route 22, Milwaukee Avenue, and other major arterial streets as well. Commuter trains stop in nearby communities such as Vernon Hills and Buffalo Grove.



RESTAURANTS

Panera Bread
1211 HALF DAY ROAD, 1.7 MI

Egg Harbor Cafe
300 VILLAGE GREEN SOUTH SUITE 100, 1.8 MI

Eggsperience Bannockburn
2545 WAUKEGAN ROAD, 1.8 MI

Lou Malnati's Pizzeria - Carry Out
840 SOUTH WAUKEGAN ROAD, 2.0 MI

Starbucks
840 SOUTH WAUKEGAN ROAD, 2.0 MI

Wildfire
235 PARKWAY DRIVE, 2.2 MI

Big Bowl Lincolnshire
215 PARKWAY DRIVE, 2.2 MI

Red Robin Gourmet Burgers and Brews
295 PARKWAY DRIVE, 2.2 MI

COFFEE SHOPS

McDonald's
2587 WAUKEGAN ROAD, 1.6 MI

Newport Coffee House
1121 HALF DAY ROAD, 1.8 MI

SHOPPING

Mariano's
2999 WAUKEGAN RD, 1.6 MI

Walgreens
2501 WAUKEGAN ROAD, 1.7 MI

Heinen's Grocery Store
2503 WAUKEGAN RD, 1.7 MI

Irv's Luggage
1322 SOUTH MILWAUKEE AVENUE, 2.0 MI

Sunset Foods
825 SOUTH WAUKEGAN ROAD, 2.0 MI

Costco Wholesale
25901 RIVERWOODS ROAD, 2.6 MI

HEALTH CLUBS

LifeSport Athletic Club
96 NORTH ELM ROAD, 1.2 MI

Orangetheory Fitness
2553 WAUKEGAN ROAD, 1.8 MI

Midtown Athletic Club
2211 WAUKEGAN ROAD, 1.9 MI

Life Time Athletic
680 WOODLANDS PARKWAY, 2.4 MI

HOSPITALS

Bannockburn
BANNOCKBURN, 1.5 MI

SCHOOLS

Laura B Sprague School
2425 RIVERWOODS RD, 0.6 MI

Daniel Wright Jr High School
1370 NORTH RIVERWOODS RD, 1.1 MI

Half Day School
239 OLDE HALF DAY RD, 2.1 MI

Adlai E Stevenson High School
1 STEVENSON DR, 2.6 MI

TRANSIT

Lake Forest
METRA - MILWAUKEE DISTRICT NORTH, 1.9 MI

Deerfield
METRA - MILWAUKEE DISTRICT NORTH, 3.1 MI

NOTES

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