

40 FAIRVIEW AVENUE

DEERFIELD





5 BEDROOM
2.1 BATH

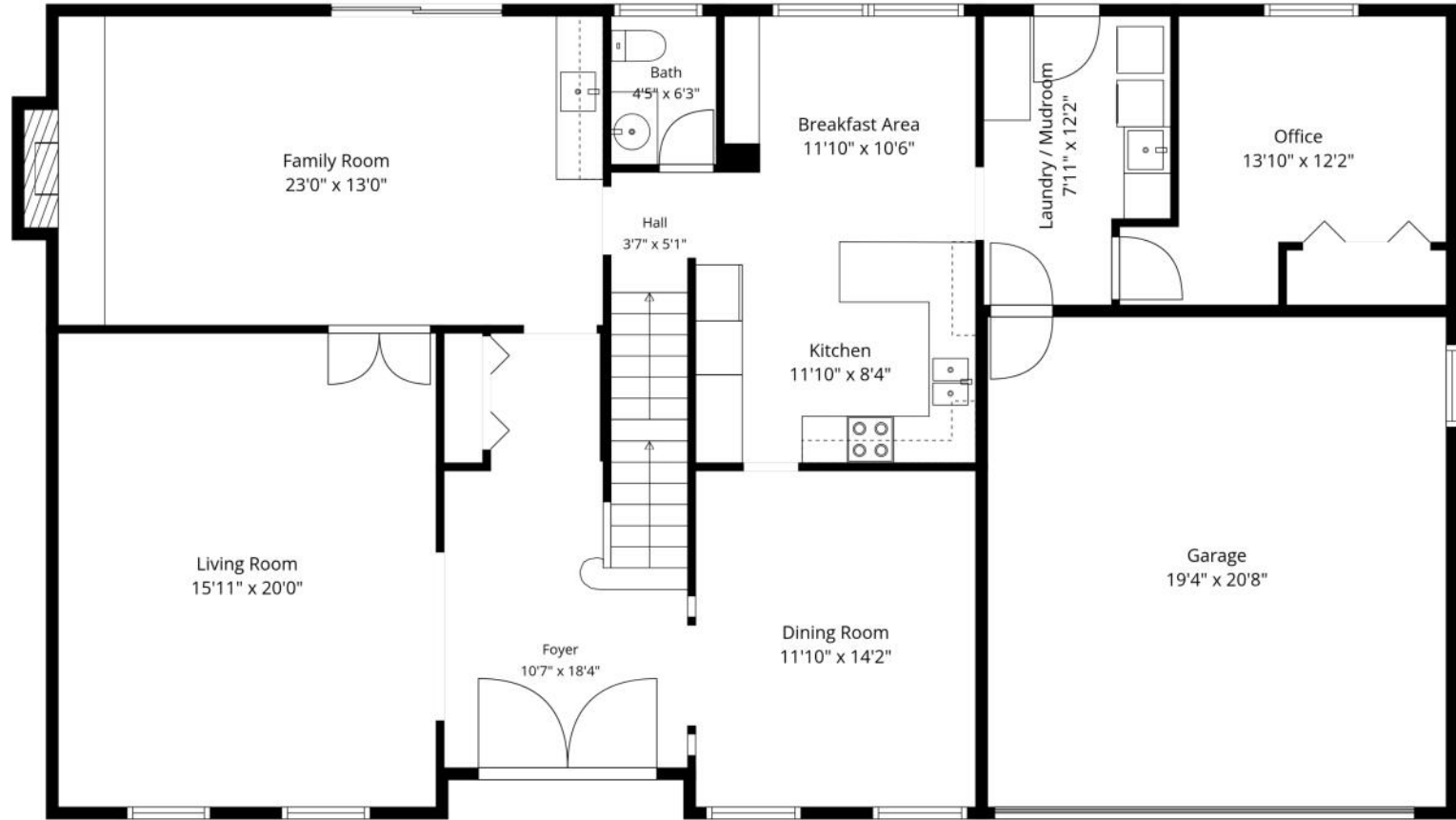
- Lovingly maintained by its original owners since it was custom built in 1977, this home reflects decades of pride of ownership and meticulous care.
- During construction, the owners enhanced the original floor plan by expanding the home three feet to the south, creating additional living space.
- The home features four generously sized bedrooms and two full bathrooms on the second floor.
- The main level offers a welcoming living room, a comfortable family room complete with a wet bar, a bright kitchen with an eat-in dining area, a convenient mud room, and a dedicated office-providing plenty of space.
- The finished basement offers outstanding versatility, featuring a large recreation area, an additional room ideal for a bedroom, exercise room, or hobby space, and abundant storage.
- The current second kitchen could easily be transformed into an art studio, craft room, workshop, or other creative space.
- Plumbing has already been roughed into the concrete floor, making the addition of a future bathroom simple and convenient.
- This home is loaded with valuable extras, including a whole-house generator, an epoxy-coated garage floor, and a built-in Murphy bed in one of the bedrooms.
- Outside, you'll find a beautifully landscaped yard designed for relaxation and entertaining.
- The backyard features a large deck and a charming gazebo (with screens), creating the perfect setting for enjoying warm summer evenings.
- This is a rare opportunity to own a thoughtfully customized, exceptionally cared-for home that combines timeless quality, generous living space, and countless possibilities for its next owners.







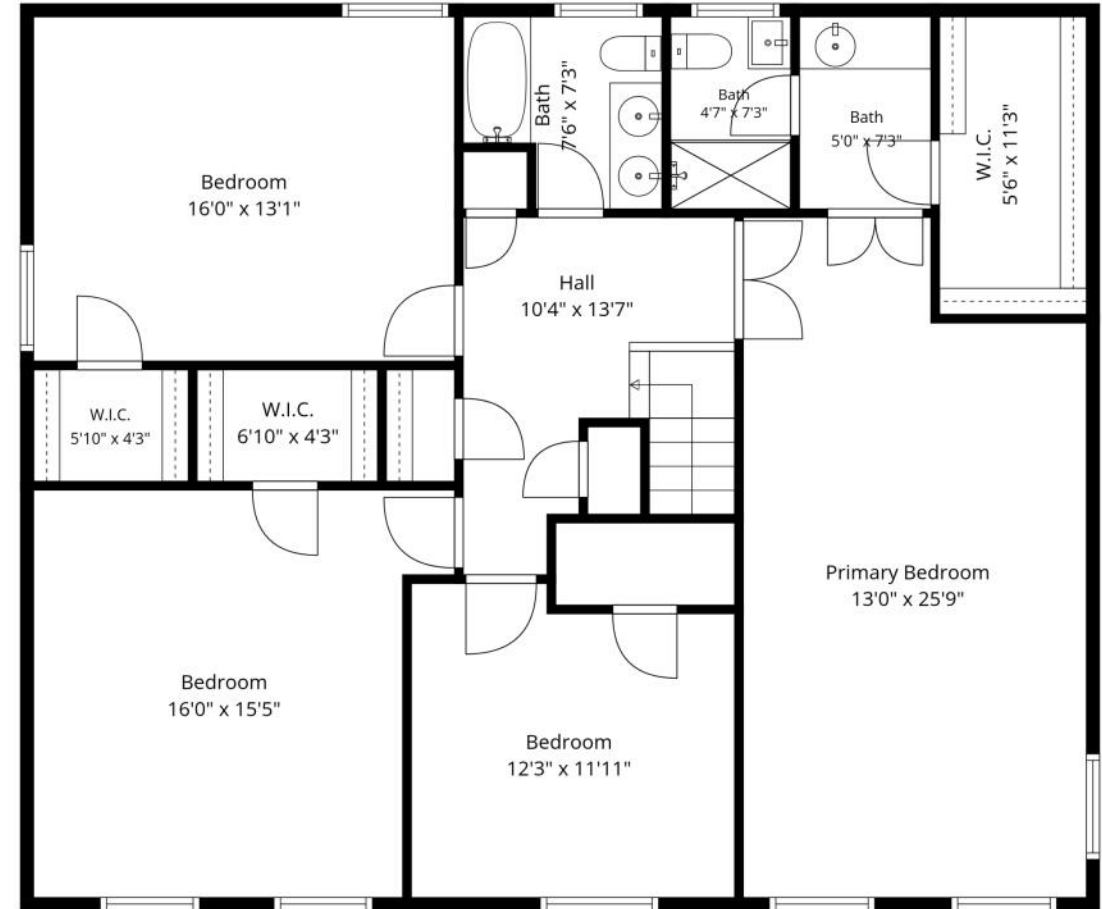




TOTAL: 3815 sq. ft

Basement: 959 sq. ft, 1st floor: 1522 sq. ft, 2nd floor: 1334 sq. ft
 EXCLUDED AREAS: STORAGE: 156 sq. ft, UTILITY: 152 sq. ft, UNDEFINED: 10 sq. ft,
 GARAGE: 401 sq. ft, FIREPLACE: 9 sq. ft, WALLS: 261 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 3815 sq. ft

Basement: 959 sq. ft, 1st floor: 1522 sq. ft, 2nd floor: 1334 sq. ft
 EXCLUDED AREAS: STORAGE: 156 sq. ft, UTILITY: 152 sq. ft, UNDEFINED: 10 sq. ft,
 GARAGE: 401 sq. ft, FIREPLACE: 9 sq. ft, WALLS: 261 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



NOTES

[illegible]



TED PICKUS

1 8474170520

847-432-0700

TEDPICKUS@ATPROPERTIES.COM



JANE PICKUS

1 8472171897

847-432-0700

JANEPICKUS@ATPROPERTIES.COM