

445 VILLAGE GREEN #308
LINCOLNSHIRE





ROOM DIMENSIONS

LIVING ROOM : 21' x 14'

DINING ROOM : 11' x 10'

KITCHEN : 12' x 10'

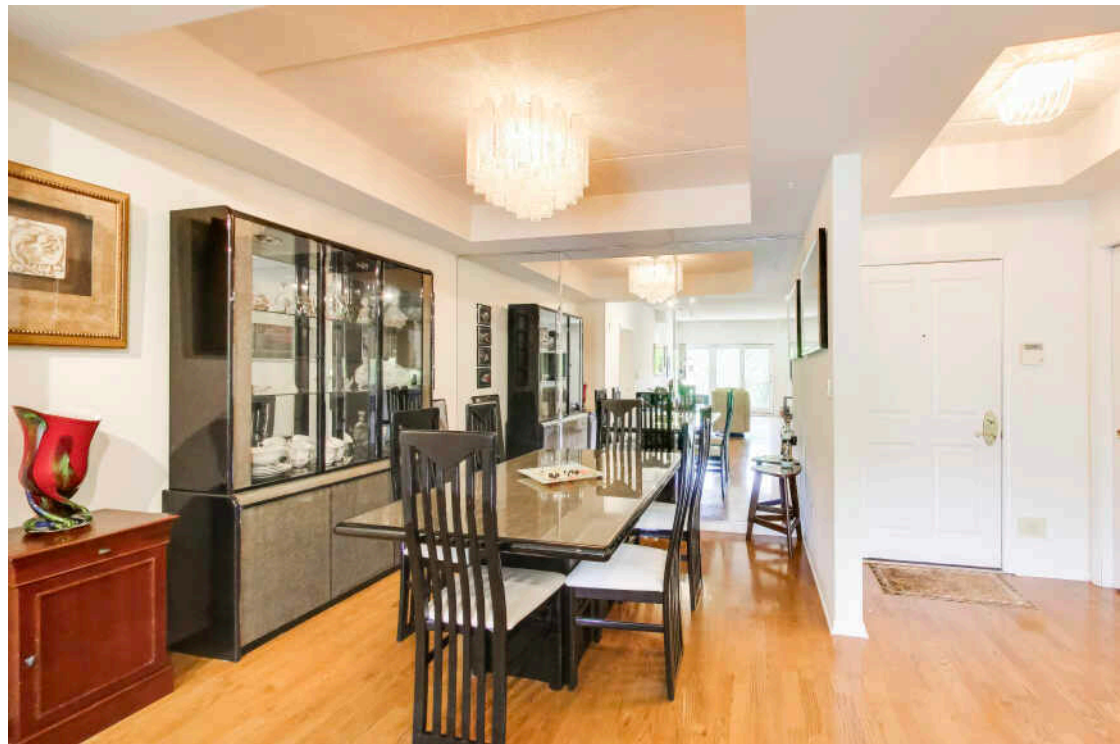
PRIMARY BEDROOM : 20' x 11'

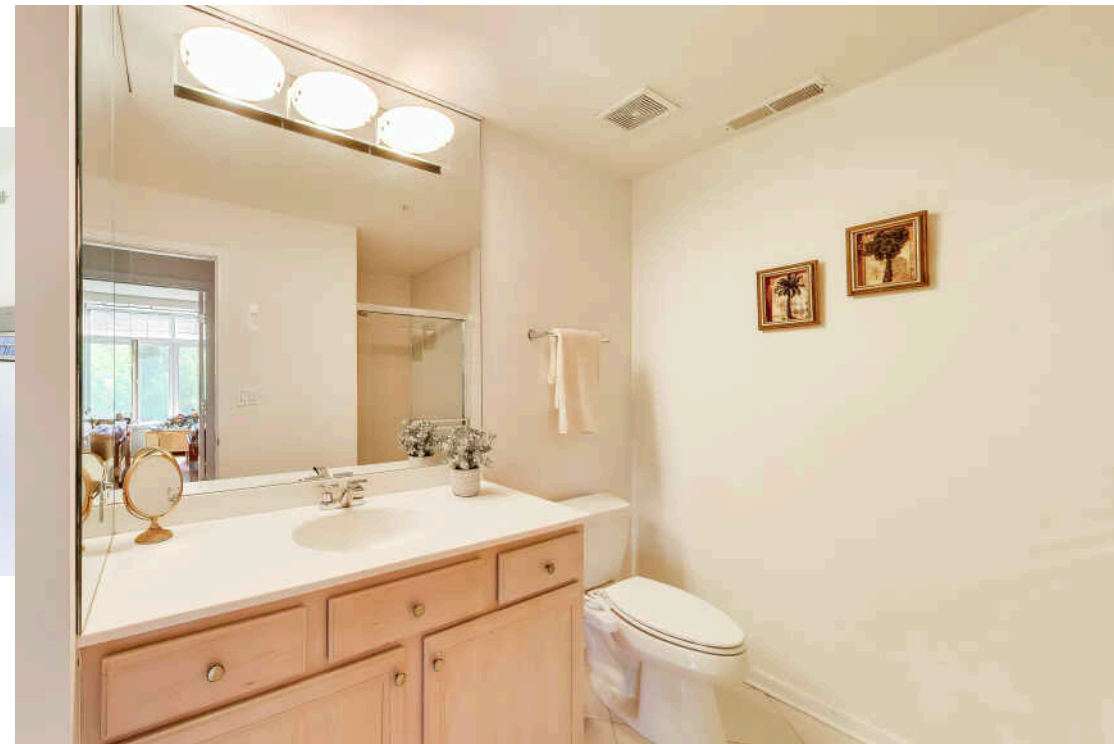
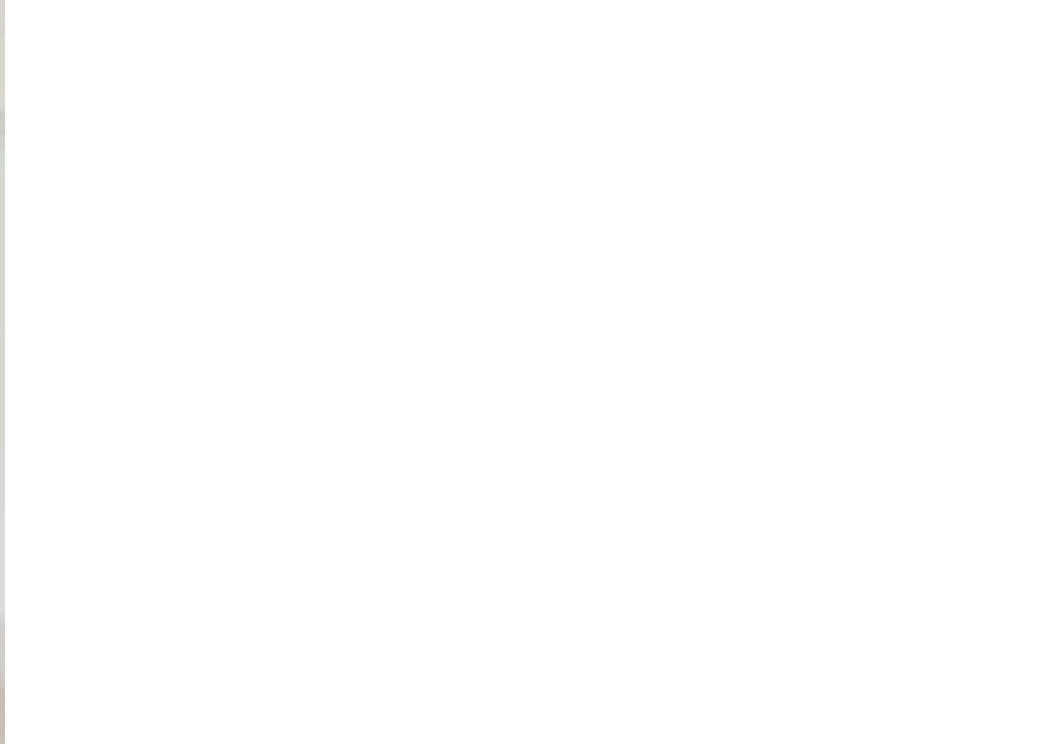
BEDROOM 2 : 14' x 13'

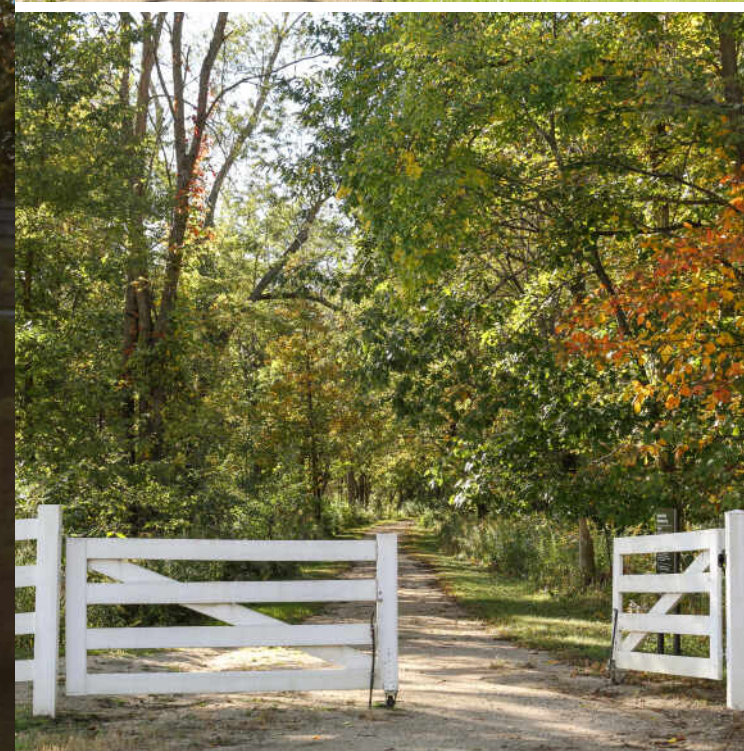
- Maintenance-free living made easy!
- Residents appreciate a full amenity package including elevator, heated parking garage + exterior space, same-floor storage, fitness room, clubhouse, and outdoor pool.
- West-facing unit offers natural light and private balcony.
- Efficiently designed eat-in kitchen features 42" frosted maple cabinetry, Corian countertops, subway tile backsplash and tile flooring. Fully applianced: Jenn-Air gas range and dishwasher, newer Amana refrigerator with door ice + water dispenser, and a built-in microwave.
- Dining area room flows into the living room, with direct access to a private balcony.
- Cozy primary suite offers both double and walk-in closets. Private bath features a dual sink vanity, soaking tub, and separate shower. Assistance bars already installed for added safety.
- A second bedroom with a bay window is conveniently located near the full hall bath.
- In-unit laundry with utility sink. Washer + dryer remain.
- Radiant heat flooring throughout the unit.
- HOA covers heat/gas/water, common grounds + amenities.
- Special assessment for roof repairs will be paid in full by seller, at closing.
- Ideal location provides easy access to major roadways, shopping, dining, and everyday services.
- NOTE: Dogs (with the exception of service dogs) and rentals are NOT permitted.



2 BEDROOM
2 BATH
TAXES: \$8016
ASSESSMENTS: \$646.85/MONTH







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.

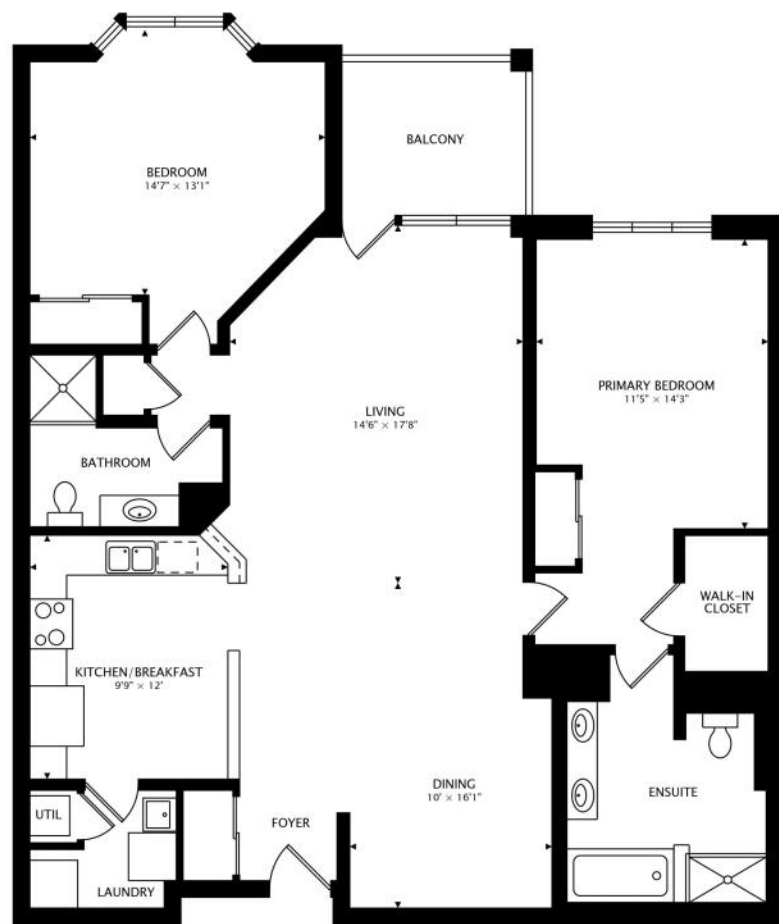
Housing in the picturesque village includes single-family homes, townhomes, and condominiums nestled among parks, green spaces, and forest preserves.

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.



1437 sq ft + 68 sq ft BALCONY





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