

454 W SHERIDAN PLACE
LAKE BLUFF





WELCOME TO 454 W SHERIDAN PL

Discover a beautifully updated and meticulously maintained home that seamlessly blends timeless style with modern comfort. Thoughtfully remodeled inside and out, this home sits on a gorgeous and large lot that feels like your own private oasis. Impeccable top notch landscaping, mature pine trees, and lush arborvitae create stunning natural privacy. The bluestone patio with Lannon stone walls runs the entire width of the home and includes a built-in gas fire pit, connected directly to the home, make outdoor living truly exceptional. The extensive English gardens framed in boxwoods add so much beauty to the patio and back yard.

Step inside to a warm and inviting interior where every detail has been carefully considered. At the heart of the home is a wonderful kitchen designed by LF's Design Studio with all the amenities such as custom cabinets, large island for gathering, updated beautiful appliances, sky lights, and is adjacent to an elegant dining area perfect for your entertaining needs. The sun-filled large living room offers spaciousness and serenity, while the inviting family room designed and built by Lynch Construction features a beautiful fireplace, a stylish bar area, and new 12 ft expansive sliders that frame breathtaking views of the yard.

The primary suite is a true retreat incorporating the 4th bed as a sitting room, plus a beautiful bath with travertine tiled shower. The 4th bed would be perfect for a nursery or home office too. All of the bedrooms feature hardwood floors, ceiling fans, and closets with organized systems .

The lowest level features a large recreation room, office space, a storage room and mechanical room.

Throughout the home, numerous updates and enhancements showcase pride of ownership and exceptional craftsmanship such as all Pella windows, beautiful hardwood floors, remodeled baths, 6 panel interior doors, crown moldings, and ample storage.

**4 BEDROOM
2.1 BATH**











LAKE BLUFF IS A RARE GEM.

Set atop the string of North Shore communities, the village boasts a welcoming laid-back lifestyle, historic architecture, a thriving downtown, and a priceless sense of community.

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.

FLOOR 1



TOTAL: 2828 sq. ft.
 BELOW GRADE: 446 sq. ft., 1st floor: 562 sq. ft., 2nd floor: 736 sq. ft., 3rd floor: 1084 sq. ft.
 EXCLUDED AREAS: UTILITY: 148 sq. ft., STORAGE: 113 sq. ft., PORCH: 223 sq. ft.,
 PATIO: 807 sq. ft., GARAGE: 418 sq. ft., FIREPLACE: 14 sq. ft.,
 WALLS: 281 sq. ft.

100% PLAN CREATED BY CLASHOFTAG. ALL MEASUREMENTS OBTAINED FROM 3D RENDERINGS BY THE ARCHITECT.

FLOOR 2



TOTAL: 2828 sq. ft.
 BELOW GRADE: 446 sq. ft., 1st floor: 562 sq. ft., 2nd floor: 736 sq. ft., 3rd floor: 1084 sq. ft.
 EXCLUDED AREAS: UTILITY: 148 sq. ft., STORAGE: 113 sq. ft., PORCH: 223 sq. ft.,
 PATIO: 807 sq. ft., GARAGE: 418 sq. ft., FIREPLACE: 14 sq. ft.,
 WALLS: 281 sq. ft.

100% PLAN CREATED BY CLASHOFTAG. ALL MEASUREMENTS OBTAINED FROM 3D RENDERINGS BY THE ARCHITECT.

FLOOR 3



TOTAL: 2828 sq. ft.
 BELOW GRADE: 446 sq. ft., 1st floor: 562 sq. ft., 2nd floor: 736 sq. ft., 3rd floor: 1084 sq. ft.
 EXCLUDED AREAS: UTILITY: 148 sq. ft., STORAGE: 113 sq. ft., PORCH: 223 sq. ft.,
 PATIO: 807 sq. ft., GARAGE: 418 sq. ft., FIREPLACE: 14 sq. ft.,
 WALLS: 281 sq. ft.

100% PLAN CREATED BY CLASHOFTAG. ALL MEASUREMENTS OBTAINED FROM 3D RENDERINGS BY THE ARCHITECT.

FLOOR 4



TOTAL: 2828 sq. ft.
 BELOW GRADE: 446 sq. ft., 1st floor: 562 sq. ft., 2nd floor: 736 sq. ft., 3rd floor: 1084 sq. ft.
 EXCLUDED AREAS: UTILITY: 148 sq. ft., STORAGE: 113 sq. ft., PORCH: 223 sq. ft.,
 PATIO: 807 sq. ft., GARAGE: 418 sq. ft., FIREPLACE: 14 sq. ft.,
 WALLS: 281 sq. ft.

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