

457 GROVE STREET

GLENCOE





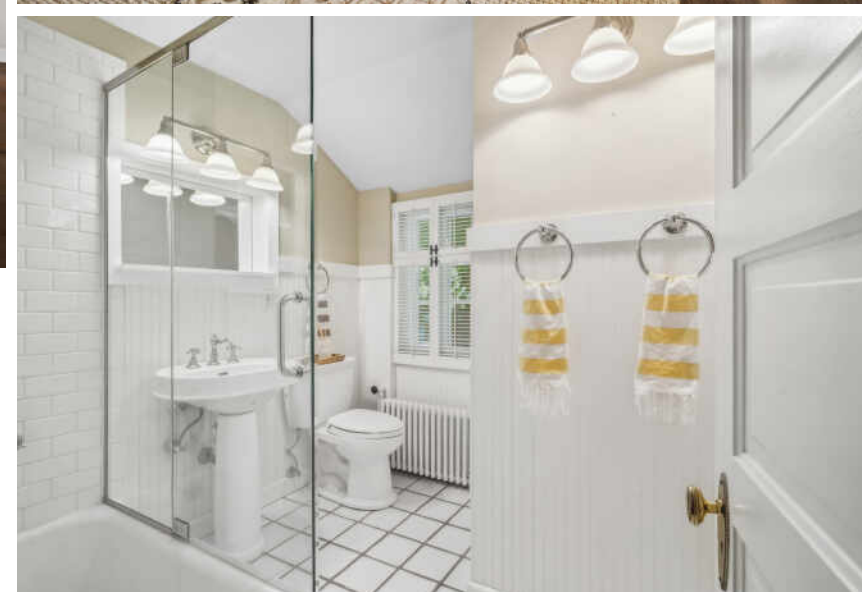
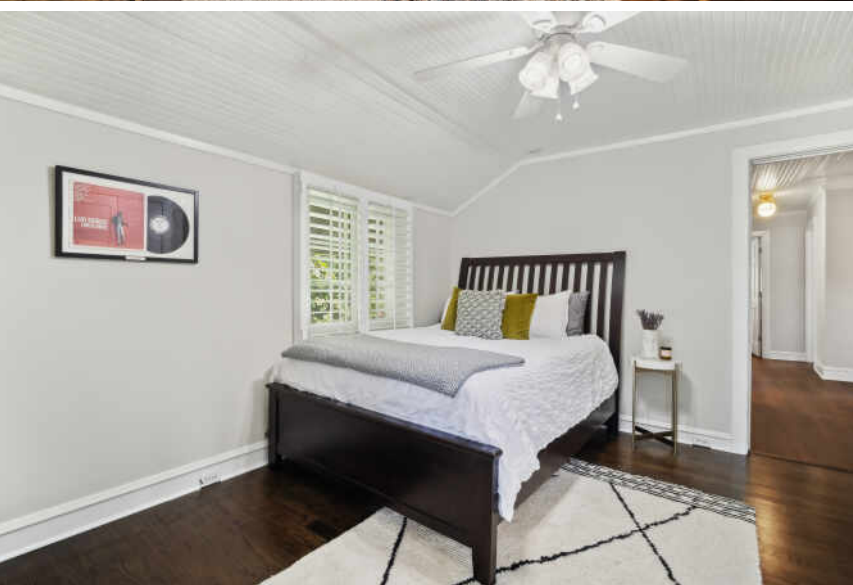
4 BEDROOM
2.1 BATH
TAXES: \$21,580

A GLENCOE BEAUTY

What a gem! Two levels of inviting porches with beautiful neighborhood and golf course views set the stage for this picture-perfect home, ideally located near town, the train, and the schools. Brimming with charm and thoughtfully designed for today's lifestyle, this home offers an exceptional blend of comfortable everyday living and effortless entertaining. The light-filled great room features walls of windows, a welcoming fireplace, and French doors offer access to the delightful front porch. The newly updated kitchen flows effortlessly into the sun-drenched dining room, while a cozy family room just off the kitchen provides the perfect space for movie nights, a playroom, or casual everyday living. Upstairs, the primary suite offers an elegant en-suite bath and a spacious walk-in closet. Three additional bedrooms, a well-appointed hall bath, and convenient second-floor laundry provide plenty of space and functionality. An idyllic sunporch overlooking the Skokie golf course offers a wonderful setting for a home office, reading room, or peaceful retreat. Out back, a charming brick and bluestone patio surrounded by lush new landscaping creates a tranquil and private outdoor oasis-perfect for morning coffee, al fresco dining, or unwinding at the end of the day. A two-car garage with additional storage above completes this special property. Charming, welcoming, beautifully situated, and move-in ready-this is the kind of home that makes coming home feel truly special.









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



WITH VAST STRETCHES OF RAVINES, ABUNDANT PARKS, AND A CHARMING DOWNTOWN DISTRICT, THERE ARE PLENTY OF REASONS TO APPRECIATE THE IDYLIC LAKEFRONT COMMUNITY OF **GLENCOE**.

Comprised of traditional and contemporary homes in a range of prices, Glencoe features beachfront mansions, architecturally significant mid-century modern homes, new construction, and a mix of townhomes and condominiums. The village's downtown is in close proximity to many of Glencoe's neighborhoods and offers an array of eateries and upscale boutiques.

During the summer, residents can play 18 holes at the community's public golf course or take advantage of boat rentals, sailing lessons, and volleyball at Glencoe Beach. Then, of course, there are the amenities that can be enjoyed year-round, from the renowned Writers Theatre and public library to the Takiff Center, which has a gymnasium, fitness studios, conference activity rooms, and more.

Glencoe is also home to the Chicago Botanic Garden - a breathtaking attraction with gardens, special events, and horticulture classes. Additionally, a Metra station in town makes for an easy commute to the city and New Trier High School.



NOTES _____



KAVAN HOFF

(574) 780-0686

KAVANHOFF@ATPROPERTIES.COM