



45 WILLOW BAY DRIVE SOUTH BARRINGTON

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GORGEOUS POND & FOUNTAIN

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ROOM DIMENSIONS

Living Room	28'x16'
Family Room	26'x20'
Dining Room	18'x15'
Kitchen	14'x16'
Foyer	16'x15'
Sitting Room	16'x16'
Prep Kitchen	10'x13'
Primary Bedroom	28'x16'
2nd Bedroom	15'x15'
3rd Bedroom	12'x15'
4th Bedroom	15'x12'
Flex Room (2nd Floor)	29'x14'
Great Room	23'x46'
Kitchenette	10'x19'
Game Room	22'x19'
Guest Room	12'x13'

FEATURES

The "Crown Jewel" of South Barrington's classic Willow Bay subdivision. 45 Willow Bay Drive is the largest luxury estate situated on the largest lot (1.7 acres) that leads to a cul-de-sac and prime location next to a beautiful pond with sensational EAST views offering peace and tranquility. Arrive on your new circular drive to explore this custom-built home by a Barrington area luxury builder who has overseen 20,000+ new construction homes over a 30-year career. This spectacular All-Brick mansion features 5,723 sq. ft. living above grade plus a 2,963 sq. ft. finished basement. Walk into the stunning foyer with a glorious chandelier. Entertain in your family room with 20 ft. soaring ceilings, formal living room, dining room, first floor bedroom with ensuite bathroom (currently utilized as an office) and a spacious den. Chef's kitchen beautifully remodeled with custom cabinets, granite counters and stainless appliances with a secondary prep kitchen on the main floor and a third kitchenette in the basement. The second floor offers the functionality of four bedrooms with a primary suite and spacious flex room and 5th bedroom in the lower level. Perfect home to entertain with a deck and plush backyard. Close to the Arboretum of South Barrington, Community Park and I-90. Downtown Barrington Metra, shops and boutiques just five minutes away.



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KITCHEN



FAMILY ROOM





FOYER



SITTING ROOM



LIVING ROOM



DINING ROOM



PRIMARY BEDROOM



ENSUITE



BALCONY



PRIVATE VIEW



BEDROOM



BATHROOM



BEDROOM



BEDROOM



FLEX ROOM



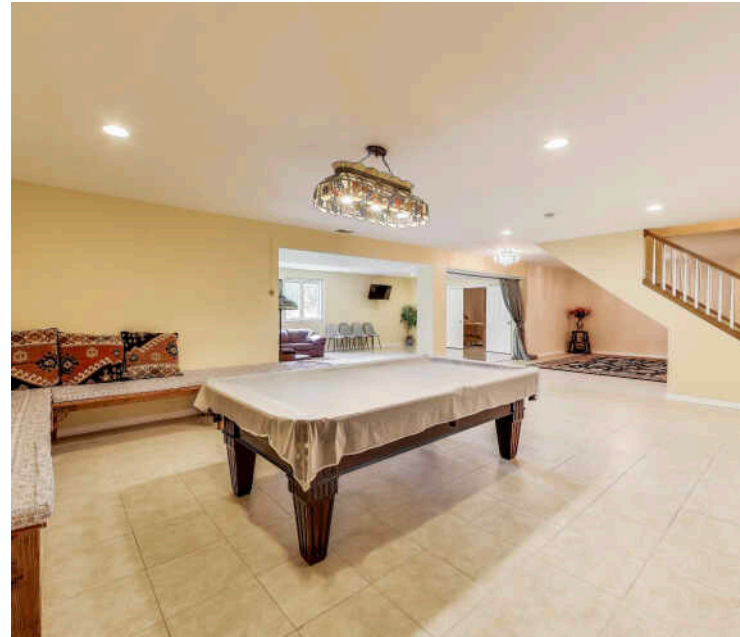
GREAT ROOM



KITCHENETTE



GUEST ROOM



GAME ROOM



RECREATION



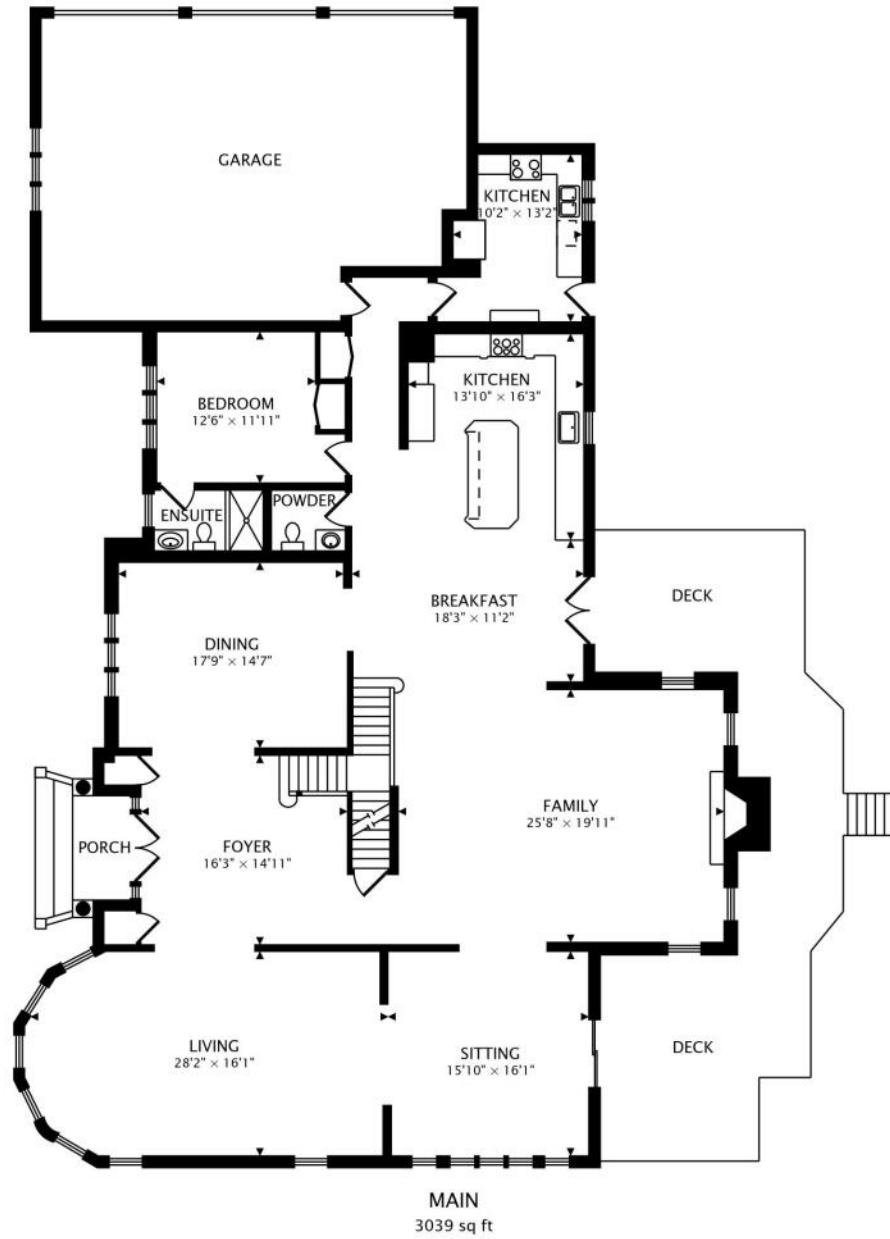
BATHROOM



WRAP-AROUND BACK DECK



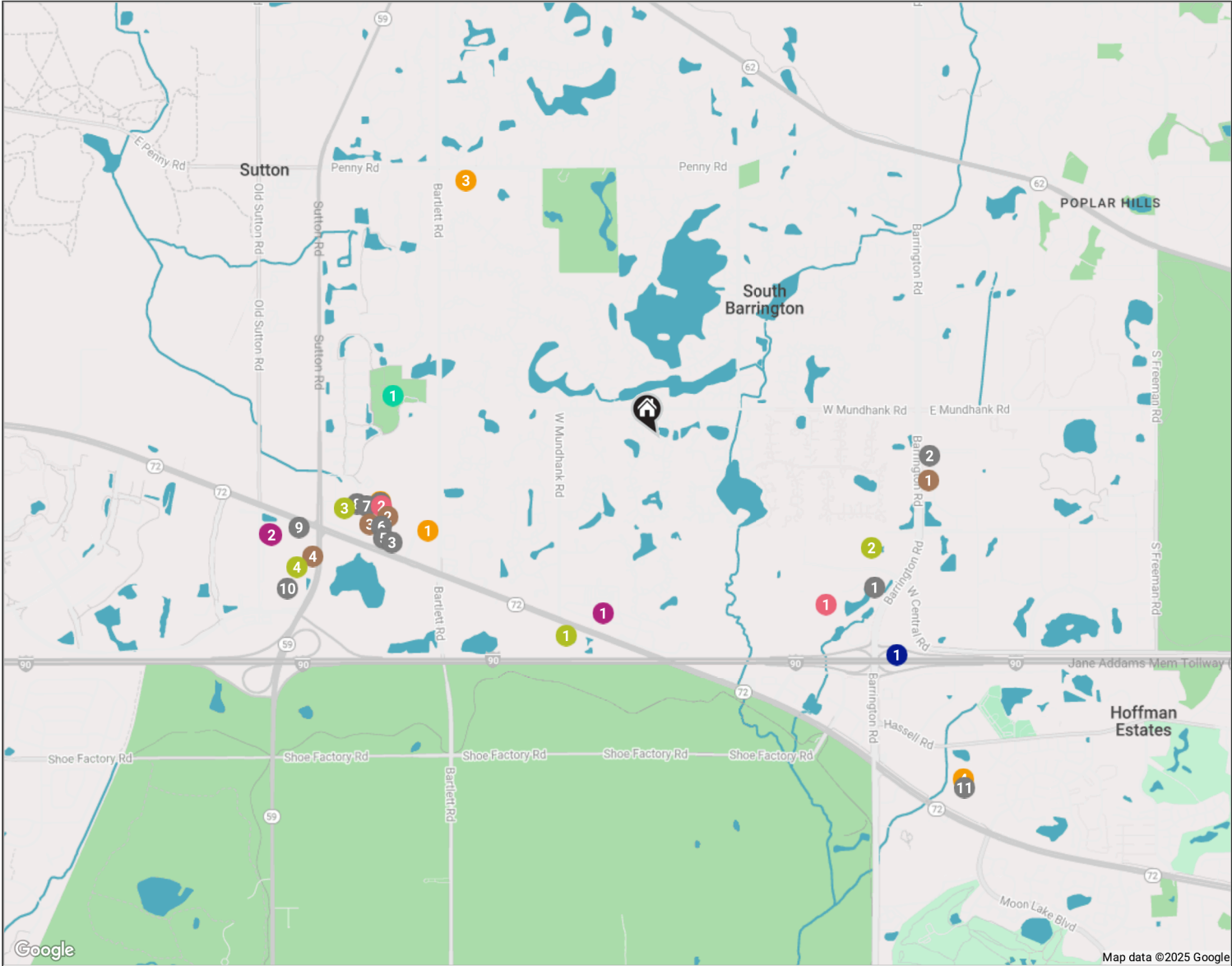




NEIGHBORHOOD GUIDE MAP

45 WILLOW BAY DRIVE

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NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1 Lucky Monk
105 HOLLYWOOD BOULEVARD, 1.1 MI
- 2 Rosati's Pizza and Sports Pub
3061 NORTH BARRINGTON ROAD,
1.1 MI
- 3 Cooper's Hawk Winery & Restaurant- South Barrington, IL
100 WEST HIGGINS ROAD, 1.2 MI
- 4 Pinstripes
100 WEST HIGGINS ROAD, 1.2 MI
- 5 Ruth's Chris Steak House
100 WEST HIGGINS ROAD SUITE U-1,
1.2 MI
- 6 Mago Grill & Cantina
100 HIGGINS ROAD, 1.2 MI
- 7 The Hampton Social - South Barrington
100 W HIGGINS RD, 1.2 MI
- 8 The Gregory
100 W HIGGINS RD UNIT C 1, 1.3 MI

- 9 Pita Pita Mediterranean Grill
4613 WEST HIGGINS ROAD, 1.5 MI
- 10 Buffalo Wild Wings
2540 SUTTON ROAD, 1.7 MI
- 11 Garibaldi's Italian Eatery
2346 WEST HIGGINS ROAD, 1.9 MI

COFFEE _____

- 1 Starbucks
2925 NORTH BARRINGTON ROAD,
1.1 MI
- 2 Calibrè Coffee
100 WEST HIGGINS ROAD STE H-60,
1.2 MI
- 3 Panera Bread
100 WEST HIGGINS ROAD AT ROUTE
59 AND 72, 1.3 MI
- 4 Dunkin'
2716 SUTTON ROAD, 1.5 MI

SHOPPING _____

- 1 Goebbert's Farm - South Barrington
40 WEST HIGGINS ROAD, 0.8 MI

- 2 Target
2800 SUTTON ROAD, 1.7 MI
- 3 CVS Pharmacy
2800 SUTTON ROAD, 1.7 MI

GYM _____

- 1 Journey Mindfully Yoga
33 WEST HIGGINS ROAD SUITE 520,
0.9 MI
- 2 South Barrington Club
3 TENNIS CLUB LANE, 1.0 MI
- 3 Club Pilates
100 WEST HIGGINS ROAD SUITE E - 1,
1.3 MI
- 4 Orangetheory Fitness
2626 SUTTON ROAD, 1.6 MI

SCHOOLS _____

- 1 Crème de la Crème School of Hoffman Estates in South Barrington
100 WEST HIGGINS ROAD BLDG X-1,
1.0 MI
- 2 Mathnasium
100 WEST HIGGINS ROAD, 1.2 MI

- 3 Barbara B. Rose Elementary School
61 WEST PENNY ROAD, 1.3 MI

- 4 Fred Astaire Dance Studios - South Barrington
2356 WEST HIGGINS ROAD, 1.9 MI

ENTERTAINMENT _____

- 1 AMC South Barrington 24
175 STUDIO DRIVE, 1.0 MI
- 2 The Arboretum of South Barrington
100 WEST HIGGINS ROAD, 1.2 MI

TRANSIT _____

- 1 Pace I-90/Barrington Road Park-n-Ride
UNITED STATES, 1.3 MI

PARKS _____

- 1 Community Park
8 BRIDGES DRIVE, 1.1 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
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