

## 4 DAYBREAK TERRACE

BUFFALO GROVE





#### ROOM DIMENSIONS

LIVING ROOM : 15' × 16'

DINING ROOM : 12' × 14'

FAMILY ROOM : 20' × 16'

KITCHEN : 14' × 17'

BREAKFAST ROOM : 13' × 9'

LAUNDRY ROOM : 9' × 11'

PRIMARY BEDROOM : 22' × 17'

SECOND BEDROOM : 14' × 12'

THIRD BEDROOM : 16' × 16'

SITTING ROOM : 12' × 9'

REC ROOM : 11' × 22'

STORAGE : 43' × 25'

3 BEDROOM

3.1 BATH

TAXES: \$20,305

ASSESSMENTS: \$145 / MONTH

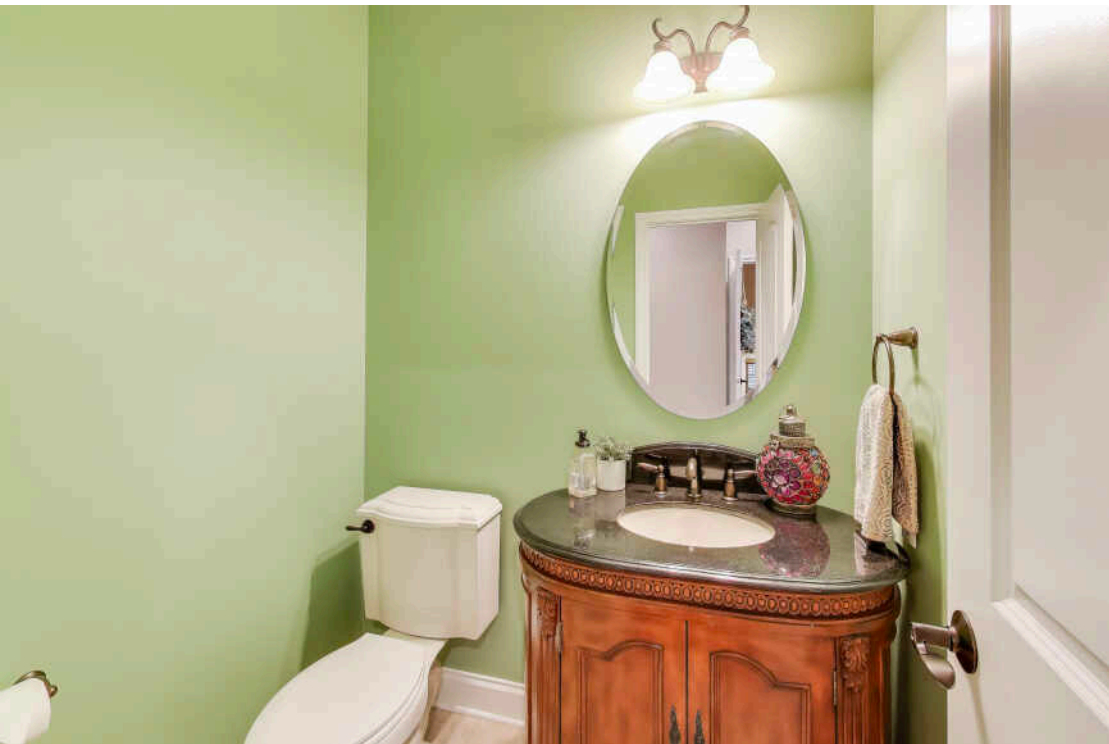
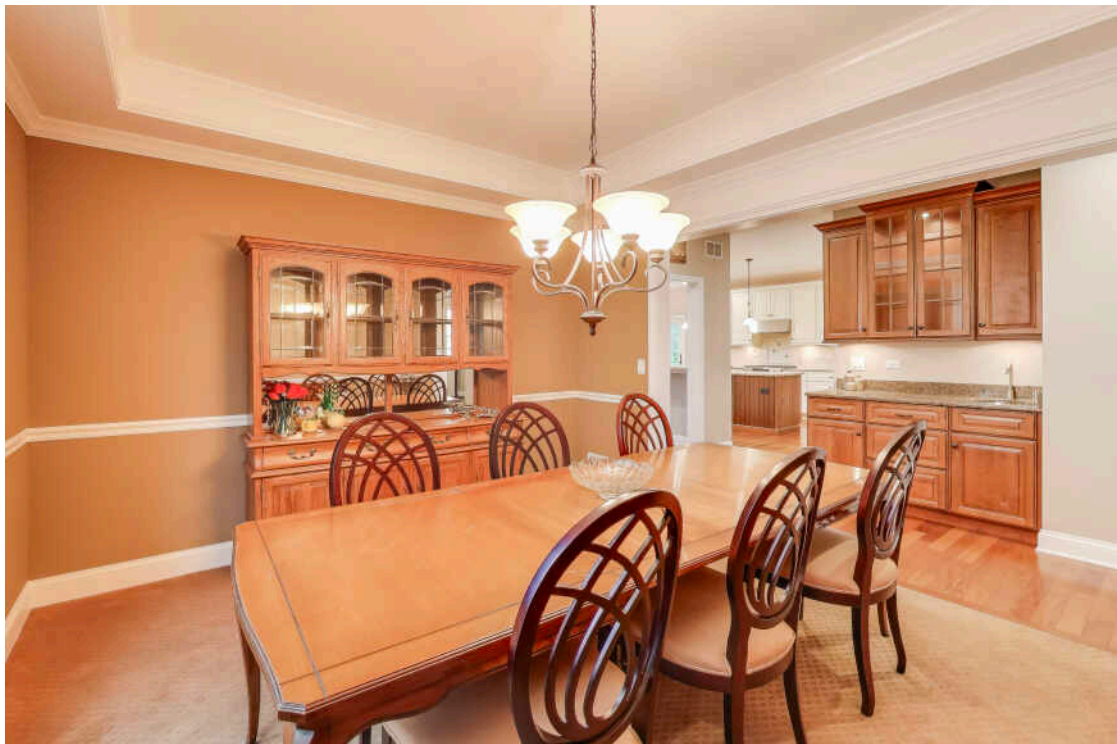
## WELCOME HOME...

... to this immaculate, rarely available two-story former model home nestled in the Villas of Chestnut Ridge in award winning District 103 feeding into Stevenson High School. The expansive foyer opens to an inviting first floor featuring a formal living room, powder room, formal dining room, wet bar, spacious family room with gas fireplace, well-appointed gourmet kitchen with stainless appliances, granite countertops on both the island and peninsula, walk-in pantry and laundry room leading to the attached 2-car garage. The second floor boasts 3 sizeable bedrooms - all with attached bathrooms. The enormous primary bedroom has a huge walk-in closet, a bonus sitting area, and ensuite with dual vanity, jacuzzi tub, and standup shower with massage body spray jets. The partially finished basement has a cozy rec room and offers a ton of storage with more potential space that can be finished in the future - already equipped with egress windows and rough-in plumbing for an additional bathroom! Great outdoor space is perfect for entertaining - beautiful brick paver patio with built in gas firepit. Conveniently located with easy access to the Prairie View Metra station, Stevenson High School, forest preserves, restaurants and more. This home is a true gem!

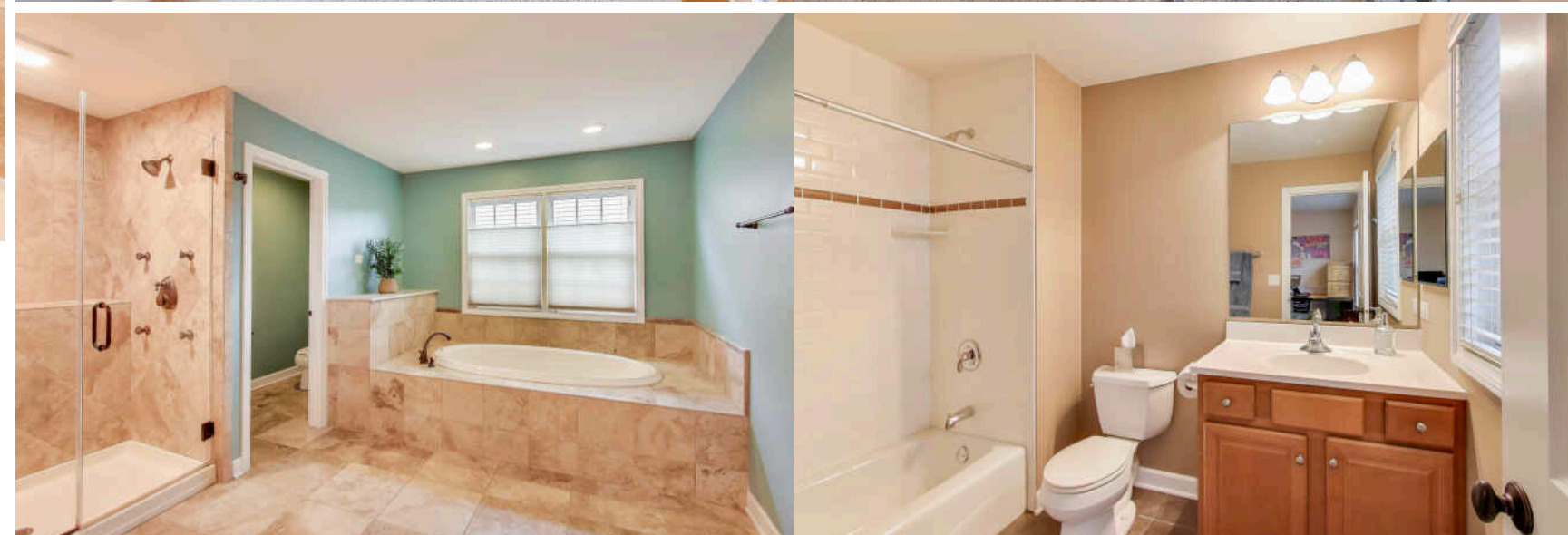
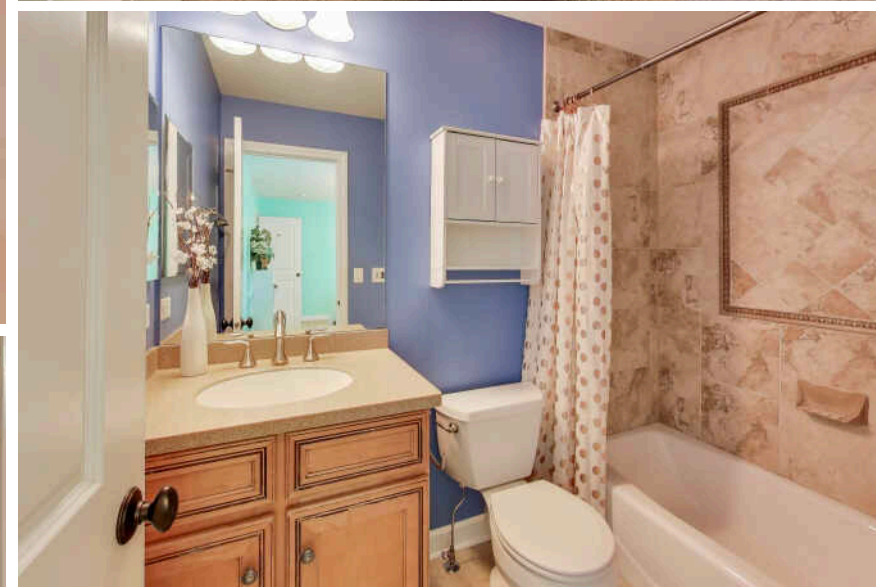
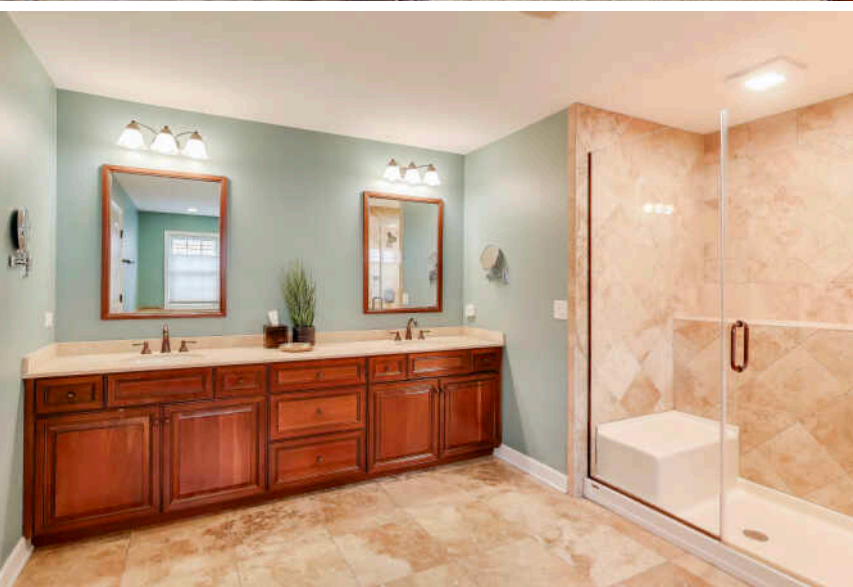




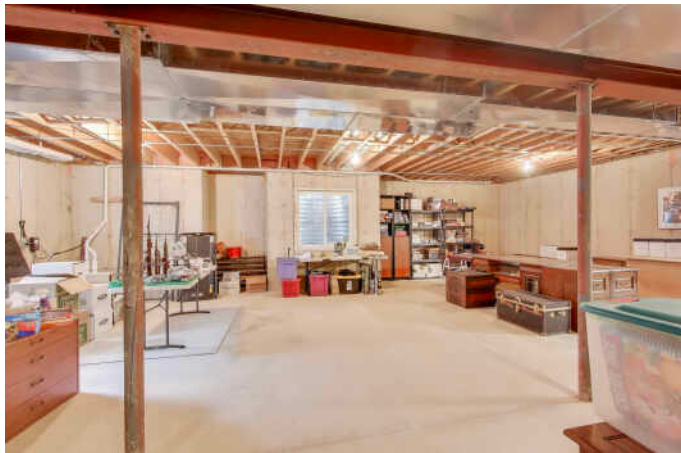
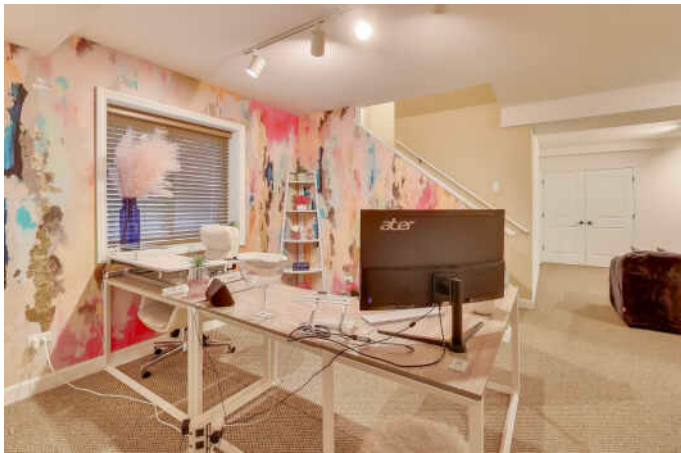




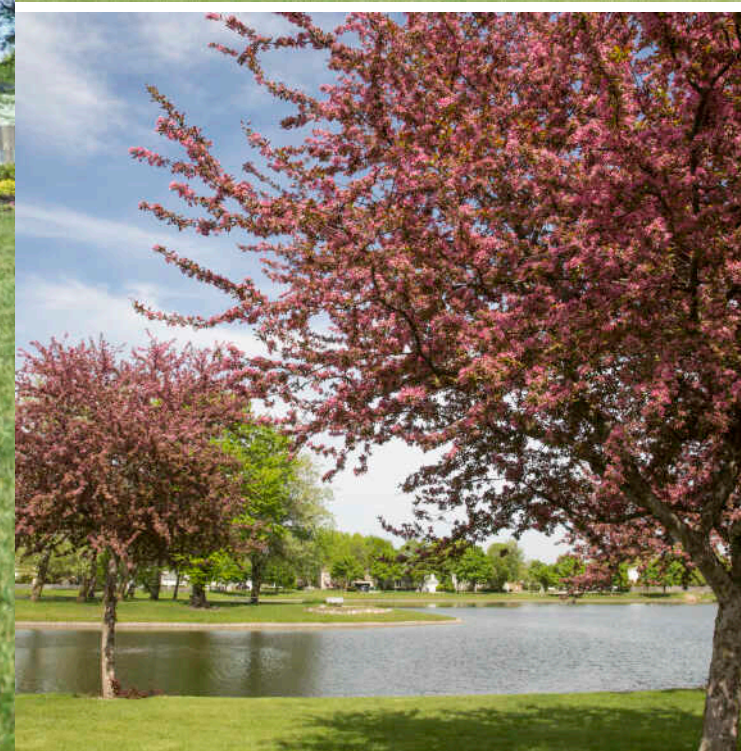












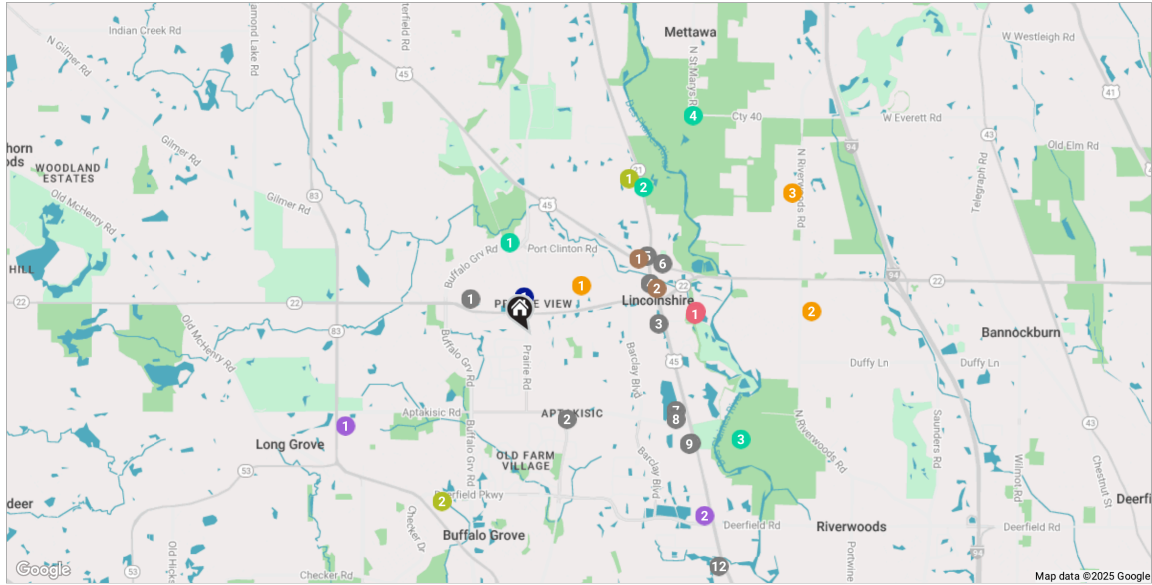
RECOGNIZED BY *MONEY* MAGAZINE AS ONE OF THE BEST PLACES TO LIVE IN THE U.S., **BUFFALO GROVE** IS HOME TO RESIDENTS WHO ENJOY COMMUNITY PARKS, GOLF COURSES, LAKES, POOLS, AND TENNIS COURTS.

A few favorite attractions include Long Grove Confectionary and the Raupp Memorial Museum, which chronicles the community's history. In addition to an annual farmers market, the village hosts two popular festivals every summer – a fine arts festival and Buffalo Grove Days, featuring carnival rides, craft booths, and live music.

Homes include a range of styles and prices – from new construction to well-maintained homes dating back to the 1950s. Neighborhoods include subdivisions with parks, sidewalks, and plenty of activities.

Commuting or visiting downtown is easy with the village's train station on Metra's North Central Line.





**RESTAURANTS**

- 1** Yan Yan Chinese Cuisine  
360 WEST HALF DAY ROAD, 0.6 MI
- 2** Mug's Pizza & Ribs @  
Buffalo Grove IL  
1695 WEILAND ROAD, 0.8 MI
- 3** Walker Bros. Original  
Pancake House  
200 MARRIOTT DRIVE, 1.2 MI
- 4** Strawberry Field Pancakes  
and Cafe  
410 MILWAUKEE AVENUE, 1.2 MI
- 5** Real Urban Barbecue  
1260 SOUTH MILWAUKEE AVENUE,  
1.3 MI
- 6** Half Day Brewing Company  
200 VILLAGE GREEN SOUTH, 1.4 MI
- 7** The Cheesecake Factory  
930 MILWAUKEE AVENUE, 1.5 MI
- 8** Fleming's Prime Steakhouse  
& Wine Bar  
960 MILWAUKEE AVENUE, 1.5 MI

**COFFEE**

- 1** Starbucks  
1240 U.S. 45, 1.2 MI
- 2** Dunkin'  
435 MILWAUKEE AVENUE, 1.3 MI

**GROCERY**

- 1** Sunset Foods - Long Grove  
4190 IL-83, 1.9 MI
- 2** Woodman's Food Market  
1550 DEERFIELD PKWY, 2.3 MI

**GYM**

- 1** Life Time  
680 WOODLANDS PARKWAY, 1.7 MI
- 2** Fitness Center at the Buffalo  
Grove Park District  
601 DEERFIELD PARKWAY, 1.7 MI

**SCHOOLS**

- 1** Stevenson High School  
1 STEVENSON DRIVE, 0.7 MI
- 2** Laura B. Sprague School  
2425 RIVERWOODS RD, 2.6 MI
- 3** Daniel Wright Junior High  
School  
1370 RIVERWOODS RD, 2.7 MI

**ENTERTAINMENT**

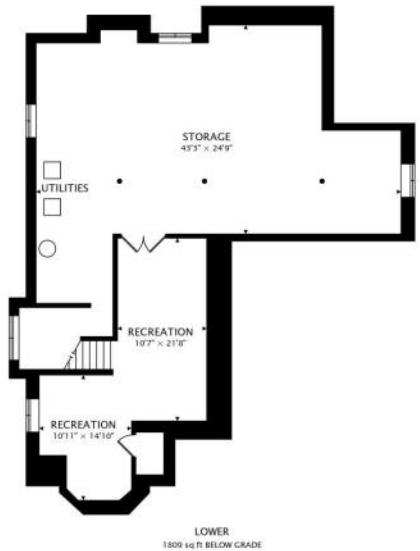
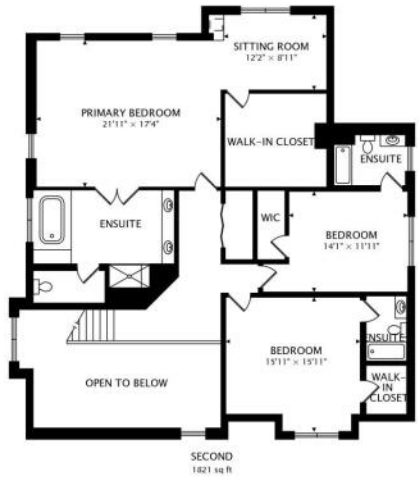
- 1** Marriott Theatre  
10 MARRIOTT DR, 1.5 MI

**TRANSIT**

- 1** Prairie View  
METRA - NORTH CENTRAL SERVICE,  
0.4 MI

**PARKS**

- 1** William E. Peterson Park  
16652 NORTH BUFFALO GROVE ROAD,  
0.9 MI
- 2** Half Day Forest Preserve  
24255 ILLINOIS 21, 1.7 MI
- 3** Lake County Forest  
Preserves  
21950 RIVERWOODS ROAD, 2.2 MI
- 4** Captain Daniel Wright  
Woods Forest Preserve  
24830 NORTH SAINT MARYS ROAD,  
2.5 MI







## JEN RUFFNER

(224) 534-9770

JEN@ATPROPERTIES.COM



## WENDY KATZNELSON

(651) 231-1133

WENDY@ATPROPERTIES.COM

