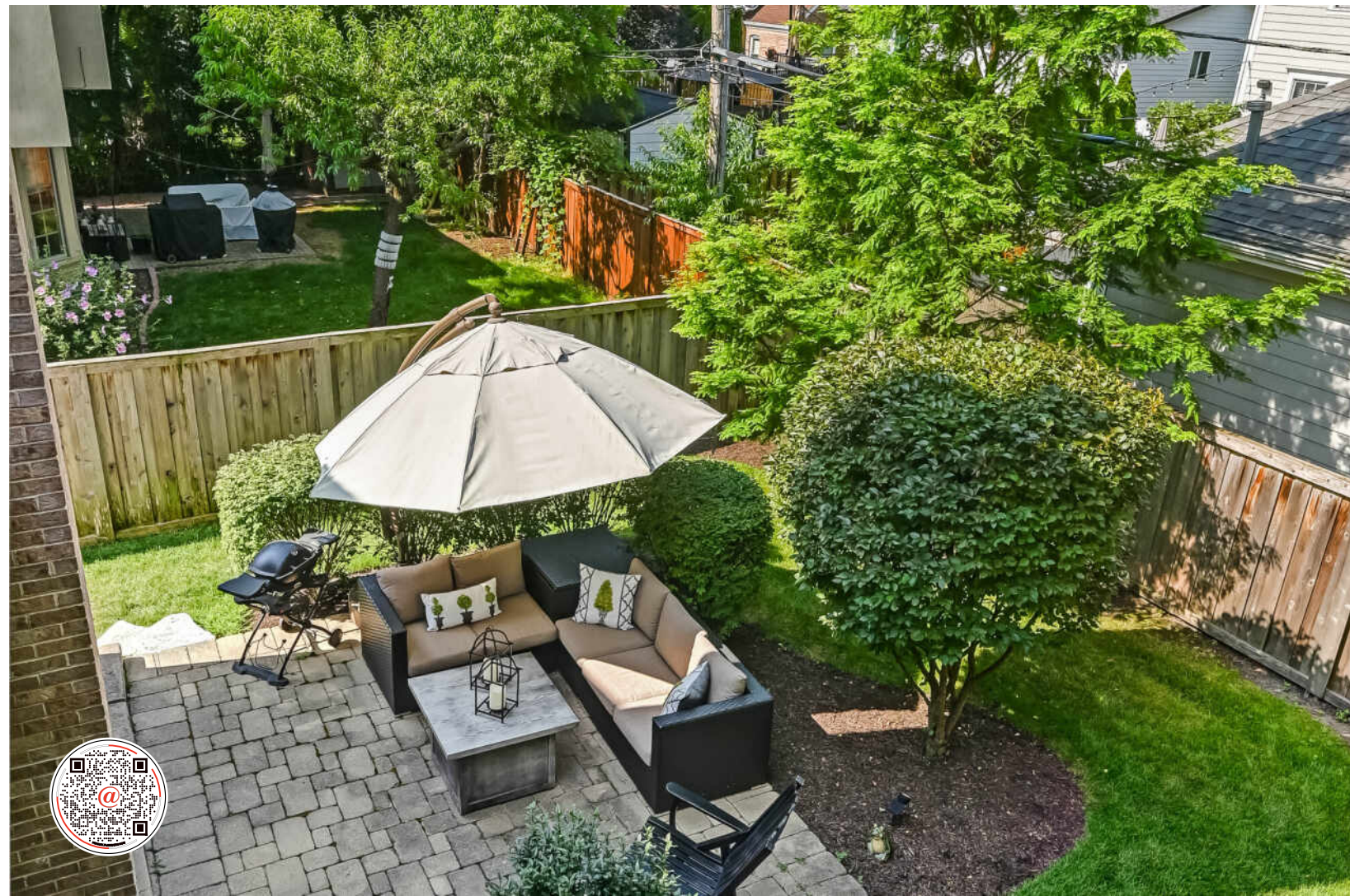




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740 PHILLIPPA STREET

FEATURES

Masterful refresh of this charming home hits all the right notes for ease of living and daily comfort. All the appointments you crave in a luxury home are here - hardwood floors, vaulted ceilings and light-filled spaces, updated kitchen and baths, ample closet space, inviting outdoor spaces and the added value of en suite bedrooms on first and second levels. Lower level expands the living area with generous family room, fireplace, game area, guest room with full bath and storage. Fully fenced yard and ample patio space with area for gathering and grilling and a hot tub to extend the living outdoors. Quiet, low traffic street with easy access to top performing D181 schools, train, shopping and highways. Ready for school year delivery!



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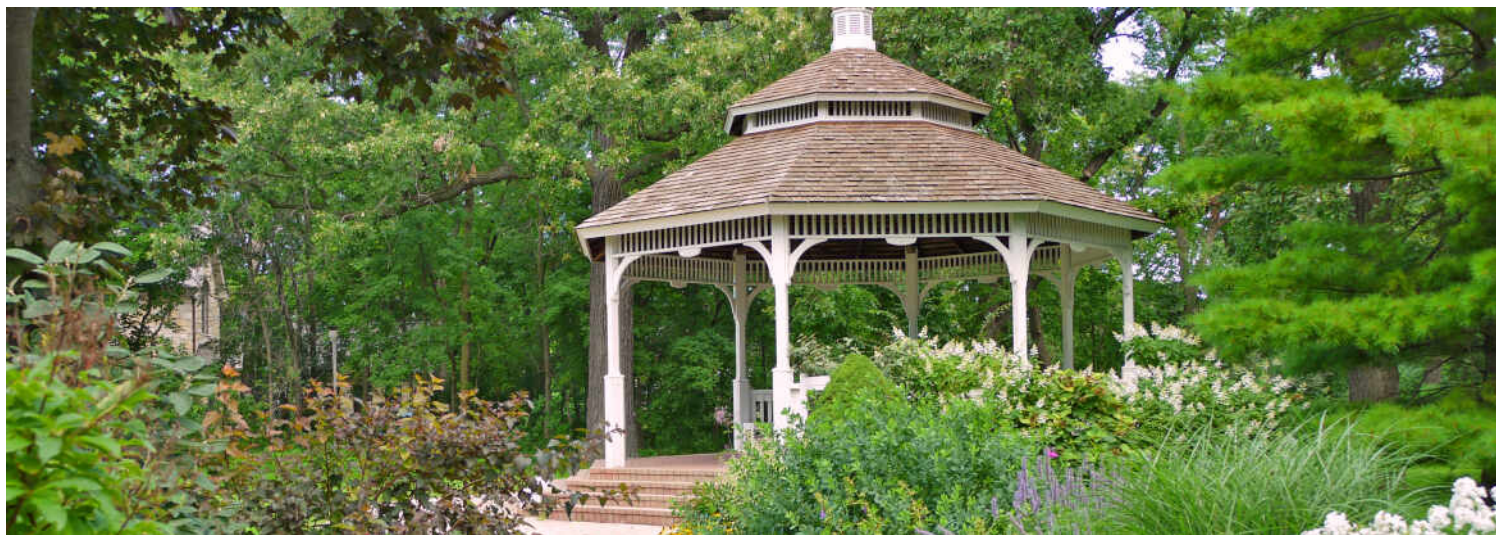












HINSDALE’S HISTORIC DOWNTOWN AND BEAUTIFUL HOMES ATTRACT SOME OF THE STATE’S MOST AFFLUENT RESIDENTS, EARNING THE SUBURB ITS RANKING AS ONE OF THE WEALTHIEST ZIP CODES IN ILLINOIS.

Locals love the natural beauty and historic elegance of Hinsdale, which boasts a number of scenic parks and architectural landmarks.

Downtown Hinsdale offers a step back in time. The downtown district is on the National Register of Historic Places, with several historic buildings dating back to before the community was incorporated in the 1870s. Residents and visitors will also find award-winning restaurants that will satisfy any palate along with a variety of shops, from jewelry stores and upscale boutiques to craft shops and more.

The community has a wealth of amenities such as the Hinsdale Community Swimming Pool, Katherine Legge Memorial Park, and Burlington Park, which is home to various annual events including the farmers market, Fine Arts Festival, and Uniquely Thursdays concert series. There are also numerous parks and athletic facilities for those who enjoy sports like tennis, baseball, and soccer.

Hinsdale has easy access to the Tri-State Tollway, Stevenson Expressway, and three train stations along Metra’s BNSF Railway.





TOTAL: 3824 sq. ft
 Basement: 1140 sq. ft, 1st floor: 1388 sq. ft, 2nd floor: 1296 sq. ft
 EXCLUDED AREAS: UTILITY: 184 sq. ft, FIREPLACE: 27 sq. ft, BALCONY: 91 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

