

820 BRAEMAN COURT, LIBERTYVILLE  
RIVA RIDGE



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#### ROOM DIMENSIONS

LIVING ROOM : 22' × 15'

DINING ROOM : 12' × 11'

KITCHEN : 12' × 11'

PRIMARY BEDROOM : 16' × 13'

SECOND BEDROOM : 13' × 13'

LOFT/3RD BEDROOM : 14' × 11'

**2 BEDROOM**

**3 BATH**

**TAXES: \$9,814**

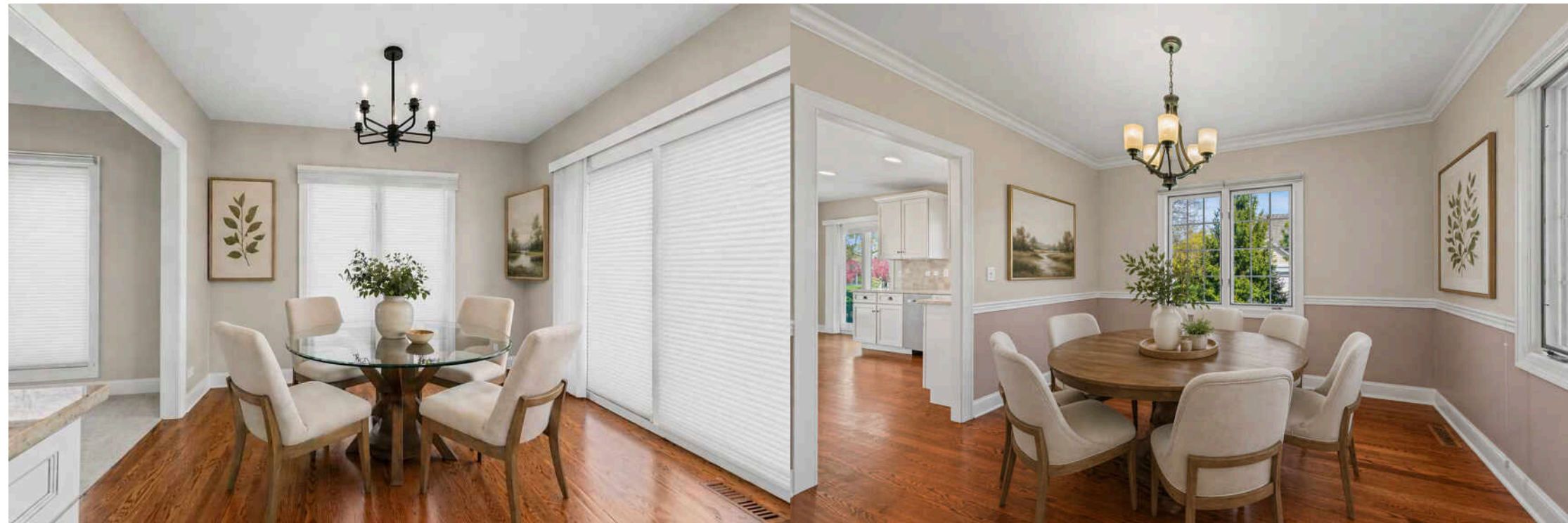
**ASSESSMENTS: \$475/ MONTH**

## 1ST FLOOR PRIMARY SUITE

Highly sought-after floor plan - end unit with a First-Floor Primary Bedroom suite in Riva Ridge III. Light, bright and airy with an abundance of windows and impressive vaulted ceilings! You step into a two-story foyer with a beautiful open staircase and recently refinished hardwood floors that flow through to the formal dining room and into the kitchen with its ample-sized eating area that accesses the patio through a sliding glass door (2019). The kitchen was completely renovated in 2021 - cabinets, countertops, appliances, everything. There is an abundance of space in the living room which has a dramatic vaulted ceiling, built-in shelving and cabinets and a wood burning fireplace. The first-floor primary bedroom has a large walk-in closet and a completely renovated and reconfigured (2026) primary bath with dual sinks, an oversized, custom shower with glass enclosure, separate commode room and a linen closet. There is also a second bedroom on the main floor with a second full bath, also renovated, just outside its door and a convenient main floor laundry room with a utility sink and plenty of storage. The washer and dryer are brand new. The upstairs loft, complemented by the third full bathroom, is a perfect retreat or home office space. It could easily be converted into a third bedroom as it already has a double door closet in place. The basement is ideal for a workshop, craft room or an exercise area and provides access to a ton of crawl space storage. The two-car attached garage is the cherry on top. You will also enjoy this south Libertyville location close to Jewel, Walgreens and loads of other shopping and restaurants while still tucked away on a quiet cul-de-sac in close proximity to the Libertyville Rec Center and Riverside Park along the Des Plaines River.



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## LIBERTYVILLE OWES MUCH OF ITS EARLY GROWTH TO THE RAILROAD.

A spur on the Milwaukee Road train line brought rapid growth to the area, which was incorporated in 1882.

Today the Metra rail system provides a convenient commute for residents of this vibrant community.

Libertyville's bustling downtown district received a Great American Main Street Award by the National Trust for Historic Preservation. The downtown was rebuilt after a fire in 1895 destroyed most of the buildings; they were rebuilt with mandated brick reconstruction, giving them a singular style.

The downtown area includes bakeries, gourmet coffee vendors, and a microbrewery. In spring and summer months, residents enjoy a farmers market that has been operating for more than three decades.

In addition to a variety of restaurants, there are upscale boutiques, antique shops, and gift stores along Milwaukee Avenue.

Residents have eight miles of bike paths and numerous parks to enjoy along with the annual Libertyville Days Festival, an outdoor concert series, and other community events.

Three Metra stations and the Tri-State Tollway make for a convenient commute to downtown Chicago, O'Hare International Airport, and suburban corporate headquarters.





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