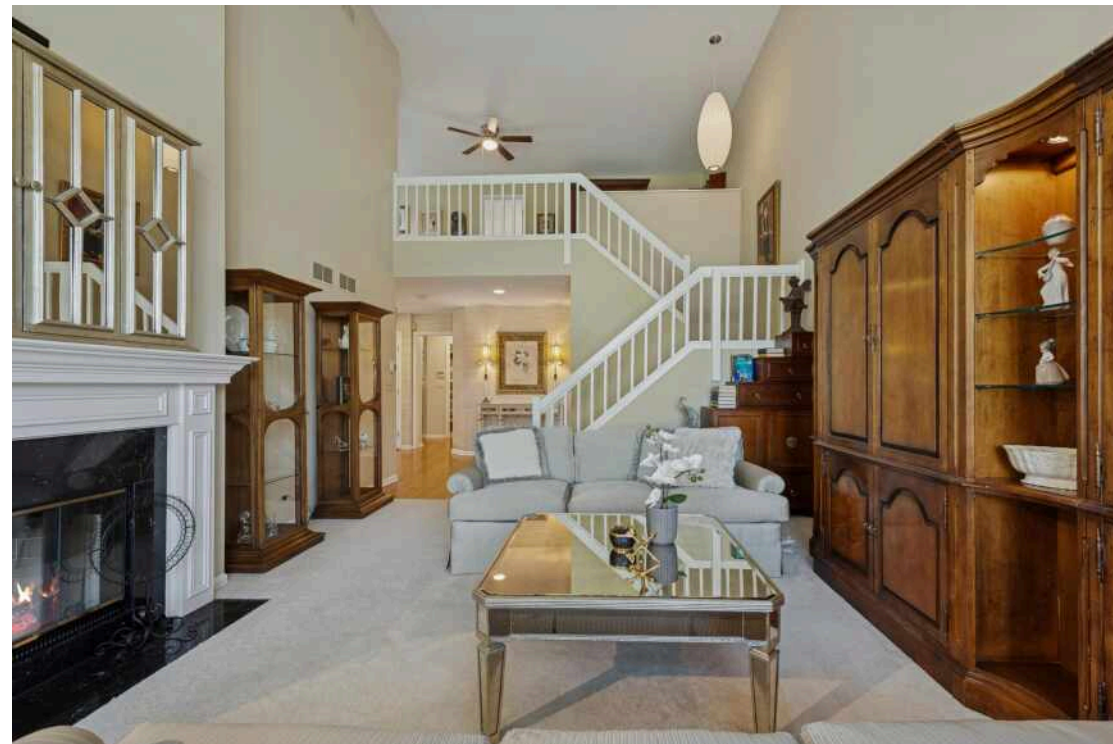


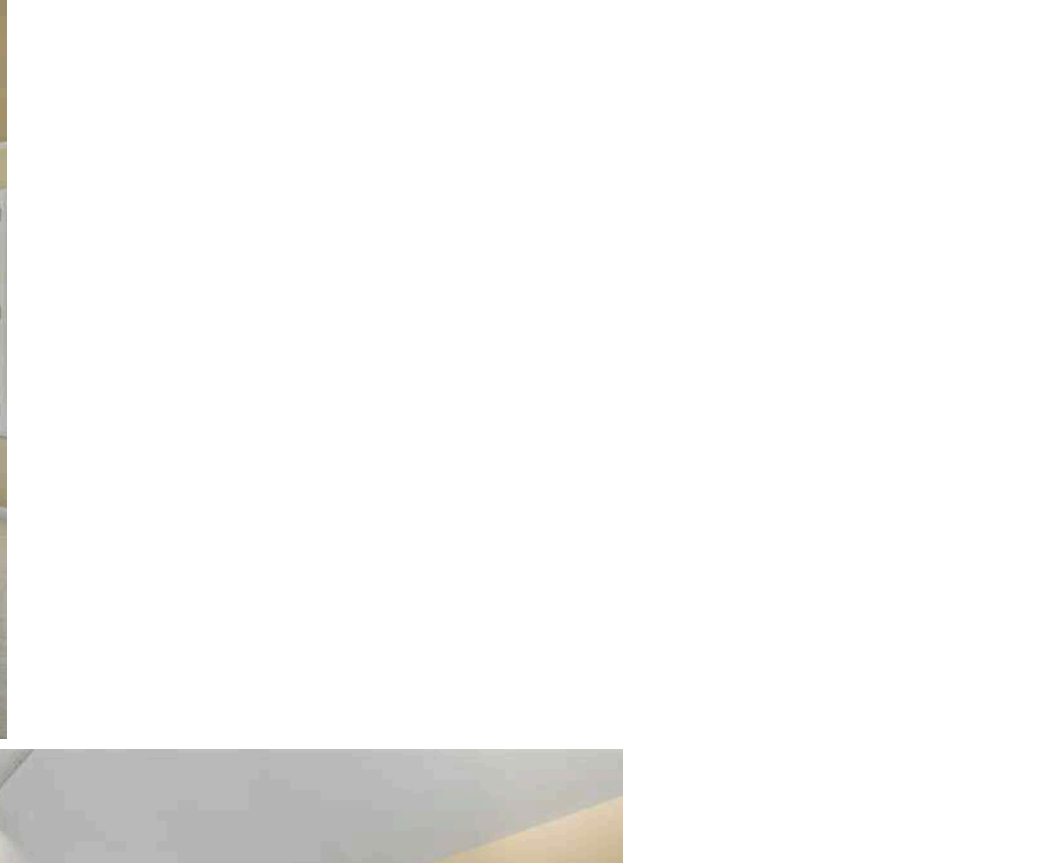
868 LONGMEADOW COURT
LAKE BARRINGTON

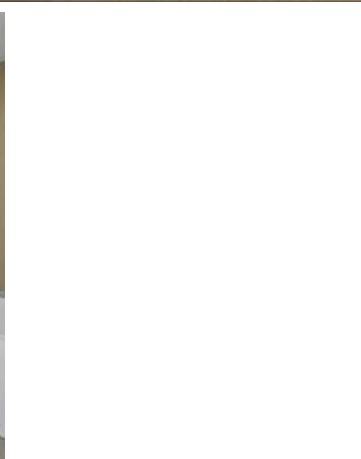




FABULOUS EXPANDED AUGUSTA END-UNIT TOWNHOME IN THE PREMIER GUARD-GATED COMMUNITY OF LAKE BARRINGTON SHORES!

Ideally positioned on Par 3, Hole #13 of the golf course and conveniently accessed via the resident only entry off Miller Road, this home delights from start to finish. A private courtyard welcomes you into an open-concept layout offering true one-level living, complete with a first-floor primary suite and laundry. Sun-filled living and dining areas feature vaulted ceilings and sweeping golf course views-perfect for family gatherings and entertaining. The living room boasts a cozy fireplace and balcony overlook, while the dining room flows seamlessly to the updated kitchen. The chef's kitchen impresses with sleek stainless steel appliances, granite counters, an island with breakfast bar, pantry closet, ample cabinetry, and planning desk. A charming breakfast area opens via sliders to the deck for alfresco dining or morning coffee. The main-floor primary suite is a retreat with hardwood floors, a large walk-in closet, and luxe ensuite bath with double sinks. A half bath and laundry room with direct entry to the two-car attached garage adds convenience and functionality. Upstairs, a spacious loft features a sitting area, while two additional bedrooms each boast ensuite baths-ideal for family or guests. The full finished English lower level provides flexible living space with a huge rec/game room complete with a double-sided fireplace and wet bar, full bath, exercise room/office, and abundant storage. Lake Barrington Shores offers unmatched amenities: a 100-acre lake with private beach and marina, golf course and clubhouse with restaurant, indoor and outdoor pools, fitness center, tennis and pickleball courts, plus miles of scenic walking and biking paths. Experience the ultimate in resort-style living in one of the area's most sought after gated communities. Estate Sale - property conveyed in AS-IS condition.

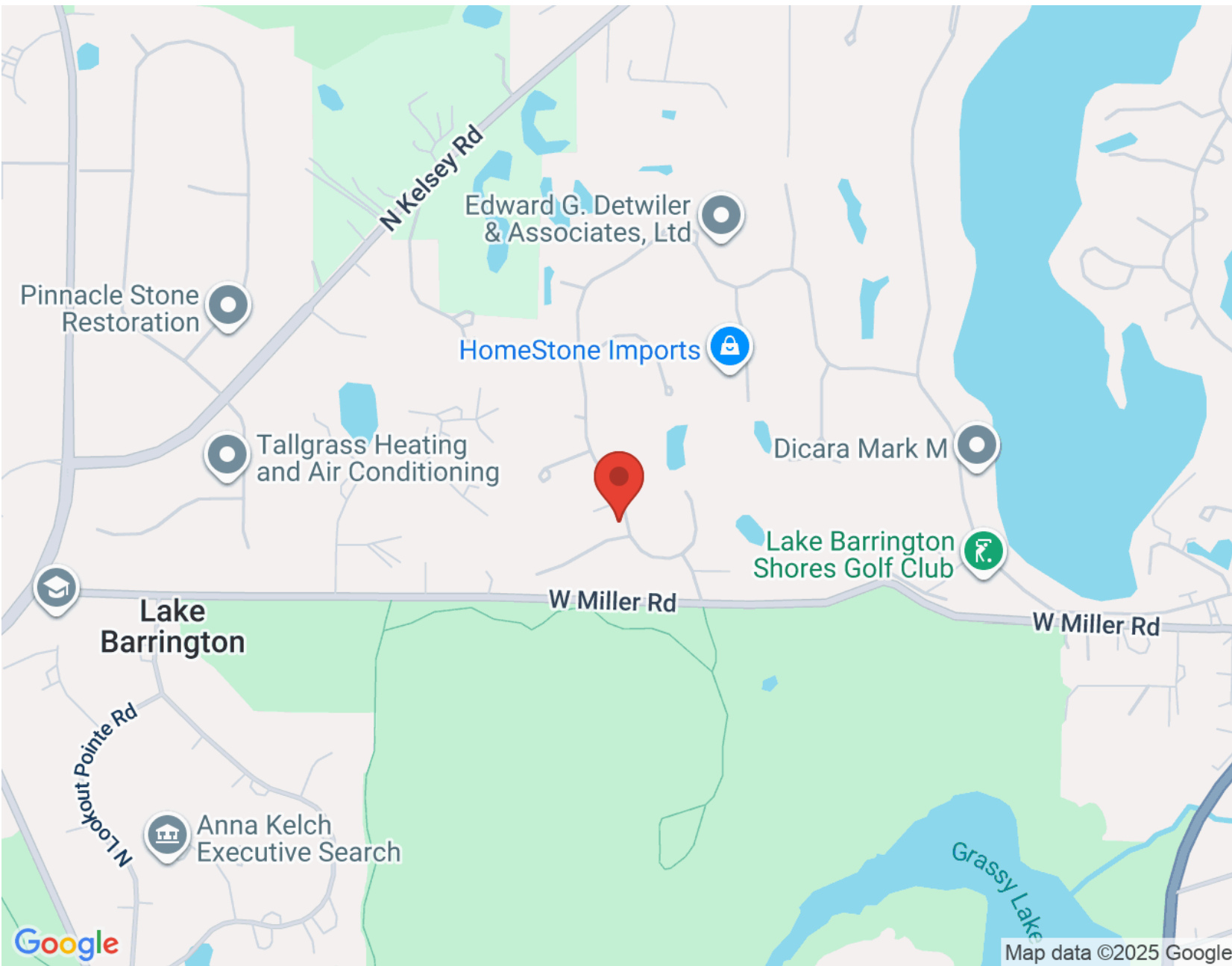












TOTAL: 3774 sq. ft
 BELOW GRADE: 1199 sq. ft, FLOOR 2: 1654 sq. ft, FLOOR 3: 921 sq. ft
 EXCLUDED AREAS: STORAGE: 113 sq. ft, UTILITY: 220 sq. ft, GARAGE: 432 sq. ft,
 DECK: 295 sq. ft, PORCH: 22 sq. ft, OPEN TO BELOW: 554 sq. ft,



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