

Welcome to Barrington Hills:

Barrington Hills is a wonderful area featuring a relaxed lifestyle and is a nationally known village providing a unique and beautiful countryside of wooded, rolling hills combined with beautiful lakes and streams. Primarily, most residences have a minimum a five acres which creates a very gracious, grand but pastoral lifestyle. There are acreage exceptions.

There are 3,000 acres of protected Forest Preserves and over 60 miles of well-kept horse trails for total enjoyment of the beautiful countryside, which is home to wildlife of all varieties.

The individual lifestyle is selective, architecturally expressed in a wide spectrum of housing styles ranging from charming coach houses to weathered farm houses; from palatial estates to world-class horse farms.

Barrington Hills' footprint is approximately 88 square miles and has a population just exceeding 4,500 persons. Educational excellence is available from public and private schools. The Barrington Area school district (District #220) is one of the leading school districts in the State of Illinois and the region has a variety of private and parochial schools, day nurseries & kindergartens. The Barrington Park District offers a multitude of programs of instruction including such things as gymnastics, golf, swimming, tennis and so forth.

Barrington Hills is governed by its own Board of Trustees including the Village President and a Police Department staffed by approximately 25 officers, dispatchers and related services. Fire protection is provided through five separate fire districts.

The Village of Barrington Hills is located 35 miles northwest of Chicago's Loop and 40 minutes from O'Hare International Airport, easy accessibility is assured by either high speed commuter train or the Northwest Tollway.

The entire area is close to major expressways, airports and high speed trains to Chicago.



This residence is a charming two-story home surrounded by lovely landscaping. The owners have carefully maintained this residence with high quality products and workmanship. Along with an ideal location to the Village of Barrington, this is definitely a home that has been adored and one you will love to call HOME.

Driving into the Spring Creek neighborhood, please notice the lovely homes of the neighborhood with supporting real estate value. The environment is as captivating as the home, which you are about to see.

FOYER (14' x 15') - Steps take you to the front of the home where a magnificent 20 panel door with a painted finish greets you. The window panels on both sides of the door feature antique stained glass that have been cleverly installed to allow for easy removal and cleaning of the thermo pane outer glass. Once inside, you will note the two story foyer, lovely Cherry finish on the door, and the gleaming black Slate floor; the two guest closets with louvered doors are available for guest and family use. The wall covering and the chandelier complete this eye-appealing area.



LIVING ROOM (20' x 15') Adjacent to the Foyer, step down onto the beautiful hardwood floor and note the drama created by the vaulted, beamed ceiling. The windows face the front of the residence and provide natural light; there are privacy doors to the Family Room.

DINING ROOM (17' x 13') This space offers wonderful continuity with the Living Room. Lovely hardwood floors and the same windows as noted in the Living Room provide the sameness; neutral décor, chair rail detailing and crown molding add the note of distinction. Pocket doors provide privacy to the adjacent Kitchen.



FAMILY ROOM (24' x 14") This space is ready for relaxing and entertaining.



The cozy feeling is generated by the warmth in the random width Walnut paneling on the walls along with custom shelving for books and your treasures; carefully planned storage cabinets are located under the shelves and are one of the many positives of this home. The centerpiece of the room is the wood burning Fireplace with a gas starter and brass and glass doors. The

brick wall and mantel is a nice counterpoint to the Walnut walls. The space for a television is well-designed and flexible with custom drawers ready for CD's and DVD's. Another added touch highlights the wonderful ambiance created by "Programmed Lighting"...it is a conventional rheostat with memory. Previous settings will be stored in the memory providing convenience and ease in future use of the lighting. Entry to the Basement is from this room.



KITCHEN/EAT-IN AREA (19' x 16') - This is a “dream” come true. This fantastic space has all the trappings of a “blue ribbon” kitchen with convenience and style in mind. The easy care Vinyl floor is high in quality and design. The center Island features Granite top and an area of Butcher Block with a handy adjacent electrical outlet; the Island has wonderful cherry cabinet storage. Custom cherry cabinetry with under cabinet lighting surround the kitchen and showcases lovely hardware, Granite countertops, triple



stainless sink with Insinkerator Disposal and additional high quality Kitchen Aid appliances add a touch of class: Gas Cook top with Stainless Hood [the powerful vent motor is mounted in the roof], Double Oven, Refrigerator/Freezer with indoor water and ice dispenser, separate 30” Convection Oven and Dishwasher, with stainless steel interior. Tucked under the Island counter is a Beverage Refrigerator. A dry bar area has a Granite Countertop, Cabinets with glass



fronts, and drawer storage. The space is versatile and nicely located within the Kitchen area. A large walk-in Pantry complete with shelving provides lots more storage capability. There is space for family dinners or get-togethers, with windows that look onto the deck. A door to the deck completes this area

LAUNDRY ROOM - Convenient first floor location and adjacent to the Kitchen, this area has cabinets, shelving, and a charming window with views of the back property. Be sure to note the well-designed fold-down shelf for added work space.

SUN ROOM (12' x 10') Sure to be a popular room, this charming area is reached through the double doors from the Family Room and has entry to the Deck. The walls are Pine [tongue and groove] with Bead Board detailing near the ceiling which has a Fan, Fixed Skylights, and track Halogen Lighting. The windows have Honey Comb Blinds and window treatments. The light Ceramic Floor completes this light-filled area.





POWDER ROOM - Light and bright, this room has Ceramic tile floor, single sink vanity set in beautiful granite, lovely matching sconces, and Roman Shade window treatment. With water conservation in mind, the toilet is low flow.

LINEN/STORAGE CLOSET Convenient first floor storage closet complete with shelving.

MASTER BEDROOM (22' X 15') & BATH This large room has neutral carpeting throughout the room and into the Walk-in closet. Crown

molding and a Chair Rail add interest and detail to the neutral décor. Windows on two walls allow natural light and the inner drapery sheers comprise the window treatment. The Bath has a Ceramic floor, separate shower, tub, single sink vanity with storage cabinets and Corian Counter Top. The area has well designed lighting for a light and bright space.



OFFICE or BEDROOM #4 (13' X 10') Located on the first floor and currently used as an office, this area features high quality Berber Carpet, windows facing the rear property and a pocket door.

SECOND FLOOR

The staircase to the second floor has wonderful neutral carpeting which flows throughout this floor. A storage closet is conveniently located at the top of the stairs.

BEDROOM #2 (15' X 13") Wall to Wall Carpeting, single closet with attic access, and windows with window treatments and Duettes.

BEDROOM #3 (21' x 20') Wall to Wall Carpeting, large walk-in closet with attic access, and window treatments and shades.

BATHROOM #2 Convenient to upstairs bedrooms, this room has a tile floor, single sink vanity with Corian Counter Top, under counter storage, built-in wall cabinet, and tub/shower combination.

BASEMENT Entered from the Garage or the Family Room, this large space is ready for most any project or hobby that is desired from Wood Working to Exercise. Lots of space for storage too.

TALK TO TOM

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