

11 BURNING OAK TRAIL

\$699,700 – BARRINGTON HILLS – ILLINOIS



<p>County: McHenry Real Estate Tax – \$10,749 [04] Bedrooms: 4 Exterior: Brick & Cedar Police Protection: Barrington Hills Directions: Lake Cook to Ridge, north to Spring Creek, west to Braeburn, north to Burning Oak Trail Elementary School: Countryside Elementary School (220) - Middle School: Station Campus (220) (6-8) High School: Barrington High School (220) MLSNI #05204986 MAP # 1092602</p>	<p>Township: Algonquin PIN # 20-19-376-007 Bathrooms: 2 ½ Garage: 2 ½ cars – Attached</p>	<p>Year Built – 1971 Total Rooms: 9 Dimensions: per survey Acreeage: 1.17 Fire Protection: Fox River Grove FPD</p>
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MECHANICALS & SIGNIFICANT EXTRAS:

Cook Top: KitchenAid – Natural Gas - Four Burners – Black
Cook Top Exhaust: VentaHood, Stainless Steel, 950 CFM KitchenAid – Low Noise (mounted on roof)
Double Ovens: KitchenAid, “Superba 27” – Electric - Large, Self Cleaning Oven – Advanced Controls
Single Oven: KitchenAid, “Superba IC” – Large (30”) Single Convectional Oven
Microwave: Sharp – “Carousel” – Advanced Design
Dishwasher: KitchenAid – Premier - Stainless Steel Interior
Kitchen Counter Tops: Granite (Imperial) with Stylish Ceramic Back Splash
Kitchen Island: Granite (Imperial) with Maple, Butcher Block insert with electric supply
Kitchen Cabinets: Ultimate Quality Cherry – Solid Brass Knobs
Kitchen Lighting: Strip Lighting Beneath Cabinets – Lutron Electronic Programmable Lighting System
Kitchen Sink: Deep, Triple Basins Polished Stainless – Mixer Valve Faucet – “Insinkerator” Disposal
Refrigerator: KitchenAid - Refrigerator/Freezer – Side by Side – Exterior Water/Ice Dispenser
Beverage Refrigerator: Danby – Designer Series – Conveniently located in the kitchen island
HVAC: Williamson 4 in 1 – Carrier Air Conditioning Compressor
Water Heater: GSW – 50 Gallon – Quick Recovery
Electrical Service: 200 amps, Circuit Breakers – Custom Light Fixtures
Roof: Asphalt Shingles, Heavy Weight with 25-Year Warranty
Front Stoop/Portico: Concrete – Covered **Driveway:** Asphalt
Deck: Treated, Wooden

<u>ROOM & SIZE</u>	<u>LEVEL</u>	<u>FLOOR COVERING</u>
Living Room 20’ X 15’	1	Hardwood
Dining Room 17’ X 13’	1	Hardwood
Kitchen & Eating Area 19’ X 16’	1	Quality Vinyl
Family Room 24’ X 14’	1	Hardwood
Master Bedroom 22’ x 15’	1	Carpet Over Hardwood
Bedroom #2 15 x 13’	2	Carpet Over Hardwood
Bedroom #3 21’ x 20’	2	Carpet Over Hardwood
Bedroom #4 or Office 13’ x 10’	1	Carpet
Year Round Sun Room 12’ x 10”	1	Ceramic Tile

Foyer - Two Story - 14' x 15'	1	High Polished Slate
Work Shop - 29' x 20'	L	Concrete
Garage 22' x 24'	L	Concrete

AGE - BUILT IN 1971 - COMPLETELY REMODELED HOME IS CLASSIC & CURRENT, YET REFLECTS A COMMITMENT TO QUALITY & SIMPLICITY, REFLECTIVE OF THE SHAKER STYLE

NEIGHBORHOOD AMENITIES - PARKS & PLAY GROUNDS

APPLIANCES - DELUXE APPLIANCES THROUGHOUT THIS RESIDENCE - THERE ARE THREE OVENS (KitchenAid), TWO OF THE OVENS ARE CONVENTIONAL AND THE THIRD OVEN CAN BE CONVECTION OR CONVENTIONAL - DISHWASHER (KitchenAid) WITH STAINLESS STEEL INTERIOR - COOK TOP (KitchenAid), GAS, FOUR BURNERS - MICROWAVE (Sharp) - DISPOSAL (Insinkerator) - REFRIGERATOR (KitchenAid), SIDE BY SIDE REFRIGERATOR/FREEZER WITH EXTERIOR WATER AND ICE DISPENSER - BEVERAGE REFRIGERATOR (Danby)

ATTIC - FULL - UNFINISHED

BASEMENT - FULL, PARTIALLY FINISHED

BATH AMENITIES - FULL BATHROOM IN MASTER SUITE WITH SEPARATE SHOWER - SEPARATE SOAKER TUB - SINGLE SINK VANITY - CERAMIC FLOOR

DINING ROOM - SEPARATE ROOM, HARDWOOD FLOOR - CORNER CABINET IS NOT ATTACHED

DRIVEWAY & ENTRYWAY: - ASPHALT DRIVE WITH CONCRETE ENTRYWAY (STEPS)

ELECTRICITY - 200 AMP SERVICE - CIRCUIT BREAKERS - CEILING FAN IN THE YEAR ROUND SUN ROOM.

EQUIPMENT - TV CABLE NEARBY - TV ANTENNA - TV DISH - DSL - ATTIC EXHAUST FAN, THERMOSTATICALLY CONTROLLED (HUMIDITY/TEMPERATURE)

EXTERIOR - BRICK & CEDAR

FEATURES - TREATED WOODEN DECK (900 SQ.FT.); VALUTED CEILINGS; SKYLIGHTS

FOUNDATION - CONCRETE

FIREPLACES - LOCATED IN FAMILY ROOM - WOOD BURNING - GAS STARTER - ATTACHED FIREPLACE DOORS/SCREENS.

GARAGE - ATTACHED - 2+ CAR GARAGE - INSULATED GARAGE DOOR

PARKING - OFF STREET - SIDE APRON

KITCHEN - LARGE ROOM WITH ISLAND & EATING AREA WITH TABLE, THE FINEST CUSTOM CABINETS & WALK-IN PANTRY

HVAC - FORCED AIR - NATURAL GAS - HUMIDIFIER - CENTRAL AIR CONDITIONING - DIGITAL THERMOSTAT

IMPROVEMENTS - SMOKE DETECTOR IN EVERY BEDROOM AND LOWER LEVEL - WELL PRIVATE - SEPTIC PRIVATE - STREETS PAVED - SUMP PUMP

INFORMATION - SCHOOL BUS SERVICE - FIVE MINUTE DRIVE TO COMMUTER TRAIN

LAUNDRY: FIRST FLOOR - SIDE BY SIDE - WASHER & DRYER ARE NOT INCLUDED IN THIS SALE.

LOT DESCRIPTION - IRREGULAR - LANDSCAPED PROFESSIONALLY - WOODED WITH MATURE OAKS.

LOT SIZE - 1.17 ACRES

ASSESSMENTS - NO ASSESSMENTS

OTHER ROOMS - LARGE FAMILY ROOM WITH A FIREPLACE

POSSESSION - AT CLOSING

ROOF - ASPHALT/GLASS SHINGLES - 25 YEAR WARRANTY (New in 1995 - Total Tear-off)

STYLE - TRADITIONAL

TYPE - 2 STORY, HILLSIDE RANCH

TERMS - CONVENTIONAL

EXCLUSIONS: WASHER & DRYER **SQUARE FOOTAGE:** 3,153+ [per township assessor]

BUILT WITH AN UNBELIEVEABLE ATTENTION TO

QUALITY

WE INVITE YOU TO SEE FOR YOURSELF

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The information contained herein is deemed to be accurate but not guaranteed.