

23 BURNING OAK TRAIL

\$729,000 - BARRINGTON HILLS - ILLINOIS



County: McHenry	Township: Algonquin	Year Built - 1972
Real Estate Tax - \$12,408	PIN # 20-19-379-006	Total Rooms: 11
Bedrooms: 4	Bathrooms: 3 ½	Exterior: Stone & Cedar
Garage: 3+ cars - Attached	Acres: 2.26	Police Protection: Barrington Hills
Fire Protection: Fox River Grove FPD	Directions: Lake Cook Road to Ridge to Spring Creek to Braeburn then 1 mile north to Burning Oak Trail - take 2 nd left to home	
Elementary School: Countryside Elementary School (220) - Campus (220) (6-8)	Middle School: Station	
	High School: Barrington High School (220)	

MLSNI # 05224042 **MAP #** 1070110

MECHANICALS & SIGNIFICANT EXTRAS:

Cook Top: Bosch - Five Burners - Natural Gas

Microwave: General Electric, Deluxe

Dishwasher: RCA Dishwasher

Kitchen Counter Tops: White Formica

Island: Cook Top - Powerful Exhaust with Light, Electric Supply in Island

Kitchen Cabinets: Wooden, Dark Stain - Pewter Knobs

Kitchen Sink: Deep, Double Basins Ceramic - Mixer Valve Faucet - Waste King Disposal

Refrigerator: Maytag Refrigerator/Freezer - Side by Side - Exterior Water/Ice

HVAC: Trane Furnace XV80 Zoned, Two Stage Variable Speed, High Efficiency, and Lennox Natural Gas Furnace

Water Heater: AO Smith, Quick Recovery, 50-Gallon High Efficiency

Electrical Service: 200 amps, Circuit Breakers - Custom Light Fixtures

Roof: Asphalt Shingles, Heavy Weight (new in 1997 - Total Tear Off)

Driveway: Asphalt **Deck:** Three, Treated, Wooden, Elevated

<u>ROOM & SIZE</u>	<u>LEVEL</u>	<u>FLOOR COVERING</u>
Living Room 30' X 20'	1	Carpet
Dining Room 15' X 14'	1	Carpet
Kitchen 18' X 14'	1	Ceramic Tile
Family Room 33' X 12'	1	Carpet
Master Bedroom 18' x 16'	1	Carpet
Bedroom #2 14' x 13'	1	Carpet
Bedroom #3 15' x 14'	1	Carpet
Bedroom #4 15' x 14'	L	Carpet
Utility 8' x 8'	L	Ceramic Tile
Foyer 17' x 10'	1	Ceramic Tile

Recreation Room 35' x 26'
Office 27' x 11'

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Carpet
Carpet

AGE - [D] 26-50 - BUILT IN 1972

NEIGHBORHOOD AMENITIES - PARKS & PLAY GROUNDS [NEAR-BY]

APPLIANCES - [A] DOUBLE OVEN [B] COOK TOP [C] MICROWAVE [D] DISHWASHER [F] REFRIGERATOR [I] WASHER [J] DRYER [K] DISPOSAL

ATTIC - FULL - UNFINISHED

BASEMENT - FULL, FINISHED, WALK-OUT

BATH AMENITIES - FULL BATHROOM IN MASTER SUITE - SEPARATE SHOWER - DOUBLE SINK VANITY - CERAMIC FLOOR

DINING ROOM - SEPARATE ROOM, CARPETED FLOOR

DRIVEWAY & ENTRYWAY: - ASPHALT

ELECTRICITY - 200 AMP SERVICE - CIRCUIT BREAKERS

EQUIPMENT - TV DISH - HUMIDIFIER - MULTIPLE TELEPHONE OUTLETS & LINES - SUMP PUMP - CEILING FANS - SMOKE DETECTOR - WATER SOFTNER

EXTERIOR - STONE & CEDAR

FEATURES - TREATED, MULTI LEVEL, WOODEN DECKS & BALCONIES - VAULTED CEILINGS - MASTER BEDROOM HAS TWO LARGE WALK-IN CLOSETS

FOUNDATION - CONCRETE

FIREPLACES - LOCATED IN FAMILY ROOM, DINING ROOM, RECREATION ROOM - WOOD BURNING - GAS LOGS AND/OR GAS STARTER

GARAGE - ATTACHED - 3+ CAR GARAGE - AUTOMATIC GARAGE DOOR OPENERS WITH TRANSMITTERS

PARKING - OFF STREET - SIDE APRON

KITCHEN - LARGE ROOM WITH BREAKFAST BAR EATING AREA, CUSTOM CABINETS & WALK-IN PANTRY - ISLAND

HVAC - FORCED AIR - NATURAL GAS - HUMIDIFIER - TRANE HIGH EFFICIENCY - CENTRAL AIR CONDITIONING - DIGITAL THERMOSTAT

IMPROVEMENTS - PRIVATE WELL & SEPTIC - PAVED ROADS

INFORMATION - SCHOOL BUS SERVICE - VERY CLOSE TO COMMUTER TRAIN

LAUNDRY: LAUNDRY IN LOWER LEVEL

LOT DESCRIPTION - LANDSCAPED PROFESSIONALLY - HEAVILY WOODED WITH MATURE OAK TREES - HILLY

LOT SIZE - 2.26 ACRES

ASSESSMENTS - NO ASSESSMENTS

OTHER ROOMS - FIRST FLOOR BEDROOMS - DEN/OFFICE/STUDY - FAMILY ROOM - GREAT ROOM WITH A FIREPLACE - GALLERY / FOYER

POSSESSION - AT CLOSING

ROOF - ASPHALT/GLASS SHINGLES - TEAR-OFF

STYLE - HILLSIDE RANCH

TYPE - 1 STORY WITH FULL LOWER LEVEL

TERMS - CONVENTIONAL

EXCLUSIONS: NONE

SPECIAL: THIS RESIDENCE HAS BEEN INSPECTED BY **CHECKLIST BUILDING SERVICES**

BUILT WITH AN UNBELIEVEABLE ATTENTION TO

QUALITY

WE INVITE YOU TO SEE FOR YOURSELF
ReMAX UNLIMITED NORTHWEST

Talk To Tom

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