

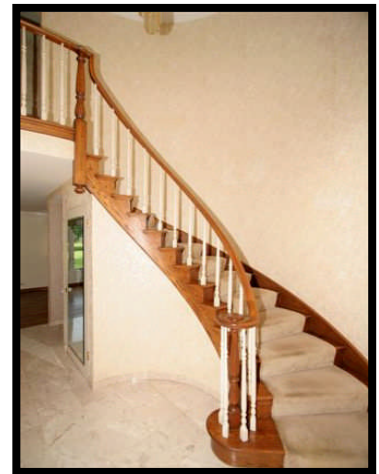
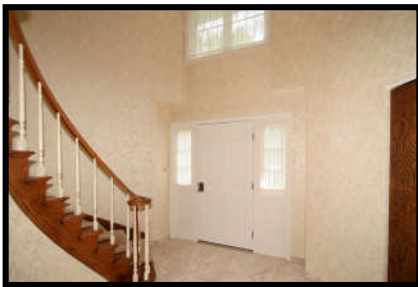
IN LAKE BARRINGTON ...NATURALLY

If you decide to choose a life amidst the beauty and peace of the Lake Barrington, you will need to look no further. The home at 40 Lakeview Drive is ideally located to the Barrington Village, Roslyn Road School, hiking & bike trails and train.

The exterior of the home with lovely professional landscaping has great curb appeal. The architecture, along with its all brick exterior is sure to please. The landscaping complements the entire property with mature trees, ground cover and gardens. The front walkway is paved with bricks and a similar treatment is repeated to the rear. The spacious interior is family functional and instantly livable.

TWO STORY ENTRY/FOYER

Single front door, with side glass panels, opens to a stunning two-story Foyer with magnificent circular staircase. Two guest closets provide very ample storage for your family and guests; lighting is provided through a brass and glass chandelier. Take the winding staircase from the foyer to the upstairs and survey the foyer below very attractive and functional marble flooring.



DINING ROOM 11' x 14' AND LIVING ROOM [17' x 14']

Enter into this combined space with hardwood floors, windows with appealing window treatments and sliding glass door for access to the patio. This is a wonderful space for entertaining with a majestic, elevated hearth fireplace with gas logs and an attractive brass curtain screen. There is a marble surround to the ceiling with two recessed lights to highlight the fireplace. The fireplace is the centerpiece of the space and is most impressive.



The element of a high style and space is created by the flexible, open floor plan.

KITCHEN [14' x 14'] & BREAKFAST ROOM [9' x 7'1]

In today's world, home life is centered in the kitchen and adjacent areas. Stealing the show in this home is the phenomenal Kitchen. Picture yourself in this kitchen - with quality and "Good Taste" surrounding you!



The stove and broiler are manufactured by Montague Co. The stove is the popular Grizzly model with four large burners, a large (22") stainless steel grille and two large, deep ovens. The broiler is the Grizzly Salamander model provides very special infrared heat to a floating platform allowing the user to broil to perfection. The exhaust hoods are also commercial grade with a very powerful draw and the fan noise is modified by the fact that the motor is mounted on the roof. The

filtering devices are high quality stainless steel and can be easily cleaned. Sleek sophistication and a sense of luxury await you.

The custom cabinets have fine hardware with counters topped with rare, exceptional quality granite. This work surface is illuminated by under cabinet lights. There is substantial storage in the large cabinets and drawers, to include a dry bar with storage for glasses and bottles of spirits . Be sure to note the ceiling above the kitchen and eating area; it is very attractive ribbed, highly polished stainless steel. The other equipment and appliance include:



- Large SubZero Refrigerator & Freezer
- Double, deep basin ceramic sink by Kohler with highly polished mixing valve by Moen and a hand soap dispenser and an In-Sink-Erator disposal.
- KitchenAid - Supera - Whisper Quiet - Dishwasher
- Built-in Amana Radarange Microwave
- Stylish Ceramic Tile Flooring & Back Splash

The eating area is an ideal size for everyday meals with a very attractive polished chrome light fixture. There are two large Pella casement windows allowing a wonderful view of the beautiful yard. Also, for those quick meals, the beautiful granite counter top has been elevated and extended to offer another place in which to dine. This first class kitchen wins a "Blue Ribbon".

LAUNDRY & UTILITY ROOM [9' x 4']

A step away from the Kitchen is the Laundry Room with a Maytag Washer & Dryer. There is a nice amount of storage and workplace.

There is easy access to the Garage and a doorway to the garden.



FAMILY ROOM [15' X 14'1



Adjacent to the kitchen, this informal space has:

Hardwood flooring - Wiring for Surround Sound System - Five Speed Ceiling Fan - Wooden Venetian Blinds - Textured Ceiling - Recessed Small Canned Lighting - Set Back Thermostat

POWDER ROOM

Strategically located, this well designed facility has colorful Kohler Fixtures.

SECOND FLOOR

MASTER BEDROOM [18' X 12'] & BATHROOM

This spacious room has:

Crown Molding, Oak Floors, Two Double Casement Pella Windows, Media Outlet, Ceiling Fan with Light, Recessed Lights



The attached bathroom has:

Two exceptionally large Kohler sinks are set into a large decorative (wooden) vanity. Oak Flooring

There is a separate modesty area housing a Kohler toilet and bidet, along with a very large soaker tub with dual faucets and shower. Ceramic Floor and Walls complete this space.

A very large Walk-In Closet is adjacent to this area.

BATHROOM #2



This hallway bathroom has:

Single sink vanity, ceramic tile vanity top, large mirror with large medicine cabinets on both sides - Separate modesty room for the toilet and soaking tub with shower.

MASTER BEDROOM [18' x 12']

Oak Flooring
Crown ceiling molding
Two Pella casement windows
Attractive window treatments - stylish drapes & mini blinds
Attractive ceiling fan with light
Television outlet
Recessed canned light above the bed wall

BEDROOM # 2 [16' X 12']

Oak Flooring
Two Pella casement windows
Attractive window treatments - mini blinds
Advanced wireless ceiling fan with light
Extensive track lighting allowing lighting flexibility
Two large closets with custom mirrored doors

BEDROOM #3 [14' X 12']

Oak Flooring
Pella casement window
Attractive window treatments - mini blinds
Attractive ceiling fan
Six recessed canned lights
Two large closets with custom mirrored doors

BEDROOM #4 [13' X 11']

Oak Flooring
Pella casement window
Attractive window treatments - mini blinds
Attractive ceiling fan with light
Two large closets with custom mirrored doors

RECREATION ROOM [20' X 12']

This partially finished large room has a multitude of uses, i.e. pool room, media room, office, artist studio, & etc. It features freshly painted walls, recessed lighting, work tables along the walls and large wall closets for easy storage. The flooring is freshly painted concrete.



UTILITY ROOM [14' X 12] This room has a kitchen sink and cabinets, and could be expanded to a second kitchen. Also this room could also be used as the primary or secondary laundry room since the necessary electrical & plumbing hook-ups are in place.

BATHROOM #3 This lower level bathroom has: Single sink vanity, tank type toilet, large mirror and shower stall with custom sliding door. This facility is ideal to have for special purposes.

TALK TO TOM

TMagner@BarringtonAreaRealty.com

847-331-2249