

Property Highlight Sheet

3311 Sunnyside Ave, Brookfield, IL 60513

Bedrooms: 3

Bathrooms: 1

Square Feet: 1,511



Features

Interior:

- Bright, functional main level with a welcoming foyer, spacious living room, and adjoining dining room
- Gleaming hardwood floors in the living and dining rooms
- Completely renovated kitchen with quartz countertops, white KraftMaid cabinetry, stainless steel appliances, recessed lighting, and LVP flooring
- Converted sunroom provides flexible bonus living space with abundant natural light
- Main level primary bedroom plus a second bedroom
- Fully remodeled bathroom with updated electrical and plumbing, plus porcelain tile
- Expansive upstairs third bedroom/bonus room with hardwood floors, fresh paint, window AC, and a spacious walk in closet built into the eave storage
- Unfinished basement with ample storage and a dedicated laundry area

Exterior:

- Fenced backyard
- Detached garage

Location:

- Minutes from downtown Brookfield shops and restaurants
- Convenient access to Metra for easy commuting into downtown Chicago
- Close to Brookfield Zoo

Upgrades

• **2026**

- Four foundation cracks filled in basement by AccuDry, with lifetime transferable warranty.

• **2025**

- Upstairs improvements included refinished hardwood floors, replaced stair treads and banister, three new electrical runs, fresh paint, and a new window AC unit.
- Bay window roof replaced with new shingles to match the main roof.

• **2023**

- Fence installed on south side of home.
- Porch and rear entry improvements included interior paint, new exterior lattice beneath porch, and replacement of the back entry staircase with a new handrail.

• **2022**

- New roof on house and garage, new Rheem hot water heater, and new Chamberlain garage door system.
- New front bay window and two new kitchen windows.

• **2021**

- Kitchen fully remodeled with soffit removal, reconfigured layout, quartz countertops, white KraftMaid cabinetry, stainless steel appliances, recessed lighting, and LVP flooring.
- Full bathroom remodeled with new electrical, plumbing, porcelain tile, and bathroom fan.
- Main floor hardwood floors sanded and refinished, downstairs painted, and new electrical added in garage.
- Bedroom improvements included new ceiling fans, paint in the primary bedroom and Bedroom 2, new interior doors, and new main floor window treatments including JC Licht cellular shades.
- Sunroom/porch improvements included paint, new fan, beadboard, and LVP flooring.
- Exterior door and awning updates included front storm door, painted front awning, removal of back awning, new back exterior door, and new garage entry door.
- New Samsung washer and dryer.