



3340 LAKESIDE AVENUE NORTHBROOK



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NORTHBROOK



CONNIE DORNAN

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3340 LAKESIDE AVENUE
NORTHBROOK



LP LUXURY
PORTFOLIO
INTERNATIONAL

@properties | **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

3340 LAKESIDE AVENUE

MAIN LEVEL: FOYER, LIVING ROOM, DINING ROOM, BUTLER'S PANTRY, KITCHEN, BREAKFAST ROOM, FAMILY ROOM, POWDER ROOM, BEDROOM, BATHROOM, OFFICE, POWDER ROOM #2, MUD ROOM

Foyer: Tumbled stone flooring, recessed lighting, 15 light chandelier, vaulted ceiling

Living Room: Diagonally placed hardwood flooring, crown molding, recessed lighting, built in speakers

Dining Room: Diagonally placed hardwood flooring, crown molding,

Butler's Pantry: Tumbled stone flooring, granite countertops, porcelain tile backsplash, sink, Uline beverage refrigerator, cabinetry with pull out shelving,

Kitchen: Tumbled stone flooring, granite countertops, soft closet cabinetry, pull out shelving, Wolf oven/ range with 4 burners and griddle, Best vent hood, Wolf oven, Wolf microwave, Wolf warming drawer, KitchenAid cabinet front refrigerator, double stainless steel sink with disposal, filtered water dispenser, porcelain tile backsplash, 2 tiered island with granite countertops and seating for 3, built in speakers

Breakfast Room: door to patio

Family Room: Hardwood flooring, volume ceilings, recessed lighting, crown molding, 2 French doors to patio, gas fireplace with stone surround and gas logs, built in entertainment center

Office: Hardwood flooring, recessed lighting, built in speakers, built in desk with granite countertop, built in bookshelves and cabinetry, double door closet

Powder Room: Slate tile flooring, vanity with granite countertop with glass bowl sink, brushed nickel plumbing fixture, Kohler commode

Bedroom: Hardwood flooring, recessed lighting, lighting fixture, double door closet

Bathroom: Ceramic tile flooring, vanity with granite countertops and chrome plumbing fixture, medicine cabinet, shower with ceramic tile surround, bench seating, Kohler commode

Powder Room: Ceramic tile flooring, granite vanity with brushed nickel plumbing fixture, Kohler commode

Mud Room: Tumbled stone flooring, hanging rocks



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SECOND LEVEL: PRIMARY BEDROOM SUITE, BEDROOM TWO ENSUITE, BEDROOM THREE, HALL BATHROOM, BEDROOM FOUR, LAUNDRY ROOM, BONUS ROOM

Primary Bedroom: Hardwood flooring, vaulted ceiling, French doors to deck, recessed lighting, built in speakers, walk in closet with organizers drawers and shelving and hanging racks

Primary Bathroom: Heated ceramic tile flooring, dual vanity with granite countertops with Grohe chrome plumbing fixtures, vaulted ceilings, shower with rainfall showerhead, bench seating, 3 body sprays and handheld spray, whirlpool tub, commode room with Kohler commode

Bedroom Two Ensuite: Hardwood flooring, vaulted ceiling, recessed lighting, built in speakers, double door closet

Ensuite Bathroom: Ceramic tile flooring, granite counter vanity with chrome, medicine cabinet, shower/tu with ceramic tile, Kohler commode

Bedroom Three: Hardwood flooring, vaulted ceiling, recessed lighting built in speakers, double door closet

Hall Bathroom: Ceramic tile flooring, dual vanity with granite countertops, chrome plumbing fixtures, shower/tub with ceramic tile, linen closet, Kohler commode

Bedroom Four: Hardwood flooring, vaulted built in speakers, double door closet

Westinghouse furnace with Envirowise humidifier

Laundry Room: Ceramic tile flooring,

Bosch washer and dryer, granite countertop with utility sink, upper and lower cabinetry

Bonus Room: Carpeted flooring, vaulted ceiling, recessed lighting, built in speakers

BASEMENT: 2ND KITCHEN, RECREATION ROOM, GAME ROOM, BEDROOM, BATHROOM, UTILITY ROOM, 2 STORAGE ROOMS

2nd Kitchen: Ceramic tile flooring, granite countertops, sink with filtered water dispenser, KitchenAid oven, Kitchen Aid cooktop, Broan vent hood, Houzer double sink with dispenser, KitchenAid stainless steel refrigerator

Recreation Room: Carpeted flooring, recessed lighting, double sided gas fireplace with granite surround

Game Room: Carpeted flooring, recessed lighting

Utility room with separate garage entrance

ADDITIONAL FEATURES AND UPDATES:

- 2 AO Smith 50 gallon hot water heaters
- Guardian generator, sump pump battery backup
- 2 Storage rooms
- Bathroom: Ceramic tile flooring, granite counter vanity shower, linen closet
- Bedroom: Carpeted flooring, storage closet
- Brick paver patio
- Asphalt driveway
- 3 car heated garage
- Roof 2026
- Outside walls: 6x4 with 6" of insulation
- 400 amp electrical
- Custom built home



FRONT EXTERIOR



FOYER



FOYER



FOYER



LIVING ROOM



DINING ROOM



DINING ROOM



FAMILY ROOM



FAMILY ROOM



FAMILY ROOM



KITCHEN



KITCHEN



KITCHEN



KITCHEN



BREAKFAST NOOK



KITCHEN



BREAKFAST NOOK



BUTLER'S PANTRY



OFFICE



BATHROOM



BATHROOM



FIRST LEVEL BEDROOM



FIRST LEVEL BATHROOM



VIEW FROM SECOND LEVEL



SECOND LEVEL LANDING



VIEW FROM SECOND LEVEL



PRIMARY BEDROOM



BALCONY



VIEW FROM THE BALCONY



PRIMARY BATHROOM



PRIMARY BATHROOM



PRIMARY BATHROOM



2ND BEDROOM



BATHROOM



3RD BEDROOM



4TH BEDROOM



BATHROOM



LAUNDRY ROOM



LOWER LEVEL KITCHEN



LOWER LEVEL KITCHEN



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL BILLIARD ROOM



LOWER LEVEL BATHROOM



PATIO



PATIO



PATIO

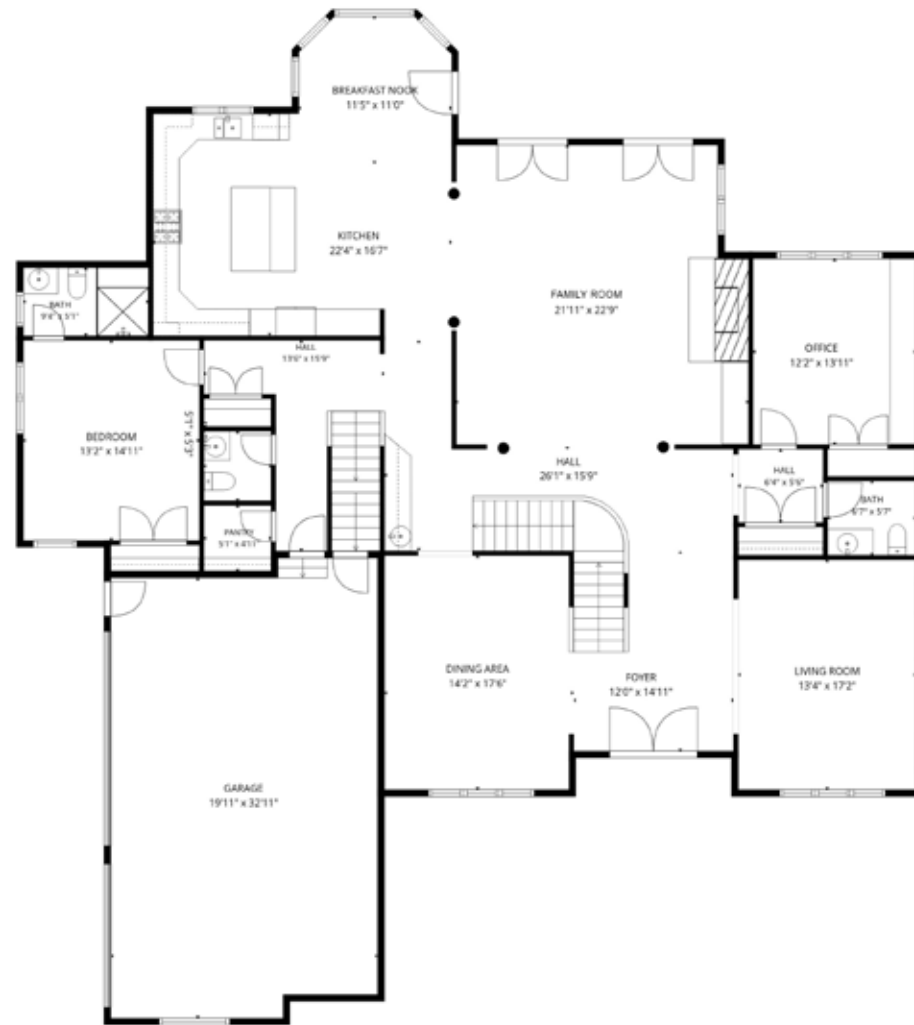


BACKYARD



REAR EXTERIOR

MAIN LEVEL



SECOND LEVEL





The earliest recorded residents of the Northbrook area were the Potawatomi tribe under Chief Shabbona. In 1833 the tribe ceded their land in Illinois and relocated near Council Bluffs, Iowa. Joel Sterling Sherman and his family bought 159 acres for \$1.25 per acre in the northwest quarter of Section 10. This is the site of the Northbrook Central Business District.

Soon after Mr. Sherman bought that land the area was named Shermerville after Mr. Frederick Schermer who donated the land for the first railroad station (Schermer Station and later Shermer Station). By the 1870's the region was a farm town with well-established brick yards which prospered during the rebuilding that followed the Great Chicago Fire in October of 1871.

In 1901 following a close referendum, the town was incorporated as Shermerville with about 60 homes and 311 residents. By 1921, residents felt that the Shermerville name had a bad reputation. After a contest, the new name of Northbrook, submitted by Edward Landwehr, was adopted as the official name in 1923. At that time there were 500 residents.

Northbrook did not grow rapidly until after World War II when subdivisions of homes were first developed. In 1940 the population was 1,265, but by 1960 the population was 11,635. Another growth spurt was stimulated by the completion in 1963 of a water line to bring Lake Michigan water to Northbrook's new water treatment plant. By 1970 the population had more than doubled to 25,422. The current population is 33,435 (2000 census).



PK-2nd grades
500 Laburnum Dr.
Northbrook



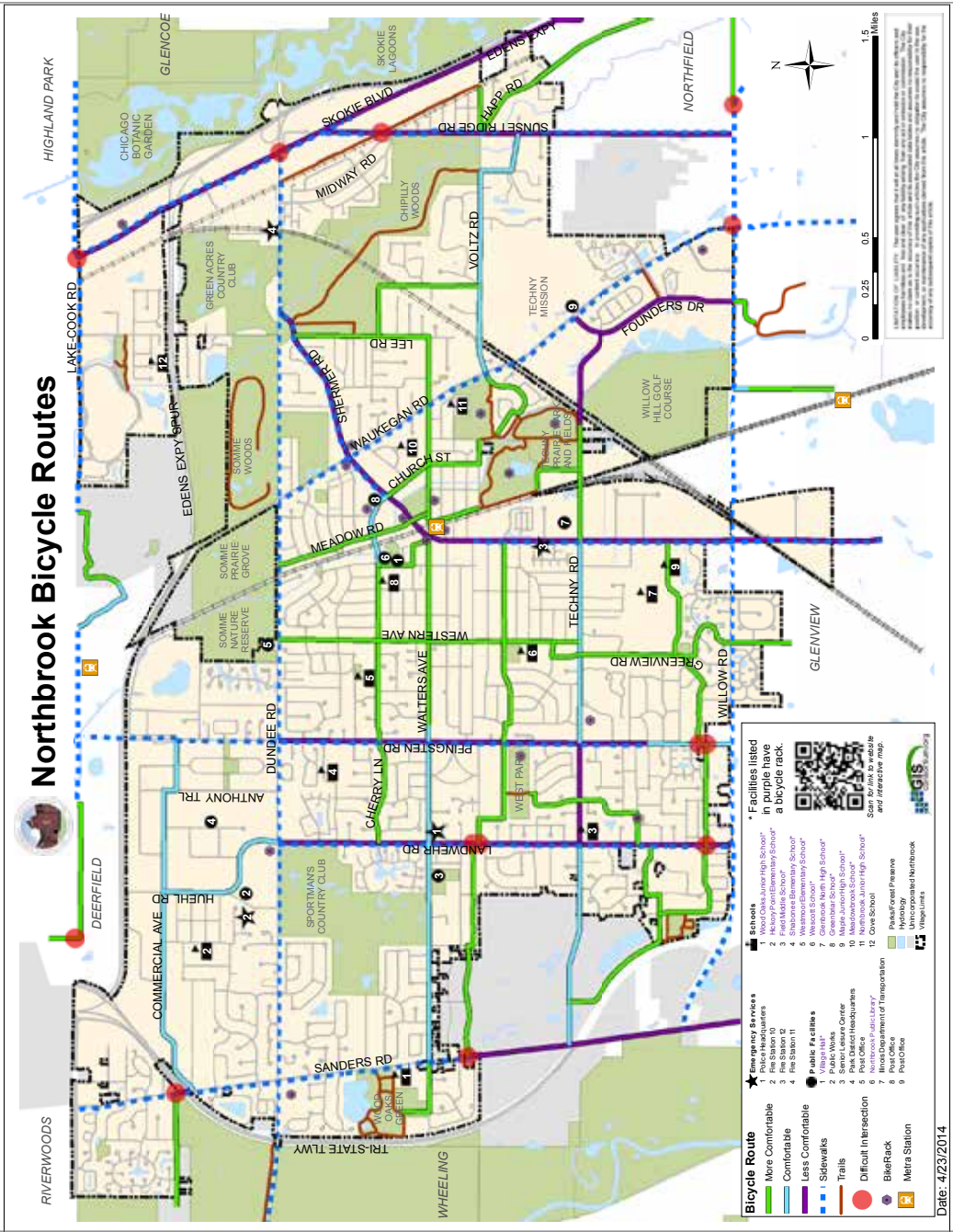
3rd-5th grades
1000 Pfingsten Rd.
Northbrook



6th-8th grades
1250 Sanders Rd.
Northbrook



9th-12th grades
2300 Shermer Rd.
Northbrook



Public Transportation

Metra

The Milwaukee District North Line serves Northbrook with travel to and from Chicago. There are over 25 daily trips from Northbrook to Chicago. The average travel time is 45 minutes.

Northbrook Metra Station

1340 Shermer Rd.
Northbrook, IL
847-272-0228

Agent Hours

Monday - Friday
5:00 AM - 12:40 PM

Waiting Room Hours

5:00 AM - 8:00 PM

Station Parking Contact

847-272-4711

Pace

- Route 473 - Highland Park - Northbrook Court
- Route 213 - Green Bay Road
- Route 422 - Linden CTA/Glenview/Northbrook Court
- Route 627 - Discover - Takeda Shuttle Bug
- Route 626 - Skokie Valley Limited
- Route 635 - Lake Cook Shuttle Bug 5

Driving Distance To

- Downtown Chicago - 25 miles
- O'Hare Airport - 17 miles
- Midway Airport - 33 miles

Average Driving time to Downtown Chicago

- Downtown Chicago - 40 minutes
- O'Hare Airport - 25 minutes
- Midway Airport - 55 minutes

Highway Access

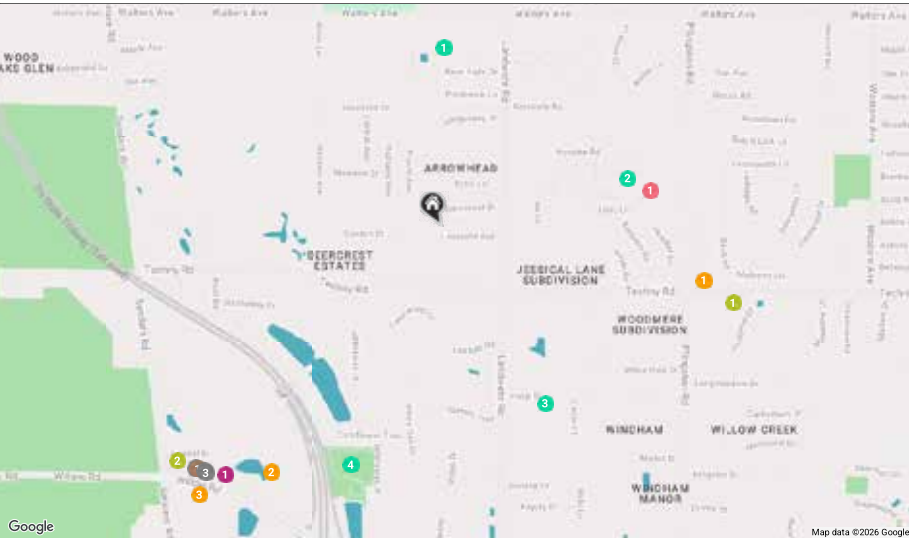
- Edens Expressway (I-94)
- Tri-State Tollway (I-294)
- Federal Highway 41
- State Highway 43 & 68

Airports

- O'Hare International Airport (ORD)
- Midway Airport (MDW)
- Chicago Executive Airport
- Waukegan Regional Airport

FEATURED PROPERTY

3340 LAKESIDE Avenue



RESTAURANTS

1

Naf Naf Middle Eastern Grill

3818 WILLOW ROAD, 0.9 MI

2

Chipotle Mexican Grill

3846 WILLOW ROAD, 0.9 MI

3

Just Salad

3806 WILLOW ROAD, 0.9 MI

SHOPPING

1

CVS

3780 WILLOW ROAD, 0.9 MI

2

GYM

1

North Suburban YMCA

NORTH SUBURBAN YMCA, 0.8 MI

2

LA Fitness

3880 WILLOW ROAD, 1.0 MI

SCHOOLS

1

Countryside Day School

1985 PRINGSTEN ROAD, 0.7 MI

2

The Gardner School of Glenview-Northbrook

2380 WATERVIEW DRIVE, 0.8 MI

3

Gertrude B. Nielsen Child Care and Learning Center

3835 WILLOW ROAD, 1.0 MI

PARKS

1

Indian Ridge Park

3323 WALTERS AVENUE, 0.5 MI

2

West Park

1730 PRINGSTEN ROAD, 0.5 MI

3

Floral Park

3105 FLORAL DRIVE, 0.6 MI

4

Stonegate Park

3425 WHIRLWAY DRIVE, 0.7 MI

COFFEE

1

Starbucks Coffee Company

3840 WILLOW ROAD, 0.9 MI

ENTERTAINMENT

1

Northbrook Sports Center

1730 PRINGSTEN ROAD, 0.6 MI

Connie Dornan

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by

CHRISTIE'S

