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OVER \$1 BILLION IN CAREER SALES*

101% AVERAGE LIST TO SALE PRICE | 150+ HOMES SOLD IN 2025****

TOP 1% INDIVIDUAL BROKER IN ILLINOIS, NORTH SHORE & COOK COUNTY*

#1 @PROPERTIES TEAM - NORTH SHORE | NAMED CRAIN'S NOTABLE BROKER 2014 - 2025***



275 INGRAM STREET *northfield*

*MRED LLC Total Closed Sales Volume, 2005-present. **MRED LLC, Closed Sales Data 01/01/25-12/31/25. *Top 1% in total sales volume by Real Trends 2015-2024. *Named Notable Residential Real Estate Agent by Crain's Chicago Business 2014-2024. This data is informational and cannot be guaranteed accurate. Data maintained by MRED, LLC may not reflect all real estate activity in the market.





FRONT PORCH



LIVING ROOM



FOYER



LIVING ROOM



LIVING ROOM/DINING AREA



FAMILY ROOM



DINING AREA



FAMILY ROOM



BREAKFAST NOOK/KITCHEN



KITCHEN



BREAKFAST NOOK/KITCHEN



KITCHEN



BATHROOM



HALL BATHROOM



PRIMARY BEDROOM



2ND BEDROOM



3RD BEDROOM



DECK



DECK



REAR VIEW



REAR VIEW



BACKYARD



BACKYARD



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW

FEATURES

MAIN LEVEL: FOYER, FULL BATHROOM, LIVING ROOM, DINING ROOM, KITCHEN, FAMILY ROOM, PRIMARY BEDROOM, BEDROOMS TWO AND THREE, HALL BATHROOM

Foyer: Porcelain tile flooring, crown molding, walk in guest coat closet

Full Bath Room: Porcelain tile flooring, shower with ceramic tile, pedestal sink, Toto commode, medicine cabinet, skylight, gold lampshade sconces

Living Room: Hardwood flooring, recessed lighting, crown molding, gas fireplace with brick surround and gas logs, picture windows

Kitchen: Hardwood flooring, quartz countertops with porcelain tile backsplash, Whirlpool microwave, Whirlpool gas oven/range, Kohler sink with Moen plumbing fixture, under cabinet lighting, Whirlpool dishwasher, Whirlpool refrigerator

Eating Area: Hardwood flooring, skylight, pantry closet

Family Room: Hardwood flooring, crown molding, recessed lighting, wood burning fireplace with slate tile surround flanked by built in bookshelves, wood paneled walls, sliding glass door to deck

Primary Bedroom: Hardwood flooring, ceiling fan, double door closet

Bedroom Two: Hardwood flooring, double door closet

Bedroom Three: Hardwood flooring,

Hall Bathroom: Ceramic tile flooring, dual vanity with quartz countertops with Delta plumbing fixtures and Kohler sinks, shower/tub with ceramic tile, linen closet, wainscoting

Unfinished Basement with Laundry (Whirlpool washer and dryer), utility sink, cabinets and shelving, work tables

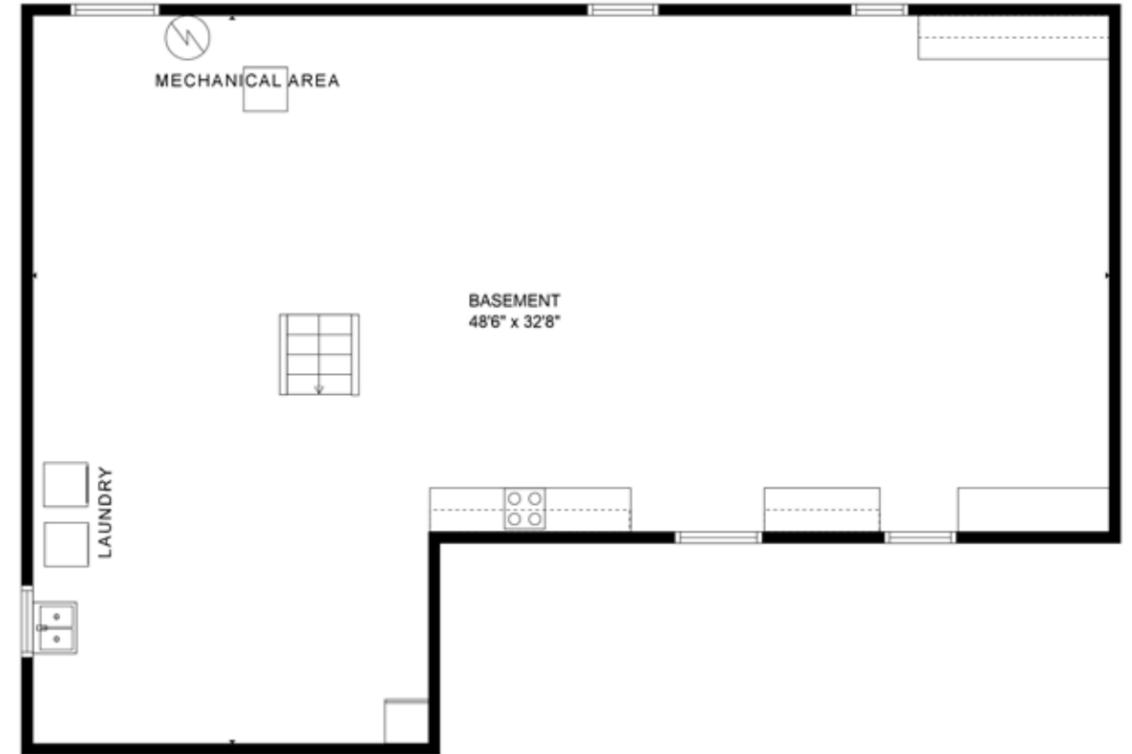
ADDITIONAL FEATURES

- Roof 2022
- Driveway stoop repair 2021
- 2022 New a/c and hot water heater
- 2022 Tuckpointing
- 2023 French Drain
- 2023 Exterior Paint
- 2023 Professional Landscaping
- 2024 New Kitchen Appliances
- 2025: Floors refinished
- 2025 Interior Paint
- 2025 New canned lights & Switches
- 2025 New Vent Registers
- 2025 New flooring in foyer, bathrooms & closets
- 2025 New counter, sinks & faucets
- 2025 New mirror
- 2025 New light sconces
- 2025 New Doors, levers & hinges
- 2025 Wallpaper in Bathrooms
- 2025 Attic insulation
- 2025 New Sump Pump & Battery Backup
- Wood deck
- Shed with electricity
- Fully fenced yard
- Brick and wood siding
- 2 car garage
- Pull down attic
- 100 amp electrical
- AO smith 40 gallon hot water heater

FIRST LEVEL



LOWER LEVEL



VILLAGE OF NORTHFIELD

Welcome to the Village of Northfield! We are delighted that you are interested in our community of just over 5,000. While small in size Northfield offers convenient access to downtown Chicago, while maintaining it's small town charm.

The Village of Northfield is a home rule community consisting of approximately 5,500 residents and a little over 2,100 single family homes. The Village features a wide range of living styles ranging from quaint century old properties, to modern condominiums, to the most modern upscale mansions.

Northfield is one of the few north shore communities which issues licenses for keeping horses and features extensive bicycle and jogging trails as well as the boating, wooded hiking trails, and bridle paths through the Skokie Lagoons Forest Preserve.

The Village of Northfield offers a style of living suitable to all types of people. Families with school age children will enjoy some of the best schools in north suburban Chicago, while senior citizens will enjoy the largest and best-attended senior center in the area offering a wealth of programs and services.

Northfield History

The Village of Northfield was first settled in the mid-1800s by Mary Young and her two daughters near present day Bracken Lane. When the settlers first arrived, Northfield was a remote swamp that included the present day Skokie Lagoons as well as the "Middle Fork" branch of the Chicago River.

Northfields were often called the "river folks" by residents of neighboring communities because of their struggles to get back and forth to church in their wagons through the lagoons.

Early pioneering families in Northfield included the Donovans (1855), Brachtendorfs (1857), and Metz (1861). A few years after the arrival of the railroad in Winnetka in 1854, blacksmith John Happ closed up his shop and moved to a Northfield farm with his nine sons and daughter. Happ's grandson John became Northfield's first Village President in 1926.

From this small beginning, the Village began to attract other families who liked its small size and country atmosphere. The population surged from 320 residents in 1930 to 4,887 in 1980 and then 5,389 in 2000. To serve the small town, a Village Hall was built at the intersection of Happ and Willow Roads in 1936 where it remained in use for 31 years. A larger Village Hall is now located on the same site.

As the city of Chicago grew and prospered throughout the twentieth century, Northfield prospered as well, and this once sleepy swamp town matured into one of the premier urban village's within the Chicagoland area.



District 29

Located in the Village of Northfield approximately 20 miles north of downtown Chicago, District 29 consists of two schools. Middlefork School serves students in kindergarten through 3rd grade, while students in 4th through 8th grade attend Sunset Ridge School. District boundaries include a large portion of Northfield, as well as a small section of Northbrook.

Demographics

The District houses approximately 500 students. Depending on the grade level, class sizes range between 15 and 20 students. Our small class size and an advantageous teacher-student ratio support the District's child-centered philosophy. The school day, schedule, teaching practices and educational settings at both Middlefork and Sunset Ridge School are tailored to provide a developmentally appropriate, yet rigorous, learning environment.

Schools

1. Our dedicated and professional teachers and support staff place a strong emphasis on meeting the unique needs of every learner.
2. Programs are available to provide extra challenge and enrichment as well as additional support.
3. Hands-on learning and stimulating educational experiences provide students with varied opportunities to interact with the material in meaningful ways.
4. Technology is used as a tool to support instruction and further enhance the learning experience.
5. Social and emotional learning and character education are emphasized as an important part of the school program.

Community Involvement

Our high level of parent support and involvement contributes significantly to the success of our District. Parents are actively engaged and present on our campuses and contribute in District decision-making.

Financial Standing

A recipient of Financial Recognition status from the Illinois State Board of Education

for the past several years, the District's financial health is strong. The District recently built a new, state-of-the-art \$30M Sunset Ridge School and completed over \$2M in renovations to Middlefork School without a referendum and associated tax rate increase.

Ongoing Education

District 29 graduates who continue in public school attend New Trier High School. There they join students from five other New Trier Township districts. Nearby private high school options include Loyola Academy and Regina Dominican High School.

District Office

Sunset Ridge School District 29
525 Sunset Ridge Road
Northfield, IL 60093
847.881.9400

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

SCHOOL AND COMMUNITY

New Trier Township High School District 203 is a comprehensive four year high school in Northfield and Winnetka, Illinois, located along the Lake Michigan shore, approximately 16 miles north of Chicago. New Trier serves Chicago’s North Shore suburban communities of Glencoe, Kenilworth, Northfield, Wilmette, Winnetka, and portions of Glenview and Northbrook, communities that reflect a tradition of support for academic and cultural achievement. Freshmen are housed on the Northfield Campus; sophomores, juniors, and seniors are housed on the Winnetka Campus.

Governed by its own Board of Education, the district serves six sender public school districts (kindergarten through eighth grade), each with its own governing board. Local private and parochial schools also graduate students who advance to New Trier High School.

EXTRACURRICULAR OPPORTUNITIES

As evidence of the New Trier motto, “to commit minds to inquiry, hearts to compassion, and lives to the service of humanity,” New Trier offers numerous opportunities for learning and involvement outside of the classroom in activities, athletics, fine and performing arts, and social service through:

- More than 150 clubs and other student activities, including an extensive social service component;
- 35 interscholastic sports (winning more athletic state championships than any high school in Illinois interscholastic history) and an extensive intramural program; and
- Fine and performing arts programs recognized among the nation’s top 25 by the U.S. Department of Education, including a Grammy award winning music department that is cited as the “best music education program in the country.” (2007)

GUIDANCE

New Trier’s nationally-recognized student advisement system provides a small-school atmosphere within a large school of outstanding opportunities. More than 40 percent of the faculty serve as advisers, seeing the same group of approximately 25 students every day for 25 minutes.

Advisers provide students with academic and personal guidance throughout their high school years. They also serve as the key contact for parents. Eight post-high school counselors help students plan for higher education and other alternatives after New Trier.

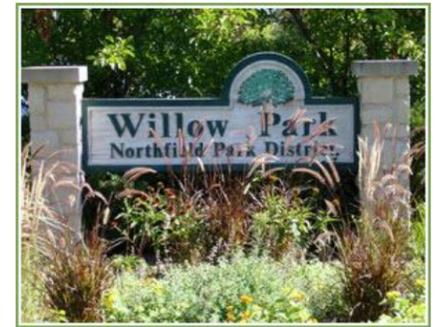
<p>New Trier Township High School District 203 - Administration 7 Happ Road Northfield, IL 60093-3411 847.446.7000</p>	<p>New Trier Township High School Northfield Campus - Grade 9 7 Happ Road Northfield, IL 60093-3411 847.446.7000</p>	<p>New Trier Township High School Winnetka Campus - Grades 10-12 385 Winnetka Avenue Winnetka, IL 60093-4295 847.446.7000</p>
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Parks and Amenities

Willow Park

401 Wagner Road (Willow and Wagner Roads)

Willow Park is the District's largest outdoor facility. The site was just recently renovated and re-opened June 7th, 2008 and includes the following amenities: Four lighted ball fields, two lighted soccer fields, four tennis courts, a 1/2 mile pathway system with fitness stations and a picnic shelter which can hold up to 75 people. The shelter does have electrical outlets and large gas grills available for rent. Groups larger than 15 must make a reservation.



Clarkson Park

1950 Willow Road (Willow Road & Bristol Street)

Clarkson Park is a 3-acre park named after Jim Clarkson, a Northfield resident and one of the pioneers in the development of the Northfield Park District. The park includes the Clarkson Lodge, Cavallari Pavillion, and a children’s playground. New amenities, thanks to the 2004 renovations, include The Lodge, which has indoor and outdoor fireplaces, concession stand, gazebo, and meeting/party area, as well as a new outdoor playground.



The Cavallari Pavilion is our open-air shelter that has a number of picnic tables underneath it making it perfect for small outdoor gatherings. The seasonal ice rink will continue to be at the park and will typically be open from December through January, weather permitting. Clarkson Park is also home of many of our Special Events such as the State Fair, Kid’s Dog Show, Halloween Trick or Treat, Movie Nights, Family Campout and Children’s Summer Concert Series.

Fox Meadow Park

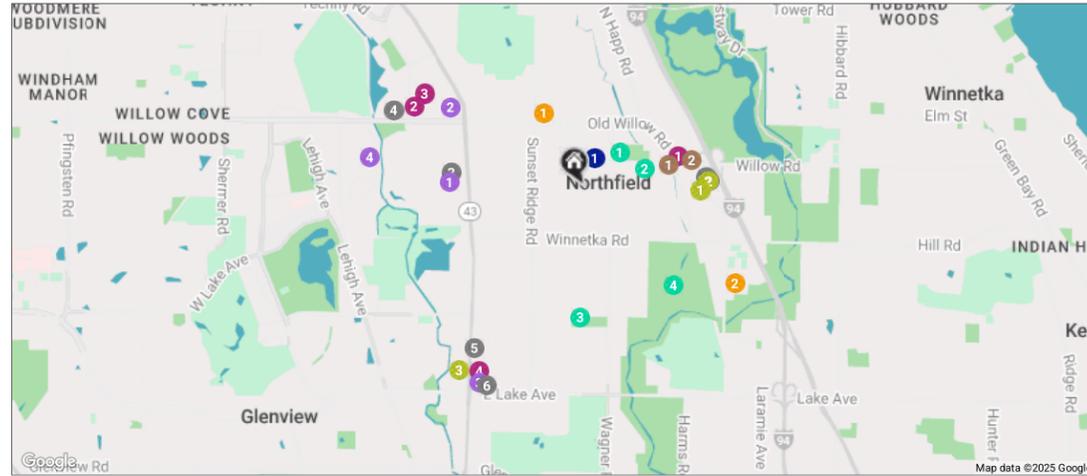
444 Fox Meadow Drive (South side of Willow Road)

Fox Meadow is a 9 acre park that is owned jointly by the Northfield Park District and New Trier Township High School. The park houses 3 full size soccer fields, and a tot playground. A park permit is required to utilize the soccer fields.



FEATURED PROPERTY

275 INGRAM Street



RESTAURANTS

- 1 The Happ Inn Bar & Grill
305 NORTH HAPP ROAD, 0.8 MI
- 2 Three Tarts Bakery & Cafe
301 NORTH HAPP ROAD, 0.8 MI
- 3 Giordano's
2540 NORTH WAUKEGAN ROAD,
0.9 MI
- 4 Pinstripes
1150 WILLOW ROAD, 1.3 MI
- 5 Walker Bros. Original
Pancake House
1615 WAUKEGAN ROAD, 1.3 MI
- 6 Hackney's on Lake
1514 EAST LAKE AVENUE, 1.4 MI

COFFEE

- 1 Dunkin'
1900 NEW WILLOW ROAD, 0.6 MI

- 2 Starbucks
1801 WILLOW ROAD, 0.7 MI

SHOPPING

- 1 Walgreens
1825 WILLOW ROAD, 0.6 MI
- 2 Best Buy
1072 WILLOW ROAD, 1.2 MI
- 3 Lowe's Home
Improvement
1000 WILLOW ROAD, 1.2 MI
- 4 Staples
1509 WAUKEGAN ROAD, 1.4 MI

GROCERY

- 1 Jewel-Osco
2502 NORTH WAUKEGAN ROAD,
0.9 MI

- 2 Whole Foods Market
840 WILLOW ROAD STE M, 1.0 MI

- 3 Trader Joe's
1407 WAUKEGAN ROAD, 1.4 MI
- 4 ALDI
2195 WILLOW ROAD, 1.4 MI

GYM

- 1 Shred415 Northfield
300 NORTH HAPP ROAD, 0.8 MI
- 2 The Bar Method
Northfield
301 NORTH HAPP ROAD #5, 0.8 MI
- 3 Orangetheory Fitness
1464 WAUKEGAN ROAD, 1.4 MI

SCHOOLS

- 1 Sunset Ridge School
525 SUNSET RIDGE ROAD, 0.5 MI

- 2 New Trier Township High
School - Northfield
7 NORTH HAPP ROAD, 1.2 MI

TRANSIT

- 1 Willow / Chapel Hill
UNITED STATES, 0.2 MI

PARKS

- 1 Northfield Park District
401 WAGNER ROAD, 0.3 MI
- 2 Mabie Pavilion
1950 NEW WILLOW ROAD, 0.4 MI
- 3 Cole Park
1031 KENILWORTH LANE, 0.8 MI
- 4 Watersmeet Woods
WINNETKA ROAD, 0.9 MI



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