



## *opening doors & closing deals*

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**847.208.1397 | [CONNIE@CONNIEDORNAN.COM](mailto:CONNIE@CONNIEDORNAN.COM)**

**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\***



**1943 SUNNYSIDE CIRCLE *northbrook***

\*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.





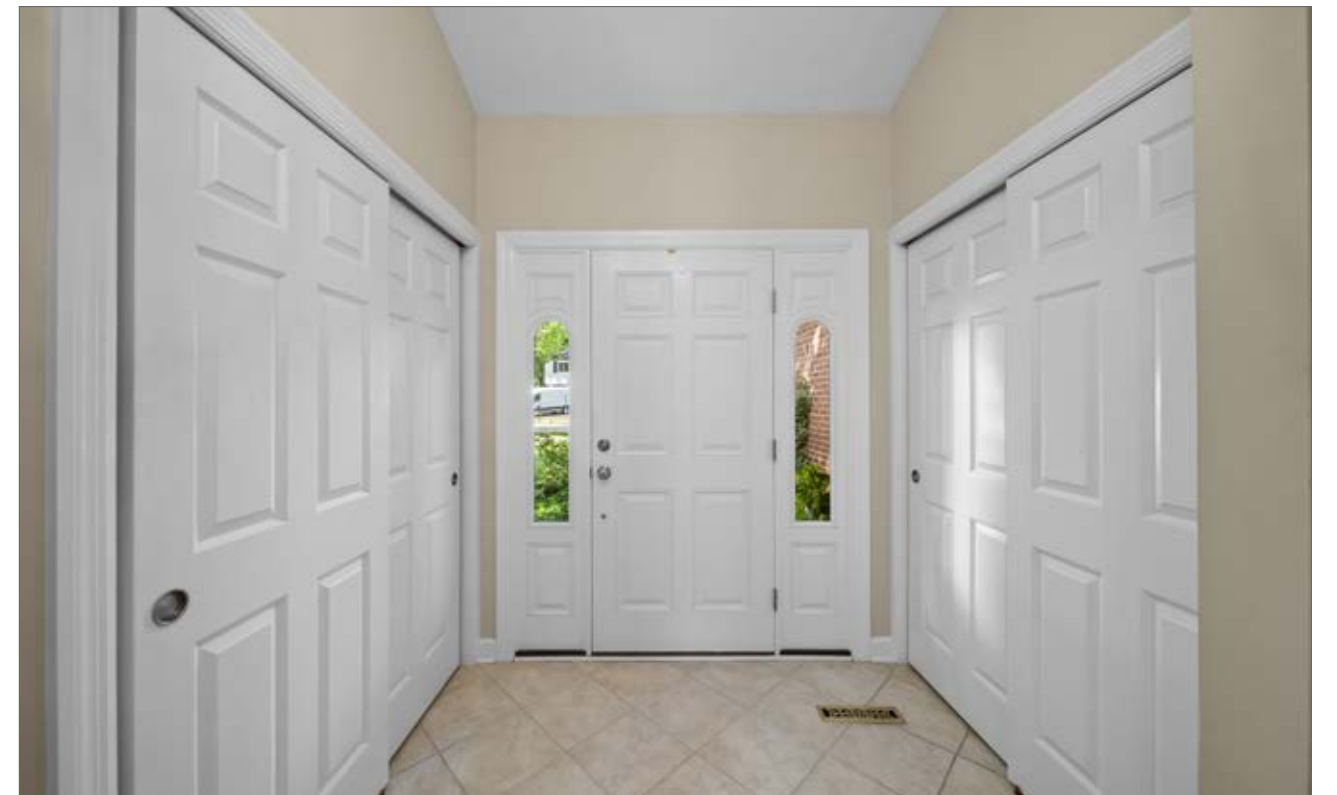
FRONT YARD



ENTRY



FRONT YARD



FOYER



FOYER



LIVING ROOM



HALLWAY



LIVING ROOM



LIVING ROOM



DINING ROOM



LIVING ROOM



DINING ROOM



KITCHEN



KITCHEN



KITCHEN



KITCHEN



FAMILY ROOM



FAMILY ROOM



FAMILY ROOM



FAMILY ROOM



SUN ROOM



SUN ROOM



SUN ROOM



SUN ROOM



POWDER ROOM



STAIRCASE TO 2ND LEVEL



LAUNDRY ROOM



PRIMARY BEDROOM



PRIMARY BEDROOM



PRIMARY BATHROOM



PRIMARY BEDROOM



PRIMARY BATHROOM



2ND BEDROOM



3RD BEDROOM



2ND BEDROOM



3RD BEDROOM



BATHROOM



4TH BEDROOM/OFFICE



4TH BEDROOM/OFFICE



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



PATIO



PATIO



PATIO



PATIO



REAR VIEW



REAR VIEW



PATIO



REAR VIEW



PATIO



AERIAL VIEW



FRONT EXTERIOR



GARAGE



AERIAL VIEW

## FEATURES

MAIN LEVEL: FOYER, LIVING ROOM, DINING ROOM, KITCHEN, FAMILY ROOM, SUN ROOM, LAUNDRY ROOM

Foyer: Ceramic tile flooring, 2 double door coat closets, vaulted ceiling and brass chandelier

Living Room: Hardwood flooring, vaulted ceiling, gas starter fireplace with brick surround and sliding glass doors to patio, 2 skylights

Dining Room: Hardwood flooring

Kitchen: Hardwood flooring, granite countertops, soft closet cabinetry, Wolf 6 burner oven/range, cabinet front vent hood, tumbled tile backsplash, Frigidaire microwave, LG stainless steel refrigerator, pantry closet with pull out shelving, island with granite countertops, single farmer's sink with disposal, brushed nickel plumbing fixture, seating for 4, built in speakers

Family Room: Hardwood flooring, recessed lighting, built in speakers, built in bookshelves, fireplace with gas starter and gas logs, tile surround

Sun Room: Hardwood flooring, ceiling fan, recessed lighting, built in speakers, sliding glass doors to patio  
Laundry Room

SECOND LEVEL: PRIMARY BEDROOM SUITE, BEDROOMS TWO, THREE AND FOUR, HALL BATHROOM, HALL LINEN CLOSET, LAUNDRY CHUTE

Hall Linen Closet

Primary Bedroom: Carpeted flooring, ceiling fan, walk in closet with organizers

Primary Bathroom: Ceramic tile flooring, dual vanity with granite countertops with chrome plumbing fixture, 3 medicine cabinets, Kohler commode, Jacuzzi tub with granite surround, steam shower with multiple showerheads and bench seating

Bedroom Two: Carpeted flooring, double door closet

Bedroom Three: Carpeted flooring, walk in closet

Bedroom Four: Carpeted flooring, double door closet

Hall Bathroom: Ceramic tile flooring, dual vanity with granite countertops with chrome plumbing fixtures, shower with 4 body sprays, handheld and shower spray, bench seating, linen closet

Laundry Room: Tumbled marble flooring, Maytag washer, Whirlpool Cabrio dryer, door to side yard

Powder Room: Ceramic tile flooring, pedestal sink vanity with chrome plumbing fixture, Kohler commode

LOWER LEVEL: RECREATION ROOM, UTILITY/STORAGE

Recreation Room: Vinyl flooring

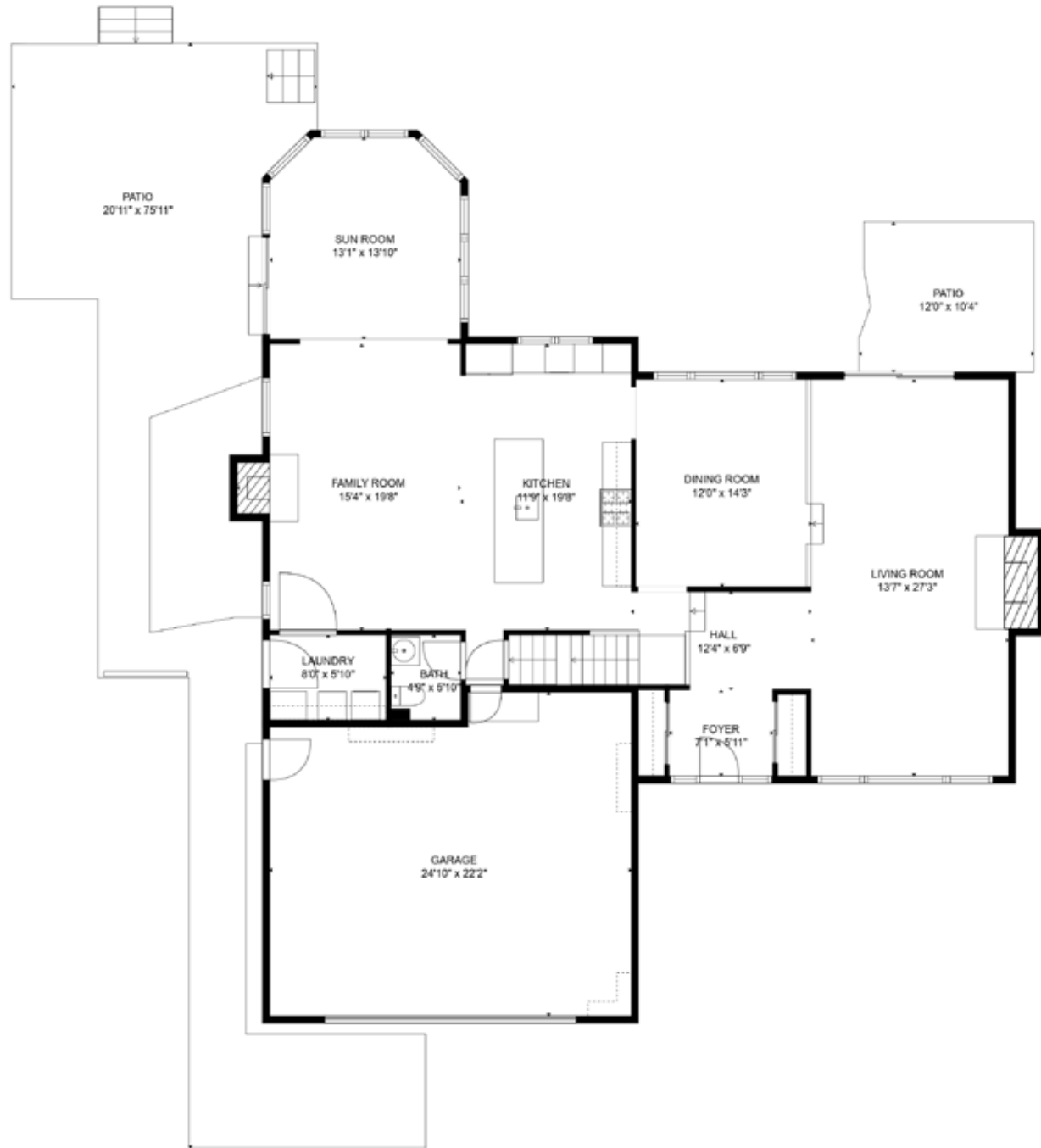
## ADDITIONAL FEATURES

- 200 electrical amp
- AO Smith Hot water heater
- Sump pump with battery backup
- Trane furnace with humidifier
- Asphalt driveway
- 1995 Roof
- 1998 Bathrooms remodel
- 2002 Furnace/ac
- 2012 Kitchen remodel/sunroom addition...Normandy Builders
- 2021 Landscaping and patio (Chalet)
- 2022 Steam shower replacement
- 2023 Ecobee thermostat
- 2024 New refrigerator
- 2024 New washer
- 2025 Routine sewer rodding
- Cement paver patio with kneewall

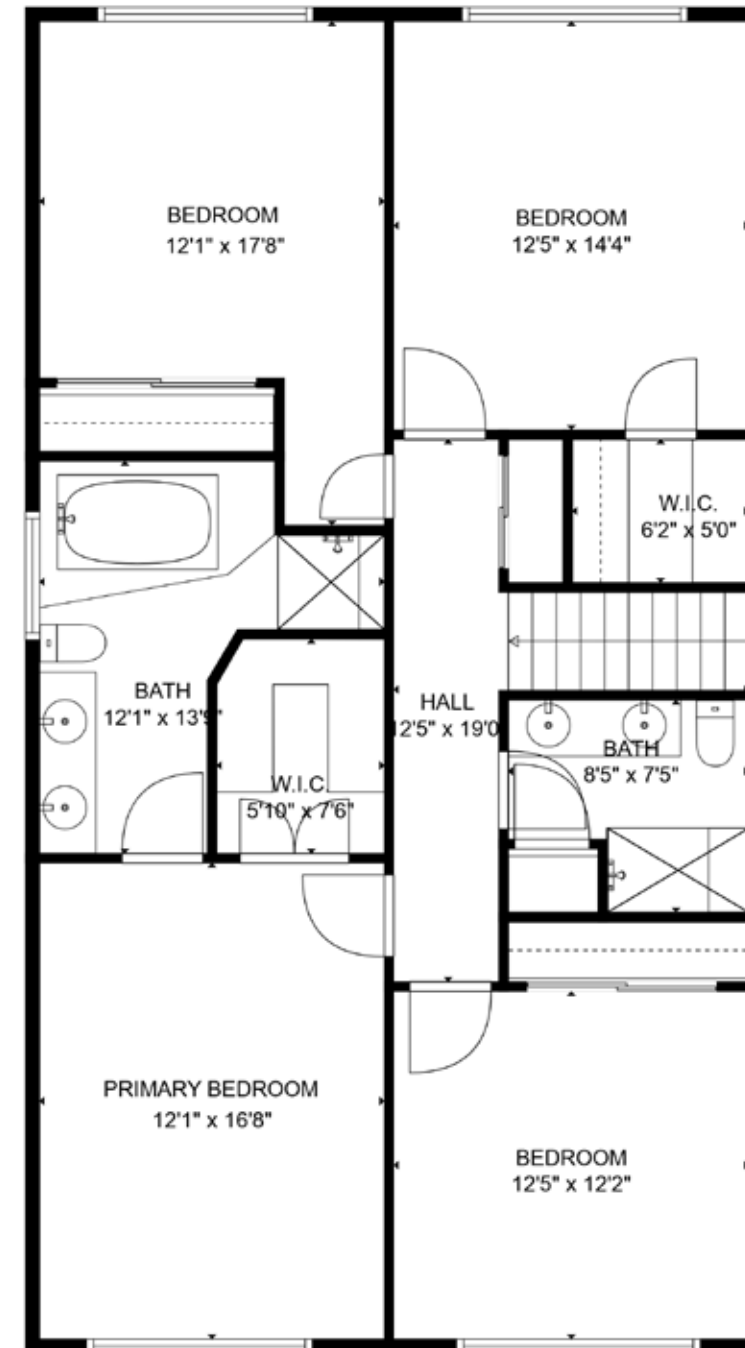
### ROOM DIMENSIONS:

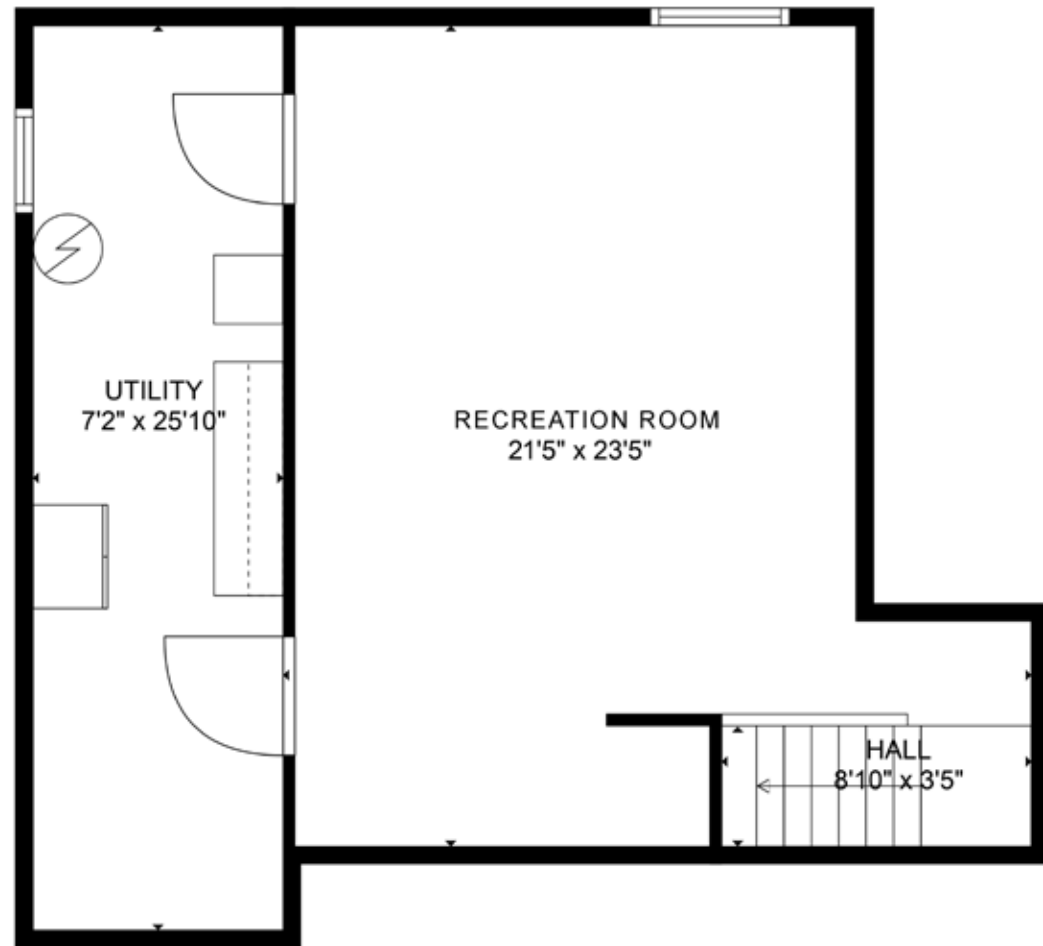
Foyer .....	7' X 6'	Primary Bathroom.....	12' X 13'
Living Room .....	14' X 27'	2nd Bedroom .....	13' X 14'
Family Room .....	15' X 20'	3rd Bedroom .....	12' X 13'
Dining Room .....	12' X 14'	4th Bedroom .....	12' X 17'
Kitchen .....	12' X 20'	Recreation Room .....	21' X 23'
Sun Room.....	13' X 14'	Patio .....	21' X 76'
Primary Bedroom .....	12' X 18'		

FIRST LEVEL



SECOND LEVEL





# NORTHBROOK

Illinois

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).

AREA INFORMATION



1820 Western Ave. Northbrook, IL 60062

Wescott School is home to over 400 wonderful students in grades one through five. Our school has repeatedly been ranked in the top ten lists of best schools in Cook County by various local media such as Chicago Magazine and the Chicago Tribune. High academic expectations and standards are set by the faculty and reinforced at home by a highly involved and supportive parent community. While we are very proud of the academic recognition we receive, we are equally proud of the commitment we make to educating the whole child and developing students who become caring citizens.



2370 Shermer Rd. Northbrook, IL 60062

Welcome to Maple School - Home of the Mustangs. We sincerely believe that a student-centered environment exists at Maple dedicated to meeting the academic, social, and emotional needs of our students. It is expected that our students will be challenged to achieve the high standards of learning in our school. We want students to recognize that they are an integral part of our community and that their years at Maple will be filled with success and happiness.

To this end, Maple School offers a wide variety of experiences, challenges, and opportunities for all our students. Students are encouraged to become involved in their school and discover their talents and nurture their interests. The investment and the energy put forth will be critical to each student's growth at Maple School. Remember, your success will be directly related to your efforts. Plan to be successful and you will be successful.

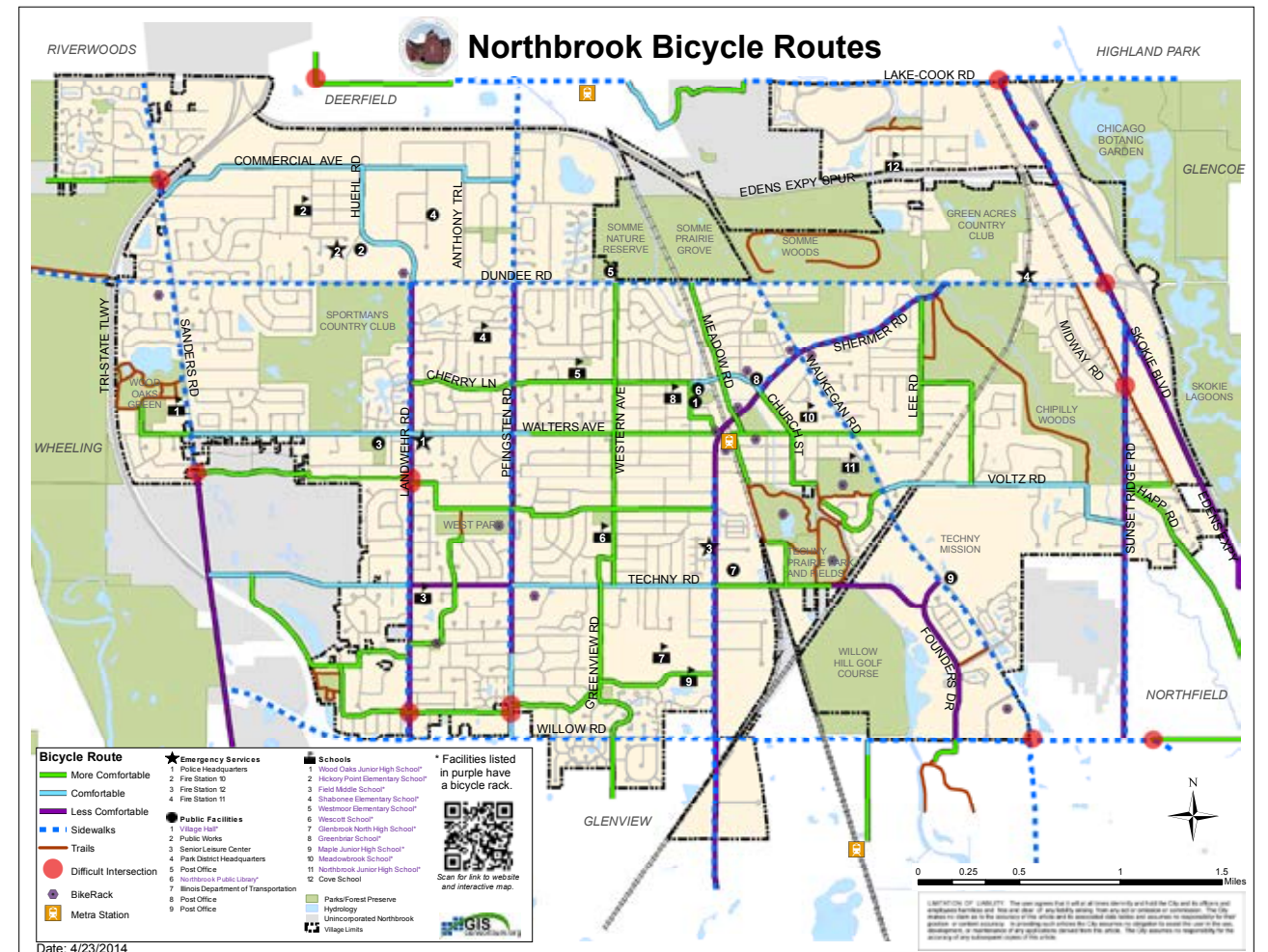


2300 Shermer Rd. Northbrook, IL 60062

Glenbrook High School District 225, commonly referred to as the Glenbrooks, offers a public education to approximately 5,000 students in Glenview, Northbrook and portions of unincorporated Northfield Township. Located just 25 miles north of Chicago in a suburban setting, Glenbrook North and Glenbrook South High Schools have reputation for offering students an excellent, high-quality, well-rounded educational experience. In addition to our two high schools, The Glenbrooks also offer alternative learning at Glenbrook Off-Campus and Glenbrook Evening Schools.

To create a comprehensive high school experience, the Glenbrooks focus on three distinct areas: Academics, Athletics and Activities. Academic success is a top priority for our students and with almost 300 diverse course offerings, there is plenty of opportunity for exploration. In addition to core academic courses in the areas of English, mathematics, science, social studies, and world language; students may pursue special interest classes such as debate, architecture, automotives, and graphic design.

AREA INFORMATION



# 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

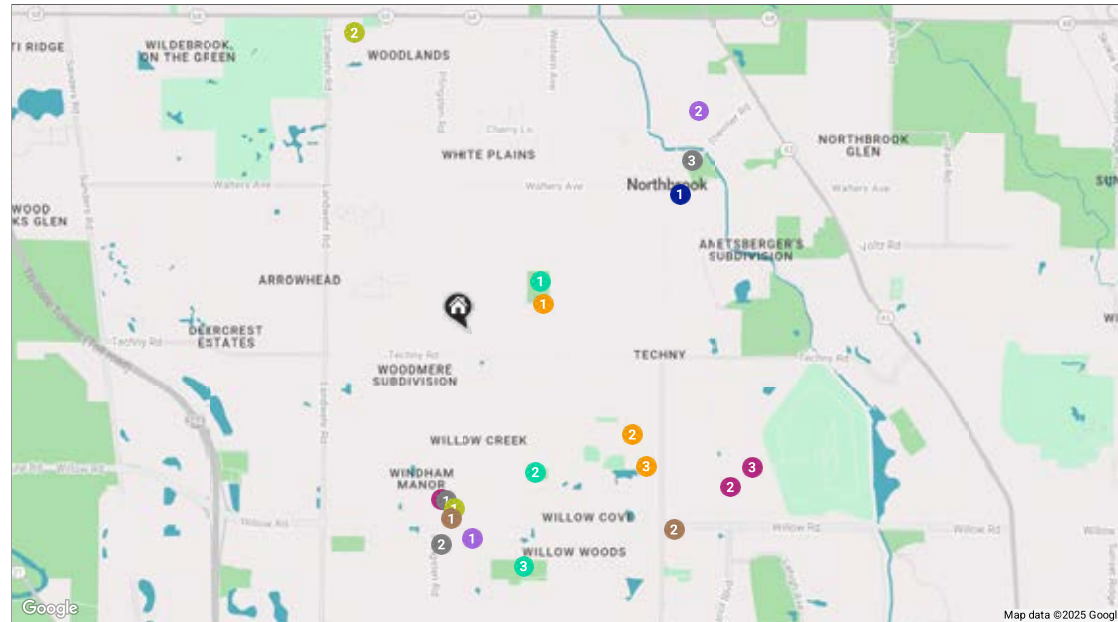
### Airports

- O'Hare International Airport (ORD)
- Midway Airport (MDW)



FEATURED PROPERTY

# 1943 SUNNYSIDE Circle



**RESTAURANTS**

- 1 Jimmy John's  
2863 PFINGSTEN ROAD, 0.8 MI
- 2 Blufish  
2709 PFINGSTEN ROAD, 0.9 MI
- 3 Lou Malnati's Pizzeria  
1326 SHERMER ROAD, 1.3 MI

**COFFEE**

- 1 Starbucks  
2760 WILLOW ROAD, 0.8 MI
- 2 Dunkin'  
1945 WILLOW ROAD, 1.3 MI

**SHOPPING**

- 1 Walgreens  
2871 PFINGSTEN ROAD, 0.7 MI
- 2 The Home Depot  
2850 PATRIOT BOULEVARD, 1.4 MI
- 3 Costco Wholesale  
2900 PATRIOT BOULEVARD, 1.4 MI

**GROCERY**

- 1 Jewel-Osco  
2775 PFINGSTEN ROAD, 0.9 MI
- 2 Sunset Foods  
1127 CHURCH ST, 1.4 MI

**GYM**

- 1 Club Pilates  
2829 PFINGSTEN ROAD, 0.8 MI
- 2 Orangetheory Fitness  
3101 DUNDEE ROAD SUITE A, 1.4 MI

**SCHOOLS**

- 1 Wescott School  
1820 WESTERN AVE, 0.4 MI
- 2 Glenbrook North High School  
2300 SHERMER ROAD, 0.9 MI
- 3 Maple School  
2370 SHERMER ROAD, 1.0 MI

**TRANSIT**

- 1 Northbrook  
METRA - MILWAUKEE DISTRICT  
NORTH, 1.1 MI

**PARKS**

- 1 Wescott Park  
NORTHBROOK, 0.4 MI
- 2 Greenview Park  
2405 GREENVIEW ROAD #2401,  
0.7 MI
- 3 Willow Park  
2600 GREENWOOD ROAD, 1.1 MI



**Connie Dornan**

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\*All property counts are estimates and not guaranteed. The data is not intended for use in any other way.

