

2310 Illinois Road
Northbrook



@properties®



FOYER



LIVING ROOM



LIVING ROOM



DINING ROOM



KITCHEN



KITCHEN



FAMILY ROOM



FAMILY ROOM



POWDER ROOM



BEDROOM



BATHROOM



HALLWAY



MASTER BEDROOM



MASTER BATHROOM



MASTER BATHROOM



SECOND BEDROOM



THIRD BEDROOM



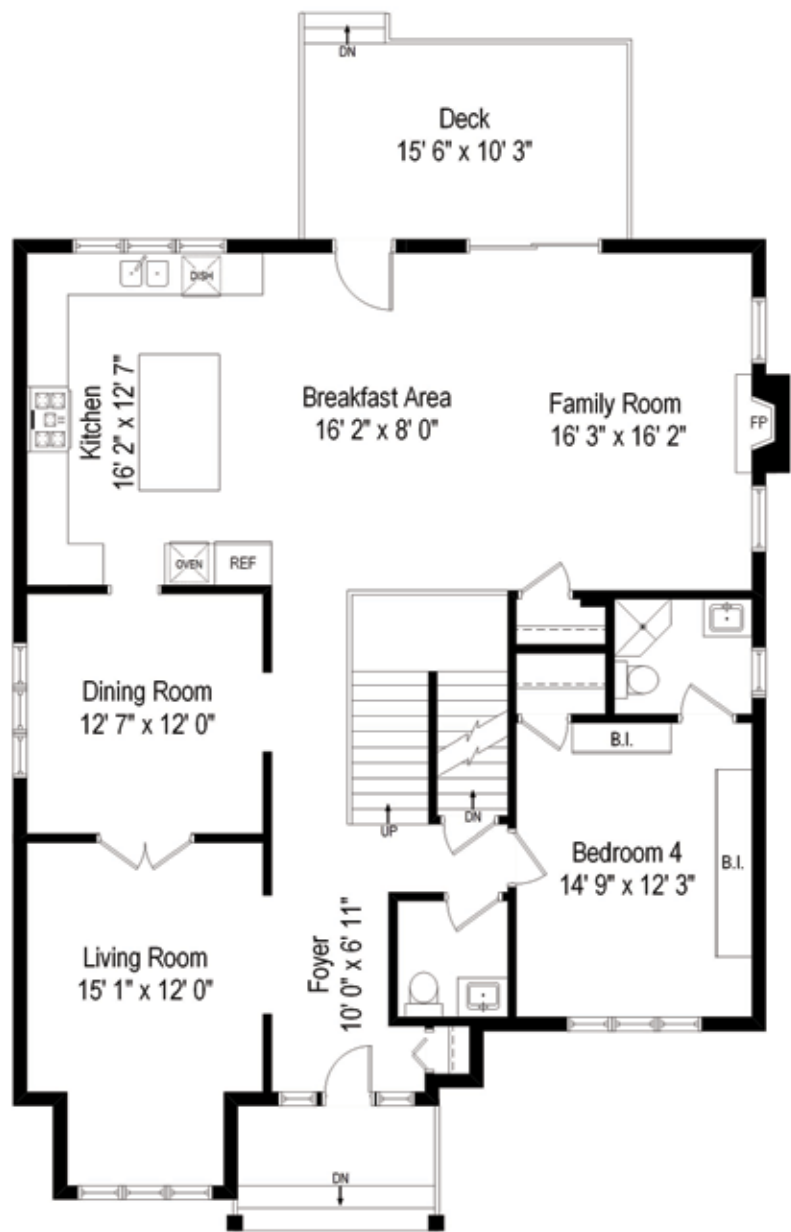
BATHROOM



RECREATION ROOM

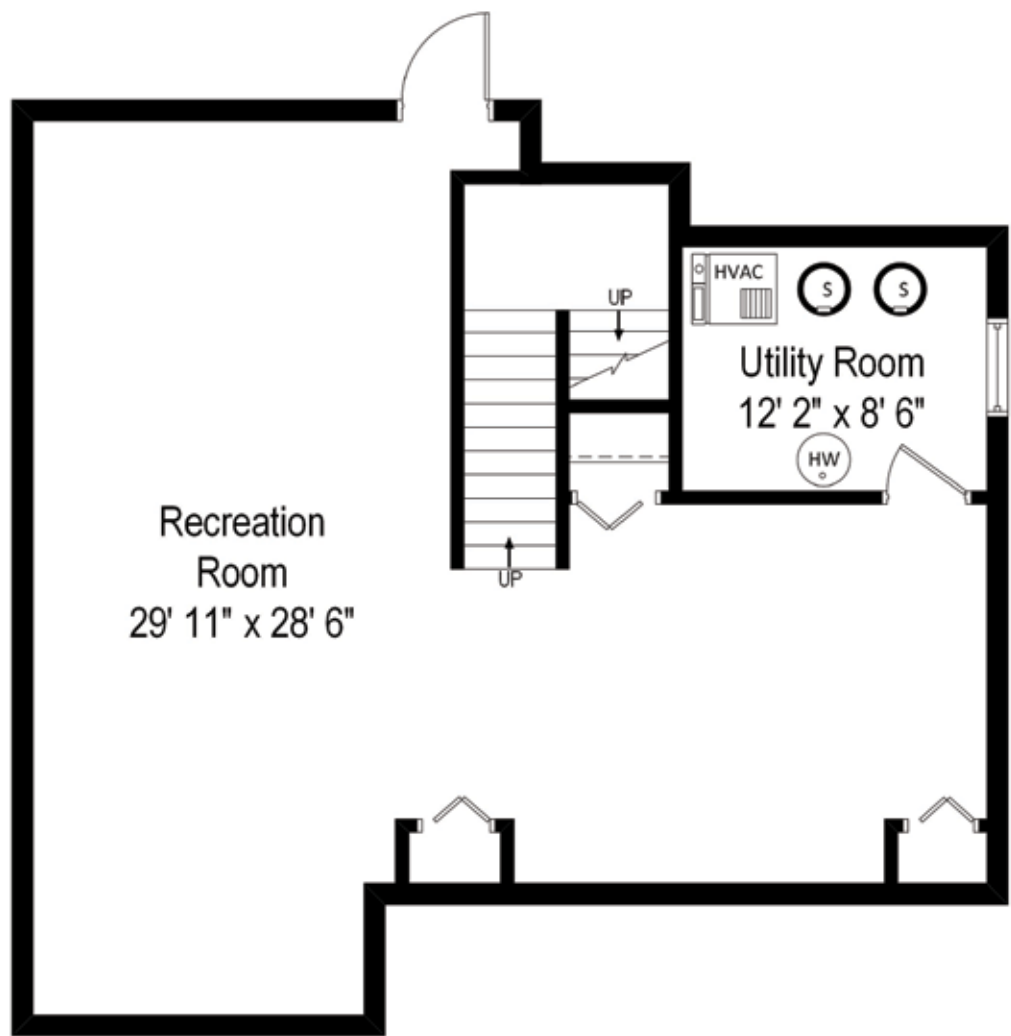


BACKYARD



MAIN LEVEL





LOWER LEVEL

FEATURES

Main Level:

Foyer, Living Room, Dining Room, Kitchen, Breakfast Room, Family Room, Ensuite Bedroom, Powder Room

- Foyer: 2 story foyer, 6 light wrought iron chandelier, guest coat closet, hardwood flooring
- Living Room: Hardwood flooring, French doors to dining room, plantation shutters
- Dining Room: Hardwood flooring, crystal chandelier, plantation shutters
- Kitchen: Hardwood flooring, recessed lighting, crown molding, island with granite counters, ample cabinetry with crown molding, brushed nickel pulls and built in wine rack, travertine marble backsplash, Kitchen aid refrigerator, Jenn-Air gas oven/range, 2nd Frigidaire Gallery oven, Broan vent hood, dishwasher
- Breakfast Room: Hardwood flooring, crown molding, recessed lighting, door to back deck
- Family Room: Hardwood flooring, crown molding, sliders to back deck, storage/coat closet, gas fireplace with brick surround with gas logs
- Powder Room: Ceramic tile flooring, pedestal sink with chrome plumbing fixture
- Ensuite Bedroom: Hardwood flooring, ceiling light fan fixture, built in cabinetry, closet
- Bathroom: Marble tile flooring, neutral vanity, shower with ceramic tile surround

Second Level:

Master Bedroom Suite, Bedrooms Two and Three, Hall Bathroom, Laundry

- Master Bedroom: Carpeted flooring, ceiling fan, recessed lighting, angled tray ceiling, 2 walk in closets and 2 double door closets
- Master Bathroom: Travertine marble flooring, dual neutral vanities, jacuzzi tub with travertine marble surround, shower with travertine marble surround and 2 shower sprays, Kohler commode, recessed lighting
- Second Bedroom: Carpeted flooring, double door closet, light fixture
- Third Bedroom: Carpeted flooring, light fixture, double door closet
- Hall Bathroom: Ceramic tile flooring, dual vanities with chrome plumbing fixtures, jacuzzi tub/shower combo with tile surround
- Laundry: Ceramic tile flooring, Maytag washer, Whirlpool dryer, shelving

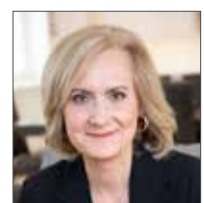
Lower Level:

Recreation Room, Mechanical/storage, Crawl space

- Recreation Room: Carpeted flooring



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M: 847.208.1397 | O: 847.998.0200
Connie@ConnieDornan.com



All specifications are subject to change without notice and may vary on each home

ADDITIONAL FEATURES

- Solid 4 panel doors
- Pull down attic
- 200 amp electrical service
- Bradford white 50 gallon water heater (2017)
- Heil furnace with Aprilaire humidifier (humidifier – 2005)
- Deck and Patio (2001/2002)
- Detached 2 car garage
- Concrete driveway
- Fence (2012)
- Sump pump (2017); back up sump pump (2018)
- Landscaping (2017)
- Bedroom carpet (2017)
- Basement carpet (2008)
- Washer (2010)
- Kitchen appliances (2010)



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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).



2195 Cherry Lane,
Northbrook IL 60062
847-498-7950

Greenbriar School serves approximately 415 students in grades K-5 in Northbrook School District 28. Mission: The Greenbriar community will provide a foundation for lifelong enjoyment of learning in a trusting and nurturing environment ensuring that our children reach their full potential.



1475 Maple Ave.
Northbrook IL 60062
847-498-7920

Northbrook Junior High School serves approximately 620 students in grades 6-8. It is our goal to partner with parents to create a learning environment that is engaging, challenging, and supportive.



2300 Shermer Rd. Northbrook, IL 60062
847.272.6400

Located just 20 miles north of Chicago in a suburban setting, District 225 offers a public education to approximately 4,700 students in Glenview, Northbrook and portions of unincorporated Northfield Township.

GBN is located in Northbrook and serves approximately 2,000 students. The school was built in 1953 and has experienced numerous renovations to keep pace with the academic, activity and athletic needs of students.

Excellence is the goal of both students and staff at Glenbrook North High School. The instructional program is designed to offer the greatest possible flexibility in meeting the educational needs of a diverse student population.

Glenbrook North prides itself in its expansive offerings through the areas of the four A's: Academics, Arts, Activities and Athletics.

For over 50 years, Glenbrook North has celebrated its four "A's" - Academics, Activities, Arts and Athletics. Our clubs and organizations complement student life and help to make GBN a special place. We are constantly looking for new ideas and ways to get students and the community involved in our activities so they can experience the pride and loyalty of Glenbrook North High School. Research overwhelmingly demonstrates the value of student involvement in extra-curricular activities.

The experience students gain from planning activities, leading student groups, or participating in service work promotes social and emotional growth. Involvement in student activities provides a meaningful connection with adults and peers outside of the regular school day and cultivates healthy relationships and teamwork. We invite students to join an activity or club.

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







Opening Doors • Closing Deals

847.208.1397

Connie@ConnieDornan.com

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TOP 1% INDIVIDUAL BROKER IN THE NORTH SHORE AND IN COOK COUNTY

2018, 2017, 2016, 2015, 2014*

TOP 1% IN STATE OF ILLINOIS BY REAL TRENDS

2018, 2017, 2016, 2015**

NAMED ONE OF CRAIN'S CHICAGO BUSINESS' NOTABLE RESIDENTIAL REAL ESTATE BROKERS

2018 & 2019***

#1 INDIVIDUAL BROKER FOR @PROPERTIES

2017, 2016, 2015****

2310IllinoisRoad.info



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*Top 1% ranking based on closed sales volume in the North Shore and Chicago area, all companies. Based on information from MRED LLC for the period 01/1/2014-12/31/18. **Top 1% in State of Illinois by Real Trends 2015-2018. This data is informational and cannot be guaranteed accurate. Data maintained by MRED LLC may not reflect all real estate activity in the market ***Awarded by Crain's Chicago Business as one of their 2018 & 2019 Notable Residential. ****Source: @properties internal closed volume data for calendar years 2015, 2016 and 2017.