



## *opening doors & closing deals*

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**\$600+ CAREER SALES\* | 181 2021 CLOSED SALES\* | TOP 1% NORTH SHORE\*\*  
98% AVERAGE LIST TO SALE PRICE\*\*\* | #2 IN ILLINOIS\*\***



**1531 PEBBLECREEK DRIVE *glenview***



\*MRED Source LLC All Residential Career Sales \*\*Top 1% & #2 in State of Illinois by Real Trends 2015-2021. This data is informational and cannot be guaranteed accurate. Data maintained by MRED LLC may not reflect all real estate activity in the market. \*\*\*MRED Source LLC All Residential Sales 1/1/2021-12/16/2021





LIVING ROOM



DINING ROOM



LIVING ROOM



DINING ROOM



FAMILY ROOM/KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN/FAMILY ROOM



POWDER ROOM



POWDER ROOM



PRIMARY BEDROOM



PRIMARY BEDROOM



2ND BEDROOM



PRIMARY BATHROOM



HALL BATHROOM



3RD BEDROOM/OFFICE



PATIO



PATIO



GARAGE

## FEATURES

MAIN LEVEL: LIVING ROOM, DINING ROOM, KITCHEN, FAMILY ROOM, POWDER ROOM

Foyer: Hardwood flooring, crown molding guest coat closet

Living Room: Wide plank hardwood flooring, recessed lighting, crown molding

Dining Area: Wide plank hardwood flooring, recessed lighting, crown molding

Kitchen: Wide plank hardwood flooring, recessed lighting, crown molding, granite countertops, GE stainless steel refrigerator, GE gas oven/range, GE microwave, Bosch stainless steel dishwasher, island with double stainless steel sink with brushed nickel plumbing fixture and disposal, refuse drawer, pendant lighting seating for 4

Family Room: Wide plank hardwood flooring, recessed lighting, crown molding, sliding glass door to brick paver patio

Powder Room: Wide plank hardwood flooring, neutral vanity with Corian countertops and chrome plumbing fixture, Kohler commode

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

Primary Bedroom: Carpeted flooring, ceiling light fan fixture, double door closet

Primary Bathroom: Tile flooring, neutral vanity with Moen chrome plumbing fixture, tub/shower combo with ceramic tile surround, Kohler commode

Bedroom Two: Carpeted flooring, ceiling light fan fixture, double door closet

Bedroom Three: Carpeted flooring, ceiling light fan fixture, walk in closet

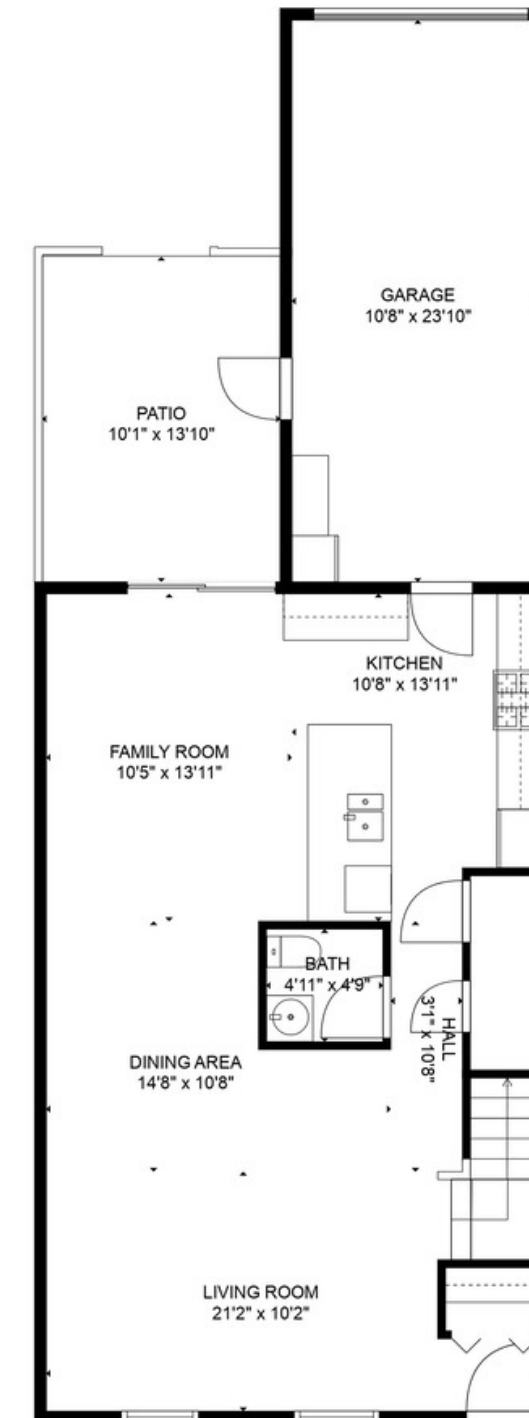
Hall Bathroom: Ceramic tile flooring, neutral vanity with chrome plumbing fixture, shower with ceramic tile surround with bench seating, Kohler commode, medicine cabinet

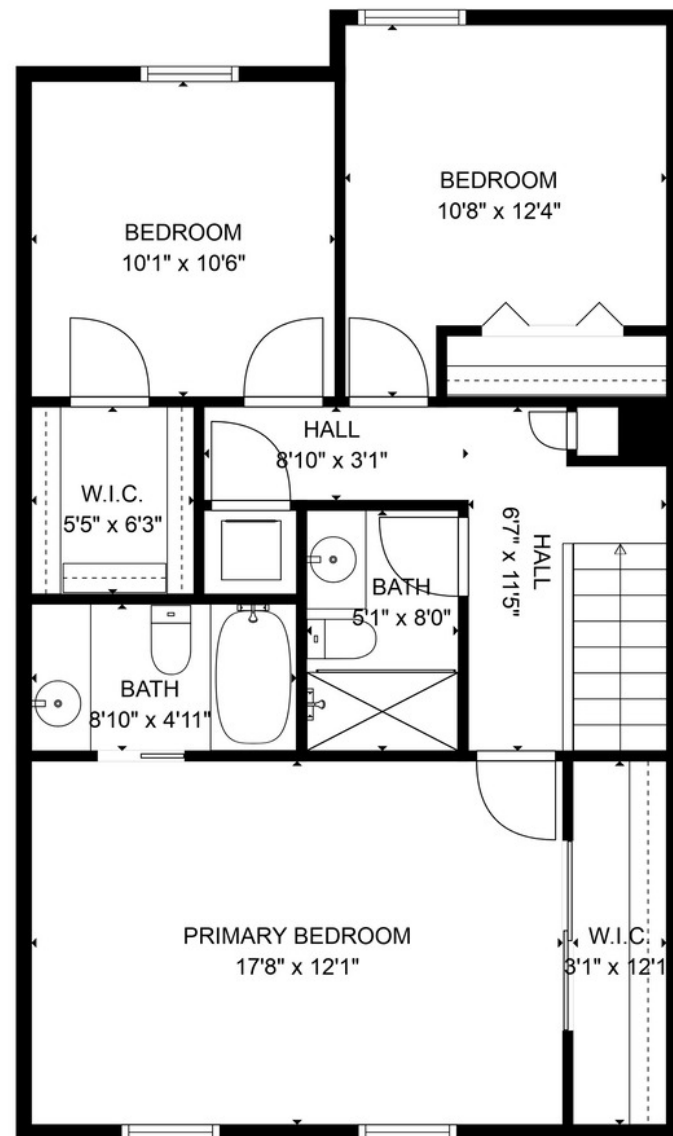
Laundry Closet: Frigidaire washer/dryer

## ADDITIONAL FEATURES

- American Standard furnace with Aprilaire humidifier
- Hotpoint hot water heater 2004
- Garage with epoxy flooring, built in cabinetry with pull out shelving
- Brick paver patio
- Replaced all windows 2004
- Replaced electrical panel 2021
- Replaced a/c and furnace 2016
- Upstairs toilets 2022
- Powder Room toilet 2025
- Epoxy garage floor 2021
- Replaced attic stairs 2016
- Patio door 2014
- New roof 2015
- New Hardie Board siding, gutters and downspouts 2013
- New pavement in subdivision 2013
- Patio fence 2007
- Patio replaced (owner responsibility) 2008
- Sewers rodded 2022

## FIRST LEVEL





## ABOUT GLENVIEW

The Village of Glenview had 350 residents when it was incorporated in 1899. Today, the population is almost 45,000. Located in Cook County, the Village's fine amenities and services, excellent schools, 34 parks and playgrounds covering more than 290 acres, numerous options for shopping and dining and proximity to local expressways and commuter trains have made it one of Chicago's premier suburbs -- a vibrant, thriving community that manages growth with success and style.

### History

The entire Northfield Township originally was known as the town of Northfield. There were different names for various areas within the community. The Post Office demanded that an official name be selected, whereupon a special meeting of the villagers was called. Various names were suggested such as Rugenville, Glenvarr, Glendale, Glengrove, Glen Hollow, Oak View, and Glenview. The name Glenview won the majority vote on May 7, 1895. The village was incorporated in 1899. Much of the Glenview area remained farmland but after World War II, developers such as Tom Sullivan began to give the township its current suburban appearance.

### The Park

"The Park" is one of the oldest neighborhoods in the village. Located near the center of Glenview, just south of the Glen development, The Park was established as home to a religious society in 1894 by Hugh Burnham, the first village president and nephew of architect Daniel Burnham. This religious society is based on the writings of Emanuel Swedenborg a scientist and theologian who lived and wrote in the 1700's. In the late 1890s through the turn of the century, New Church members purchased 40 acres of land and built their houses in an oval surrounding a common park area where the church and school were built. Architect Swain Nelson, one of the designers of Lincoln Park, designed the neighborhood.

As part of the New Church service mission to be universally accepted as a guidepost for kindness and character, today, the Glenview New Church Schools are open to many students beyond the congregation and the church has been updated and expanded to accommodate a much larger Sunday service. Despite its new open focus and broadening congregation, the original church in the center and many of the surrounding buildings remain the same today as they were in 1900.

### Naval Air Station

The control tower of the village's former Naval Air Station has been converted to shops as part of The Glen Town Center. Naval Air Station Glenview was a major facility in Glenview for many years. It was the host for a number of squadrons, including the Coast Guard Air/Sea rescue helicopter service for Chicago/Lake Michigan and a squadron of P-3 Orions which had the mission of East Coast antisubmarine warfare. The rationale for basing the squadron there was that so many reserve staff were in the central United States, and it was convenient to base the facility near the staff. As a 1-2 hour checklist had to be executed before scanning the seas, there was actually little dead time in the flight to the coast. The base consisted of 1 million cubic yards (800,000 m<sup>3</sup>) of concrete, 1.5 miles (2.4 km) of runways and 108 U.S. Navy buildings.

### The Glen

In 1995, the base was closed as part of the Base Realignment and Closure military restructuring process. The land was deeded back to Glenview by the U.S. Department of Defense. A reuse plan was completed by the Village of Glenview in 1995 and updated into a master plan by Skidmore, Owings & Merrill in 1998. The village then assumed the role of Master Developer. The 1,121-acre (4.54 km<sup>2</sup>) development was named "The Glen" in 1999. It comprises approximately 15% of the area of Glenview. It contains new homes, offices, and shopping centers, including The Glen Town Center. Among other amenities, it includes a lake, soccer fields, walking and biking trails, two golf courses, Kohl Children's Museum, the Glenview Park District Park Center, Attea Middle School, and the Glen/North Glenview commuter train station.



## Welcome to Glenbrook South

**Our Mission:** Glenbrook South High School is a learning community dedicated to students and committed to quality of thought, word and deed.

Glenbrook South High School is one of two comprehensive high schools in District 225 and primarily serves the Village of Glenview. Glenbrook South High School is a learning community dedicated to students and committed to quality of thought, word and deed.

Built in 1962, the GBS campus has been expanded and renovated to keep pace with enrollment, academic programs, technology, fine arts and science. Today's complex, with more than 667,000 square feet, spans across 72 acres and provides a learning environment enhanced by natural light, a welcoming atmosphere and a layout that supports academic areas, beauty of design, security, state-of-the art cafeterias and energy conservation.

Special features include a 1,500-seat auditorium, Lyceum, Orchestra, Band room, Choral room, Drama/Dance room, Graphic Design lab, Multi-media labs, Autos lab, Foods lab, Courtyard and Gazebo, Student Activities Center, Radio and TV studios, Greenhouse, Library, Media Centers and the Titan Learning Center.

Glenbrook South offers extensive curricular offerings in English, Math, Science, Art, Social Studies, World Languages, Applied Technology, Music, Business Education, Radio/TV, Driver Education, Physical Education and Family and Consumer Science.

In addition, GBS offers 24 Advanced Placement courses; more than 60 clubs and activities; 29 interscholastic and club sports; American Sign Language, French, German, Japanese, Mandarin Chinese and Spanish; and the Glenbrook Academy of International Studies in English, Social Studies and World Languages.

In 2012, more than 95 percent of graduating students were college bound to 149 different institutions throughout the world. The average ACT composite score is 24.9, and 89 percent of students earned AP scores to qualify for college credit.



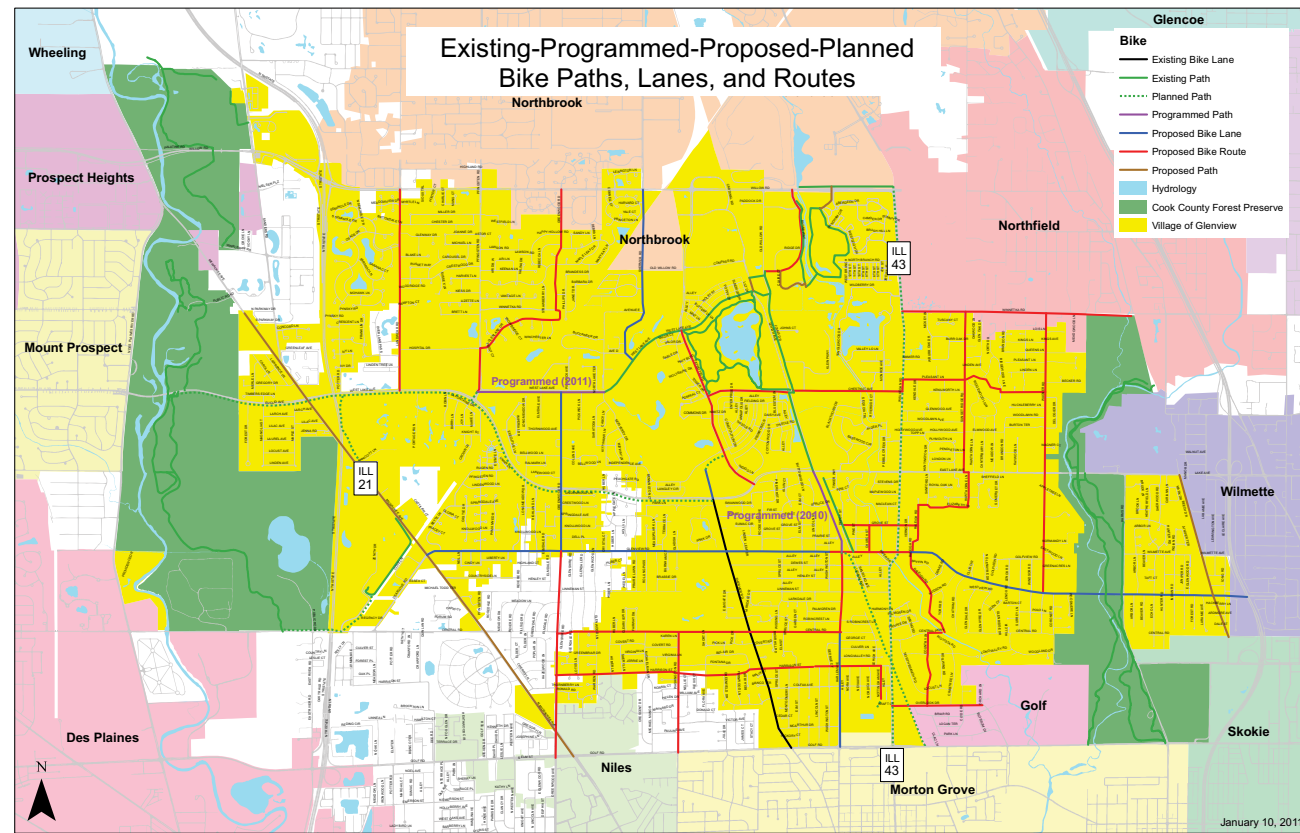
Lyon Elementary School is a K-2 school in Community Consolidated School District 34, located in Glenview, Illinois. Lyon has a student population of just under 500  
1335 Waukegan Rd. Glenview, IL 60025



Pleasant Ridge is a 3-5 school in Community Consolidated School District 34, located in Glenview Illinois.  
1730 Sunset Ridge Rd. Glenview IL 60025



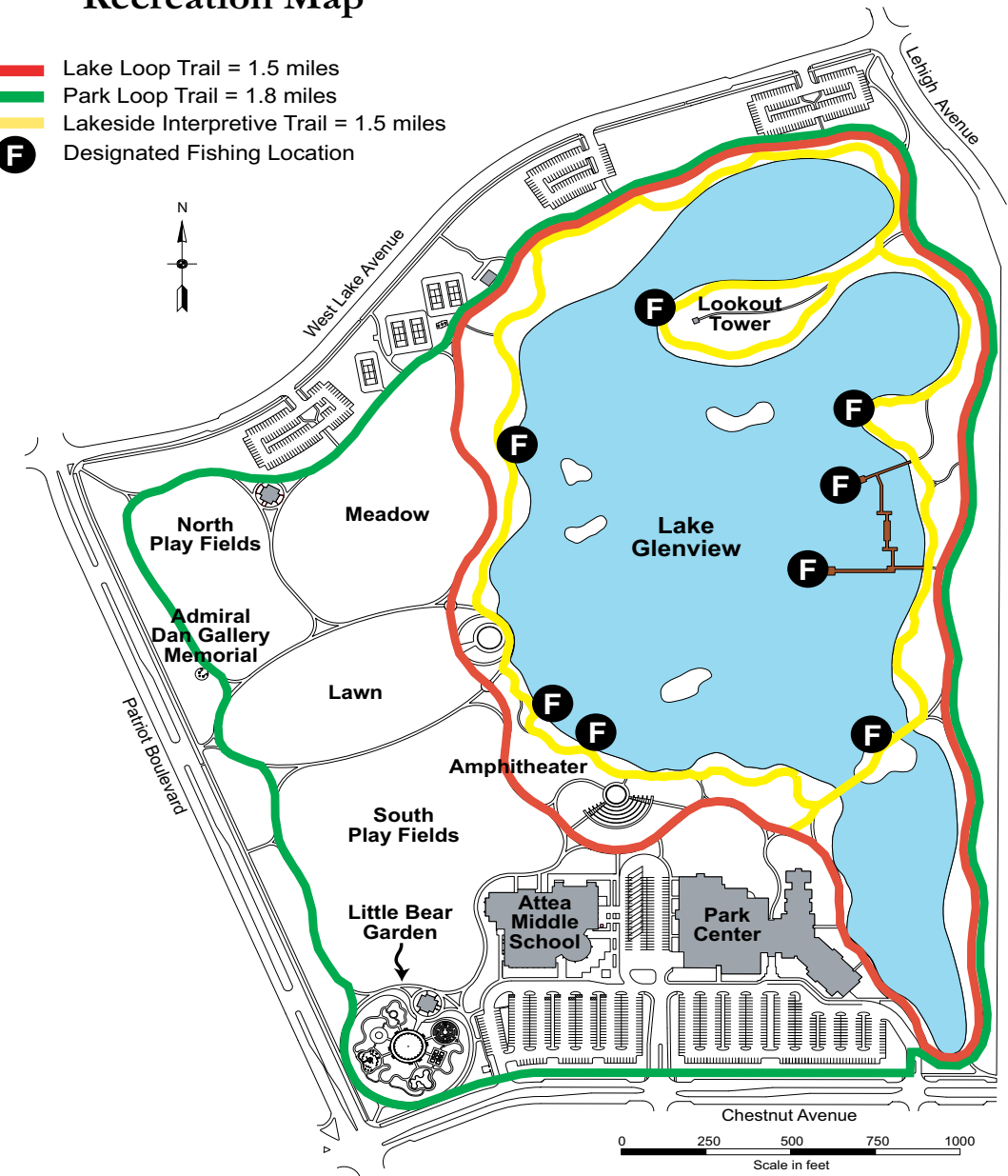
Attea Middle School is a high-performing school that is responsive to the developmental needs of young adolescents as they make the transition between childhood and adolescence. While holding high expectations for all students' academic achievement, teachers are careful to see that instructional strategies are appropriate to adolescent learners.  
2500 Chestnut Ave. Glenview, IL 60026



# GALLERY PARK

## Recreation Map

- Lake Loop Trail = 1.5 miles
- Park Loop Trail = 1.8 miles
- Lakeside Interpretive Trail = 1.5 miles
- F Designated Fishing Location



**PARK RULES:**

Park is open at sunrise and closes at 11:00 pm. The water spray area at Little Bear Garden is open generally from Memorial Day to Labor Day.

Alcohol is prohibited.

No boating, swimming or ice skating.

Grills are not permitted.

Do not feed the geese.

By ordinance of the Village of Glenview, a dog must be on a leash on any sidewalk, street or public place (Ord. No. 1402). No dogs are permitted in Little Bear Garden. Fines begin at \$100 (Ord. No. 4174).

**FISHING RULES:**

A valid state fishing license is required.

No boating, swimming or ice skating.

Catch and release fishing is strictly enforced. Carp are the exception and may be taken.

Fish in designated areas only.

Piers are handicapped accessible.

Fishing Hours: 5 am-8 pm

Alcohol is prohibited.

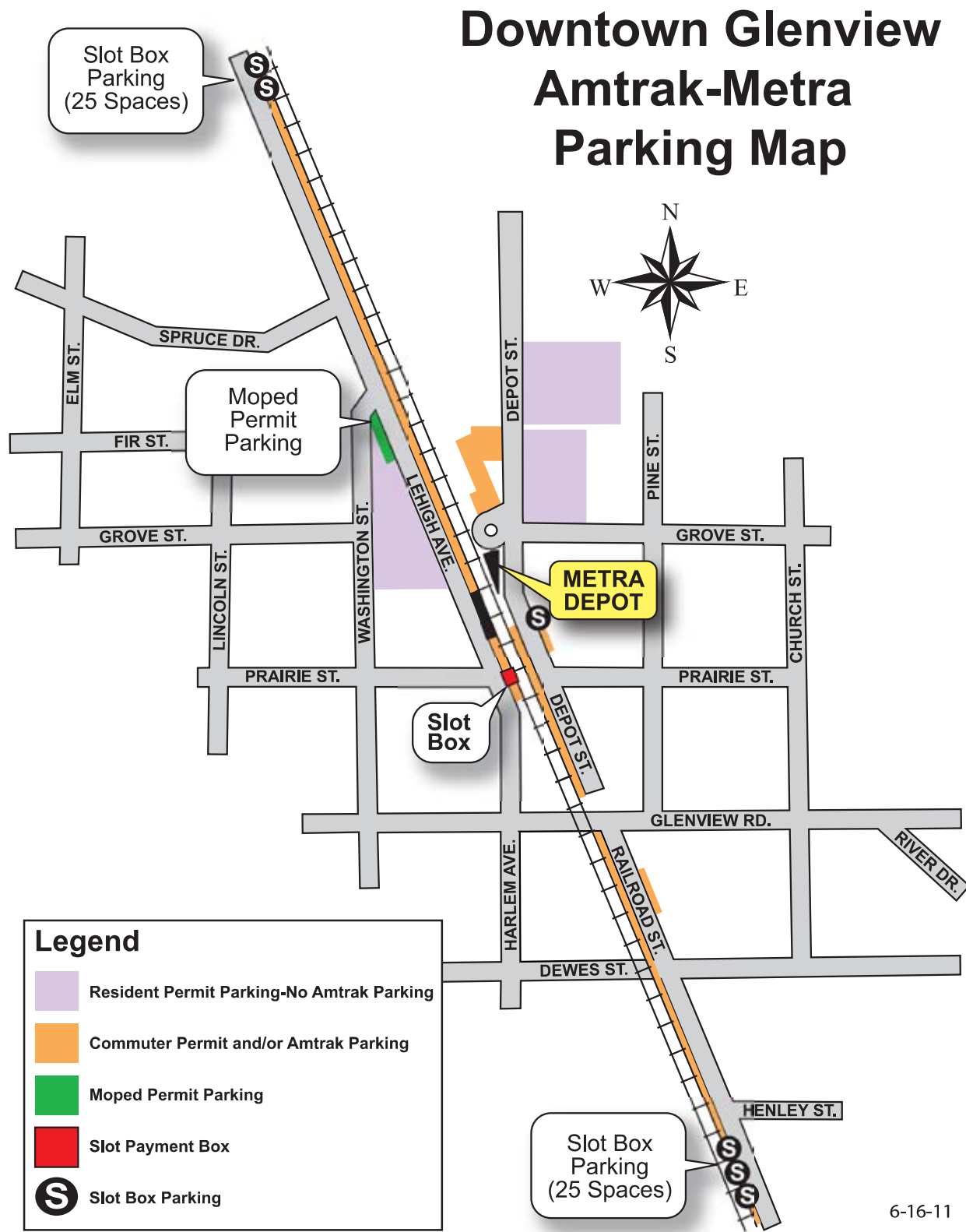
Season: May 15-November 15

Emptying of bait buckets in lake is prohibited.

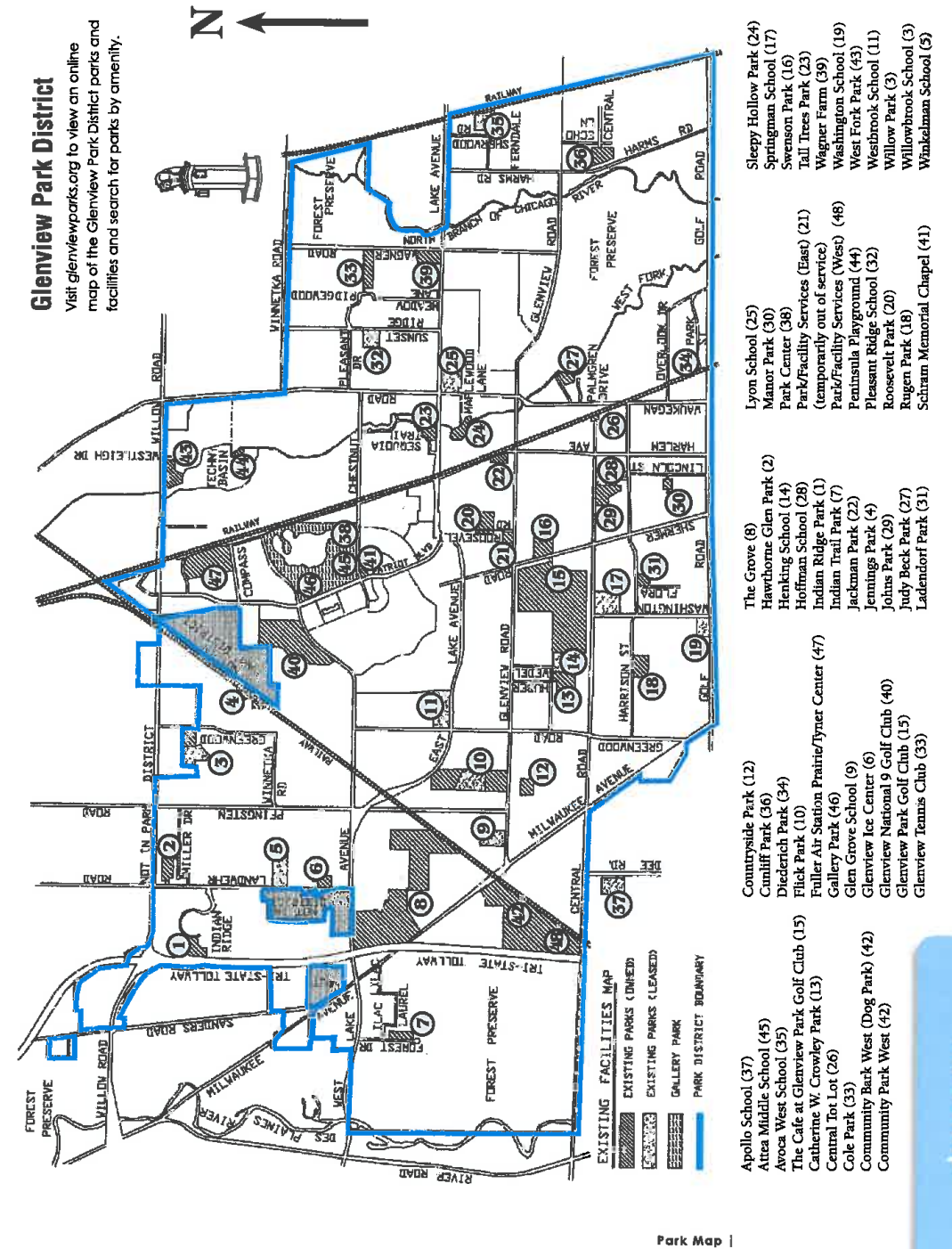
Spear, gig, and bow and arrow fishing are prohibited.

One pole limit per person.





6-16-11



### Park Facilities & Features

Numbers ( ) refer to map location opposite page.

**OWNED:**

	Acres	Sand Volleyball	State Park	Playground	Benquet Facilities	Tennis Courts	Backhand Courts	Swimming Pools/Water Park	Rococo Ball (B), Disc Golf (D)	Baseball Backstop	Soccer (S), Football (F)	Frisbee	Walking Path (miles)	Dog Walking Permitted	Dog Park	Nature Center	Parking Spaces	Room Rentals Available	Fieldhouse Max. Capacity	Picnic Area/Max. Capacity
*The Cafe, 800 Shermer Road (15)	N/A																195			
Central Tot Lot, Central & Lehigh (26)	1.25						1										0			
*Cole Park, 1031 Kenilworth Ln. (33)	8.0					4	1										21	50	50	
*Community Park West, 1001 Zenith Drive (42)	95.0	▲							B, D		S		2.08				318			
Countryside Park, 3600 Countryside Ln. (12)	4.0						1						.3				9			
*Catherine W. Crowley Park, 749 Huber Ln. (13)	10.5					2	1		B				.5				21	50	50	
*Cundiff Park, 540 Echo Ln. (36)	10.0					4	1										39	50	50	
Diederich Park, 1 Briar Rd., Golf (34)	3.8					2	1										7	30	30	
*Flick Park, 3600 Glenview Rd. (10)	39	▲				4	1				S, F		1.5				310	50	100	
*Fuller Air St. Prairie/Tymer Crt., 2400 Compass Rd. (47)	32																0			
*Gallery Park, 2001 Patriot Blvd. (46)	60					5							1.8				500			
*Glenview Ice Center, 1851 Landwehr Rd. (6)	5.0																240			
*Glenview Park Golf Club, 800 Shermer Rd. (15)	110																195			
Glenview National 9 Golf Club, 2800 W. Lake Ave. (40)	39.3																93			
*Glenview Tennis Club, 1800 Wagner Rd. (33)	2.0					8											50			
*The Grove, 1421 Milwaukee Ave. (8)	135																68			
Hawthorne Glen Park, 4110 Miller Dr. (2)	7.5					2	1										12			
Indian Ridge Park, 2504 Indian Ridge Dr. (1)	5.0					2	1										0			
Indian Trail Park, 1519 Forest Drive (7)	5.2					2	1										16	50	50	
Jackman Park, 1930 Prairie Street (22)	1.9																0			
Jennings Park, 3201 Barbare Drive (4)	5.0						1										0			
*Johns Park, 2101 Central Road (29)	8.7	▲				5	▲				F						50	50	100	
Judy Beck Park, 735 Carriage Hill (27)	3.9						1						.25				14			
Ladendorf Park, 2541 Harrison St. (31)	3.5						1						.2				6	30	30	
Manor Park, 200 Lincoln (30)	3.0						1										0	30	30	
*Park Center, 2400 Chestnut Ave. (38)	10.1						3										500			
Park/Facility Services (E), 1100 Roosevelt Ave. (21)	2.7	TEMPORARILY OUT OF SERVICE																		
*Park/Facility Services (W), 655 Zenith Dr. (48)	4.5	TEMPORARILY OUT OF SERVICE																		
Peninsula Pkygd, So. of 1950 Westleigh Dr. (44)	2.5																0			
*Roosevelt Park, 2200 Grove St. (20)	11.5					3	1				F						76	50	50	
Rugen Park, 2941 Harrison St. (18)	6.0					3	1										12	30	30	
*Schram Memorial Chapel, 1798 Patriot Blvd. (41)	1.0																0			
Sleepy Hollow Park, 1821 Maplewood Ln. (24)	7.5																20	50	50	
*Swenson Park, 901 Shermer Rd. (16)	10.0		8				1				S		.5				70			
Tall Trees Park, 1421 Sequoia Trail (23)	4.5						1										0			
*West Fork Park, 1950 Westleigh Dr. (43)	10					2	1						1.65				41			
*Wagner Farm, 1510 Wagner Rd. (39)	18.8																80			
Willow Park, 2600 Greenwood (3)	7.5						3						.7				29	50	50	

**LEASED:**

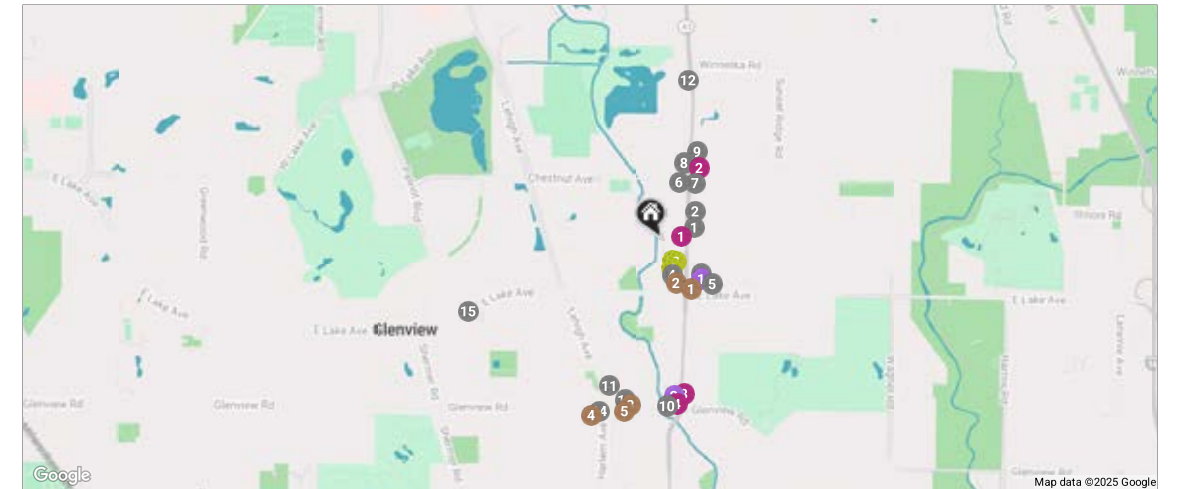
Apollo School, 10100 Dee Rd. (37)	15.0						1/2				F						194			
Attea Middle School, 2500 Chestnut (45)	18.3						1/4				S						200			
Avoca West School, 225 Beech Dr. (35)	9.0						1/2										84			
Glen Grove School, 3900 Glenview Rd. (9)	10.0						1										90			
Henking School, 2941 Linnemen St. (14)	6.0																75			
Hoffman School, 2000 Harrison St. (28)	10.0						1/2										50			
Lyon School, 1335 Waukegan Rd. (25)	11.0																142			
Pleasant Ridge School, 1730 Sunset Ridge Rd. (32)	10.0																65			
Springman School, 2701 Central Rd. (17)	15.0						1/2				S						174			
Washington School, 2710 Golf Rd. (19)	8.0						1/2				S						61			
Westbrook School, 1333 Greenwood Rd. (11)	20.0																125			
Willowbrook School, 2500 Happy Hollow Rd. (3)	11.5						2										54			
Winkelman School, 1919 Landwehr Rd. (5)	9.5												.4				60			

▲ Lighted Facilities    ✱ Beginners Skate Park and In-line Hockey Rink    \* Handicapped accessible restrooms.    Park names in color indicates dog walking permitted

Park Facilities & Features

FEATURED PROPERTY

## 1531 PEBBLECREEK Drive



**RESTAURANTS**

- 1 Walker Bros. Original Pancake House  
1615 WAUKEGAN ROAD, 0.2 MI
- 2 Subway  
1635 NORTH WAUKEGAN ROAD, 0.2 MI
- 3 Thai Inbox Glenview  
1417 WAUKEGAN ROAD, 0.2 MI
- 4 Lalo's Mexican Restaurant  
1432 WAUKEGAN ROAD, 0.2 MI
- 5 Hackney's on Lake  
1514 EAST LAKE AVENUE, 0.3 MI
- 6 Siunik Armenian Grill  
1707 CHESTNUT AVENUE, 0.3 MI
- 7 Taco Bell  
1757 NORTH WAUKEGAN ROAD, 0.3 MI
- 8 Burger King  
1834 WAUKEGAN ROAD, 0.4 MI

9 Maru Sushi & Poke Bowl  
1859 WAUKEGAN ROAD, 0.4 MI

- 10 Jimmy John's  
1746 GLENVIEW ROAD, 0.7 MI
- 11 Grandpa's Place  
1868 PRAIRIE STREET, 0.7 MI
- 12 Valley Lodge Restaurant  
2132 WAUKEGAN ROAD, 0.7 MI
- 13 Gusto Italiano Restaurant  
1834 GLENVIEW ROAD, 0.7 MI
- 14 Viccino's Pizza Company  
1905 GLENVIEW ROAD, 0.8 MI
- 15 Wildfire  
1300 PATRIOT BOULEVARD, 0.9 MI

**COFFEE**

- 1 Starbucks  
1401 WAUKEGAN ROAD, 0.2 MI

2 Dunkin'

- 1410 WAUKEGAN ROAD SUITE 180, 0.2 MI
- 3 Straw & bubbles Tea Bar  
1818 GLENVIEW ROAD, 0.7 MI
- 4 Dunkin'  
980 HARLEM AVENUE #23, 0.8 MI
- 5 Glenview Grind  
1837 GLENVIEW ROAD, 0.8 MI

**GROCERY**

- 1 Trader Joe's  
1407 WAUKEGAN ROAD, 0.2 MI
- 2 Heinen's Grocery Store  
1020 WAUKEGAN ROAD, 0.7 MI

**GYM**

- 1 Orangetheory Fitness  
1464 WAUKEGAN ROAD, 0.1 MI
- 2 YogaSix Glenview  
1490 WAUKEGAN ROAD, 0.1 MI
- 3 Club Pilates  
1442 WAUKEGAN ROAD, 0.1 MI
- 4 StretchLab  
1448 WAUKEGAN ROAD, 0.1 MI

**SHOPPING**

- 1 Weiss Ace Hardware  
1560 WAUKEGAN ROAD, 0.1 MI
- 2 Cora Lee Candies  
1831 WAUKEGAN ROAD, 0.4 MI
- 3 Gigi's Closette  
1029 WAUKEGAN ROAD, 0.7 MI
- 4 Ambiance Blinds and Shades  
1704 GLENVIEW ROAD, 0.7 MI



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