



2010 LAVIGNE LANE NORTHBROOK



2010 LAVIGNE LANE
NORTHBROOK

LP LUXURY
PORTFOLIO
INTERNATIONAL

@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE



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2010 LAVIGNE LANE
NORTHBROOK



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MAIN LEVEL: FOYER, LIVING ROOM, DINING ROOM, LOUNGE, KITCHEN, OFFICE, POWDER ROOM, MUD ROOM

Dining Room: Porcelain tile flooring, volume ceilings, multi light pendant hand-shaped acrylic sheets that float from a black canopy, floor to ceiling windows

Living Room: Porcelain tile flooring, recessed lighting, electric fireplace with porcelain tile surround, folding glass doors to patio

Kitchen: Porcelain tile flooring, honed quartz countertop, single stainless steel sink with disposal and brushed nickel plumbing fixture, LG stainless steel dishwasher, Signature Kitchen Suite double oven/range with 6 burners, griddle, Signature Kitchen suite vent hood, Signature Kitchen Suite refrigerator, island with honed quartz countertop, signature kitchen series microwave, seating for 4

Sitting area: Porcelain tile flooring, recessed lighting

Butler’s Pantry: LG signature wine refrigerator, honed quartz countertop, open shelving, sliding glass door to patio

Bathroom: Porcelain tile flooring, vanity with honed quartz countertop, Kohler sink with chrome plumbing fixture, LED backlit mirror, Kohler commode, Shower with porcelain tile surround, product niche

Mud Room: Porcelain tile flooring, locker with cubbies, bench seating and hooks

Office: Porcelain tile flooring, French doors, built in cabinetry and shelving

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

Primary Bedroom: Wood laminate flooring, recessed lighting, ceiling fan, wood slat wall panel accent wall, folding doors open to covered balcony with tile flooring

Sitting Area: Wood laminate flooring, floor to ceiling windows

Primary Bathroom: Porcelain tile flooring, shower with herringbone marble flooring, porcelain tile, 2 shower sprays, rainfall showerhead, shower spray, dual vanity with honed quartz countertops, dual vanity with Kohler sinks with chrome plumbing fixtures, stand alone bath tub with Kohler DTV mode digital interface with Kohler laminar ceiling mount bath filler, wall of porcelain tile



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Walk in closet: Wood laminate flooring, custom cabinets with shelving, drawers and hanging racks, accent lighting, furniture island with drawers including glass topped display jewelry drawer

Bedroom Two: Ensuite Wood laminate flooring, closet with organizers, wall of windows

Ensuite Bathroom: Porcelain tile flooring, vanity with honed quartz countertop with Kohler sink and chrome plumbing fixture, shower with penny tile flooring, porcelain tile surround with product niche

Bedroom Three: wood laminate flooring, walk-in closet with organizers, floor to ceiling windows, ceiling light fan fixture, jack and jill balcony with tile flooring

Bedroom Four: wood laminate flooring, walk in closet with organizers, access to jack and jill balcony floor to ceiling windows, ceiling light fan fixtures

Hall Bathroom: Porcelain tile flooring, shower with herringbone porcelain tile flooring, porcelain tile, product niche, vanity with honed quartz countertops, Kohler commode, chrome plumbing fixture

Laundry Room: Porcelain tile flooring, LG signature washer/dryer shelving and cabinetry, Elkay stainless sink with chrome plumbing fixture with honed quart countertop

Office: Porcelain tile flooring, wall of windows, floor to ceiling windows

BASEMENT: FAMILY ROOM, BATHROOM, BEDROOM, STORAGE/UTILITY

Recreation Room: Porcelain tile flooring, recessed lighting

Bathroom: Porcelain tile flooring, shower with penny tile flooring and porcelain surround, vanity with honed quartz countertop, Kohler sink, Kohler commode

Bedroom: Wood laminate flooring, walk in closet

ADDITIONAL FEATURES AND UPDATES:

- 2 tankless Navien hot water heaters
- Hunter irrigation system
- 2 Keep Rite furnaces
- 3 car tandem garage
- Poured Concrete Foundation
- All Exterior Walls are Protected by Waterproofing Applications

- Exterior Walls – 2x6 LGS (Light Guage Steel) studs
- Interior Walls – 2x6 Studs LGS studs
- Floor Steel Trusses and Steel Roof Trusses
- OSB Exterior Walls, Covered with Vapor Barrier (TYVEC) and CDX 4-Ply Plywood for All Wall Areas and the Entire Roof
- 5/8” Drywall Sheet Rock Throughout House
- Fire Protection Sprinkler System Per Approved Fire Department Plans
- Ejector Pumps & 2 Sump Pumps
- 2 Zone HVAC System with Nest Thermostats (Heating and Cooling)
- Copper Service Plumbing Lines with 1-1/2 Main Water Service Pipe with PVC Drain Lines
- Two 42 – Breaker Electrical Service Panels, 400 Amp Underground Service
- CAT 6 for all bedrooms/office & Family Room locations, Wi-fi access points.
- Insulated TPO Flat Roof System
- Interior Gutter Systym and Interior Downspout
- Stucco with ACP (Aluminum Composite Pane)
- Electrical-Three Exterior GFCI Receptacles by code
- Plumbing- Two Exterior “Frost Free” Hose Bib Water Spigots (1-Front, 1-Rear)
- Solid Wood Single Oversize Front Door
- Garage Doors – Pre-Finished Aluminum/Glass, Insulated over head doors with door openers

STAIRCASE

- Floating Staircase with Steel and Glass Railing
- Solid wood steps

INTERIOR DOORS

- Solid Core Single Panel Doors



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TRIM PACKAGE

- 6” Baseboards

PAINTING

- All Interior Walls painted in Alabaster White in Eggshell Finish.

WINDOWS

- Frame Material: High-quality 6064 series extruded aluminum profiles
- Thermal Break: Advanced thermal break system for enhanced energy efficiency and thermal performance
- Glazing
- Outer Glass: 8 mm Tempered Reflective Glass
- Spacer: 16 mm Aluminum Spacer
- Inner Glass: 8 mm Tempered Glass
- Gas Fill: Argon Gas Filled Insulating Unit
- Performance
- Thermal Transmittance (U-Value): Less than 3.0 BTU/hr·ft²·°F
- Enhanced acoustic insulation
- Improved condensation resistance
- Reflective glass coating for solar heat reduction and glare control
- Thermal break technology to minimize heat transfer
- Features
- Heavy-duty 6064 aluminum extrusion profiles
- Double-glazed insulated glass unit (IGU)
- High durability and corrosion resistance
- Energy-efficient window assembly designed to meet modern building performance requirements
- Provides a combination of strength, thermal efficiency, occupant comfort, and long-term durability



FRONT EXTERIOR



FOYER



FRONT ENTRY



FOYER/LOUNGE AREA/DINING AREA



FOYER/LIVING ROOM



KITCHEN



DINING AREA/KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



LIVING ROOM/FOYER



LIVING ROOM



OFFICE



LIVING ROOM



FIRST LEVEL BATHROOM



MUDROOM



PRIMARY BEDROOM



PRIMARY BEDROOM



PRIMARY BEDROOM



PRIMARY SITTING ROOM



PRIMARY SITTING ROOM



PRIMARY SITTING ROOM



PRIMARY WALK-IN CLOSET



PRIMARY WALK-IN CLOSET



PRIMARY BATHROOM



PRIMARY BATHROOM



PRIMARY BATHROOM



BALCONY



2ND BEDROOM



WALK-IN CLOSET



BATHROOM



BATHROOM



BATHROOM



3RD BEDROOM



BALCONY



4TH BEDROOM



3RD BEDROOM



BATHROOM



BATHROOM



LAUNDRY ROOM



SECOND LEVEL LANDING



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



COVERED PATIO



COVERED PATIO



COVERED PATIO



COVERED PATIO



COVERED PATIO



REAR EXTERIOR



REAR EXTERIOR



REAR EXTERIOR



AERIAL VIEW

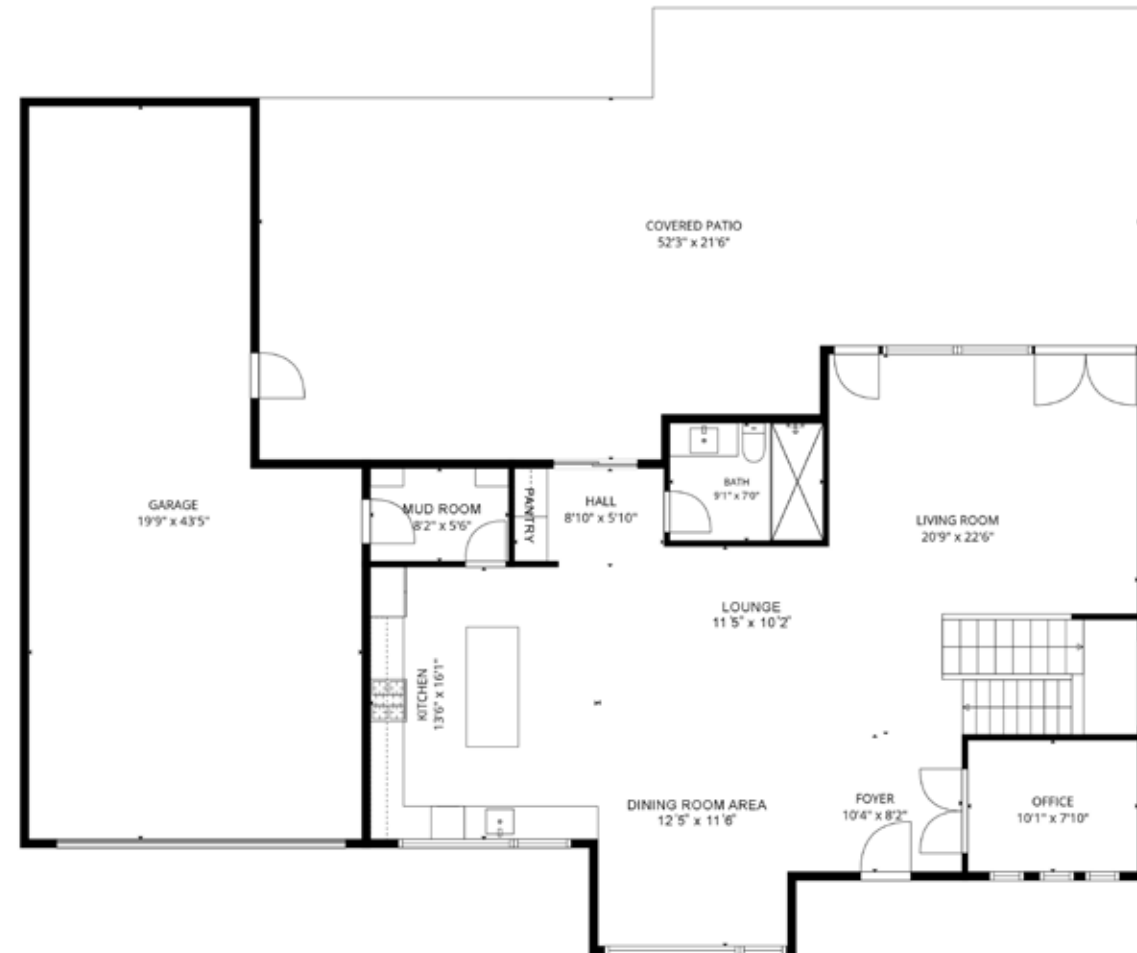


AERIAL VIEW



AERIAL VIEW

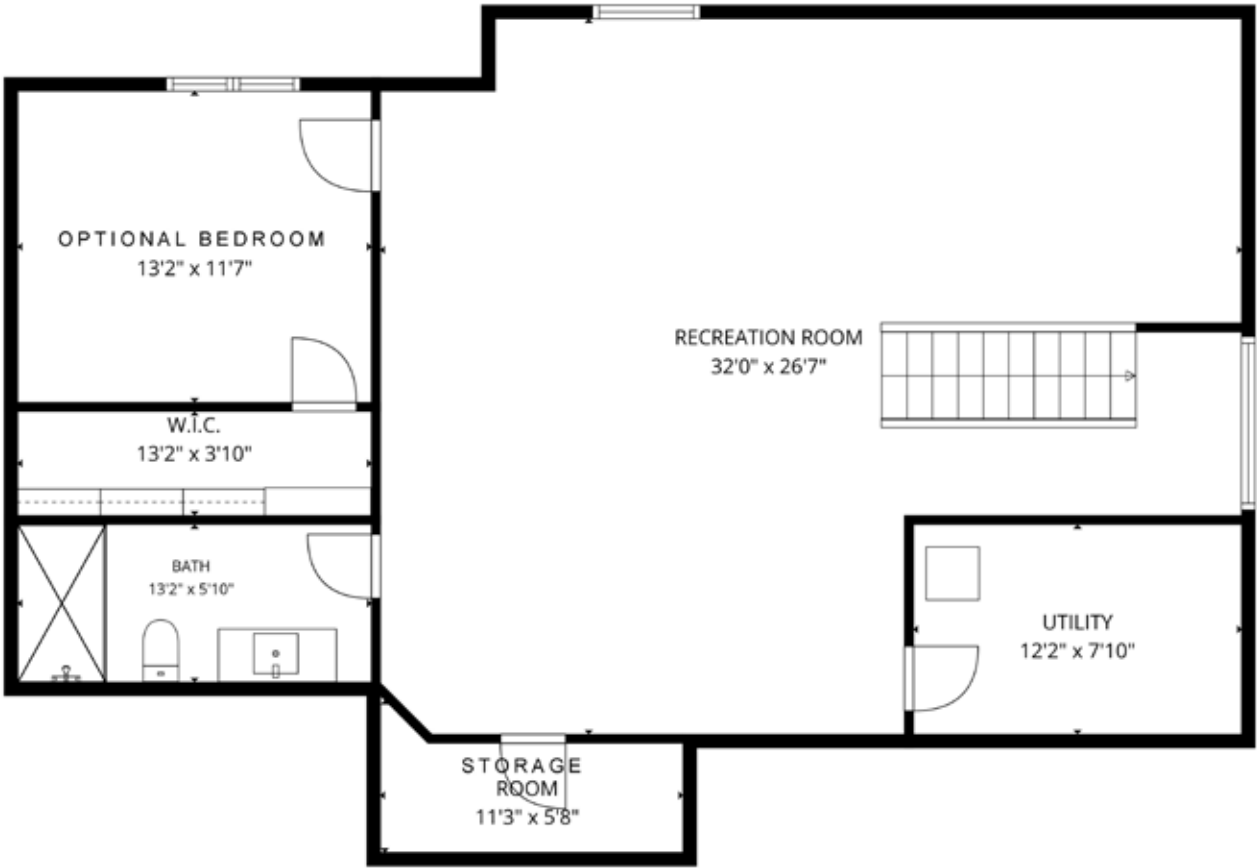
MAIN LEVEL



SECOND LEVEL



LOWER 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).



Winkelman School

1919 Landwehr Road | Glenview, IL | 60026 |
847-729-5650 tel | 847-729-5654 fax

Inspiring Minds, Building Futures, Together



Field Middle School

2055 Landwehr Road | Northbrook, IL 60062 |
847-272-6884 tel | 847-272-1050 fax

Inspiring Minds, Building Futures, Together

District 31's two schools -- Winkelman Elementary School and Field Middle School -- provide for the education of students in kindergarten through eighth grade who live in the western segments of Glenview, Northbrook and unincorporated Cook County in Illinois. In recent years, both schools have won the coveted Blue Ribbon Award from the United States Department of Education and other honors.

Our Mission is: ***Inspiring Minds, Building Futures - Together***



Welcome To Glenbrook North High School

GBN AT A GLANCE

School Profile

Glenbrook North High School is one of two comprehensive high schools in District 225 and primarily serves the Village of Northbrook, which is situated approximately 22 miles from downtown Chicago.

Built in 1953, Glenbrook North has been expanded and renovated over the years to keep pace with increases in enrollment and the significant expansion of its academic, fine arts and athletic programs. Today's complex, with more than 580,000 square feet, incorporates four courtyards. Special features include the Sheely Center for Performing Arts, fitness center, The Academic Resource Center (ARC), and a new collaborative learning space (The I.D.E.A.) designed to enhance teaching and learning with educational technology.

Glenbrook North offers extensive curricular offerings in English, Math, Science, Social Studies, World Languages, Art, Applied Technology, Business Education, Broadcasting, Music, Physical Education and Family and Consumer Science.

In addition, GBN offers 24 Advanced Placement courses; French, Latin, Hebrew, German, Mandarin Chinese, Russian and Spanish; and the Glenbrook Academy of International Studies in English, Social Studies and World Languages

In 2012, 98 percent of graduating students were college bound to 154 different institutions throughout the world. The average ACT composite score is 25.9, and 90 percent of students earned AP scores to qualify for college credit.

There are 195 certified staff members with 90.9 percent holding a master's degree or higher at the school.



Salceda Park

West of Sanders Road and south of Lake Cook Road, Salceda Park is situated farther west than any other park in the District. This park is located in the Salceda North subdivision and has a playground, picnic table, and sand area for many neighborhood families to enjoy.

History

The builder of the Salceda North subdivision donated two lots to the Park District on June 1, 1976 to create a park and playground for the residents. The land totaled 1.73 acres. The Park District built a playground and tot lot in 1986. To increase the size of the park, the District purchased 1.04 acres from the Salceda Four Winds developers in August, 1990. The tot lot received an expanded play area in 2008, after residents of the area shared their input at public meetings. The park received a track ride and interactive play panels, along with more space between swings, to meet new safety guidelines.

1010 Fairview Lane Northbrook IL 60062

Northbrook

General Information

Known as the "Village of Friendly Living," residents agree that Northbrook is one of the most desirable communities in the Chicagoland area. Northbrook keeps both residential life and industrial growth in harmony. Abundant forest preserve land affords the community seclusion and tranquility. A wide variety of architectural styles are represented throughout the village.

Shopping

Northbrook Court features 140 stores including anchors Lord & Taylor, Marshall Fields, and Neiman Marcus. The mall opens early every morning to accommodate walkers and joggers. Downtown Northbrook features small shops and grocery stores. Specialty shopping can be found throughout the community

Recreation

The village of Northbrook provides a wide range of year-round recreational opportunities for all ages. The Glenbrook North High School Center for the Performing Arts, a multi-million dollar 1500-seat facility, hosts the Northbrook Symphony Orchestra as well as high school theater activities. The Leisure Center, Senior Center, community golf courses, tennis courts, Aquatic Center, and over 300 acres of park land are among other amenities.

The Northbrook Velodrome, one of only 12 quarter-mile bike tracks in the nation, holds weekly U.S. Cycling Federation races during the summer. The Sports Complex features two indoor ice arenas. Northbrook has frequently been called the "Speed Skating Capital of the World". As Northbrook's information center, the Northbrook Public Library is one of the most heavily utilized community facilities.

Medical

Northbrook is served by several excellent medical and surgical centers, all within a ten-mile radius. Some of these include Glenbrook, Evanston, Highland Park, and Lutheran General Hospitals. Each is noteworthy in providing quality health care.

Transportation

Commuters are serviced by the Milwaukee Road Railroad in the center of town and the Chicago & Northwestern train in adjacent communities. Express commute time to the Loop is 35 minutes. Both the Tri-State Tollway (I-294) and the Edens Expressway (I-94) are easily accessible. Bus service is also available.

40 minutes to Chicago Loop
20 minutes to O'Hare Airport
45 minutes to Midway Airport

Village Homepage	www.northbrook.il.us
Post Office	847-272-5050 1157 Church Street 847-480-1511 2460 Dundee Road 847-272-0174
Library	1201 Cedar Lane 847-272-6224 911
Fire Emergency	847-272-2141
Non-Emergency	911
Police Emergency	847-564-2060
Non-Emergency	

Public Utilities

Water/Sewer Service	847-272-5050 ext. 4233
Electric:	
Commonwealth Edison	800-334-7661
Telephone: SBC	800-244-4444
Gas: Nicor	888-642-6748
Garbage: Veolia	847-272-4145
Recyclable & Yard Waste	
Veolia	847-272-4145
Cable: Comcast	866-372-4215

Schools

Pre-School

Little Ones Nursery	847-272-4646
Northbrook Pre-School	847-272-5430
Glenbrook North	847-509-2558

Grade School

Westmoor Elementary	847-498-7960
Hickory Point	847-498-3830
Shabonee	847-498-4970
Meadowbrook Elementary	847-498-7940
Greenbriar Elementary	847-498-7950
Wescott	847-272-4660
Willowbrook	847-498-1090
Winkelman	847-729-5650

Jr. High School

Wood Oaks	847-272-1900
Northbrook	847-498-7920
Maple	847-400-8900
Field	847-272-6884

High School

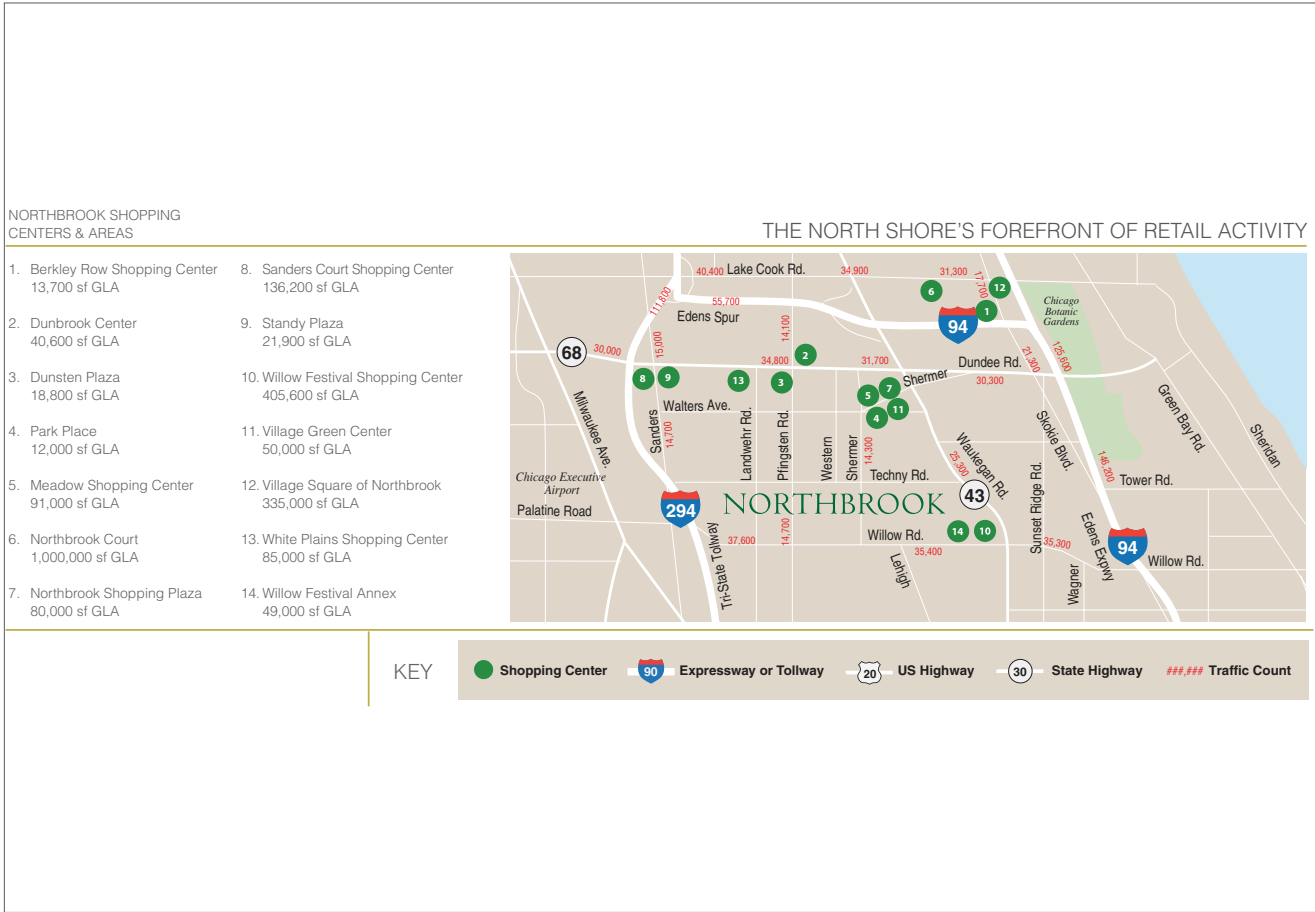
Glenbrook North	847-272-6400
Northfield Township	847-998-6100

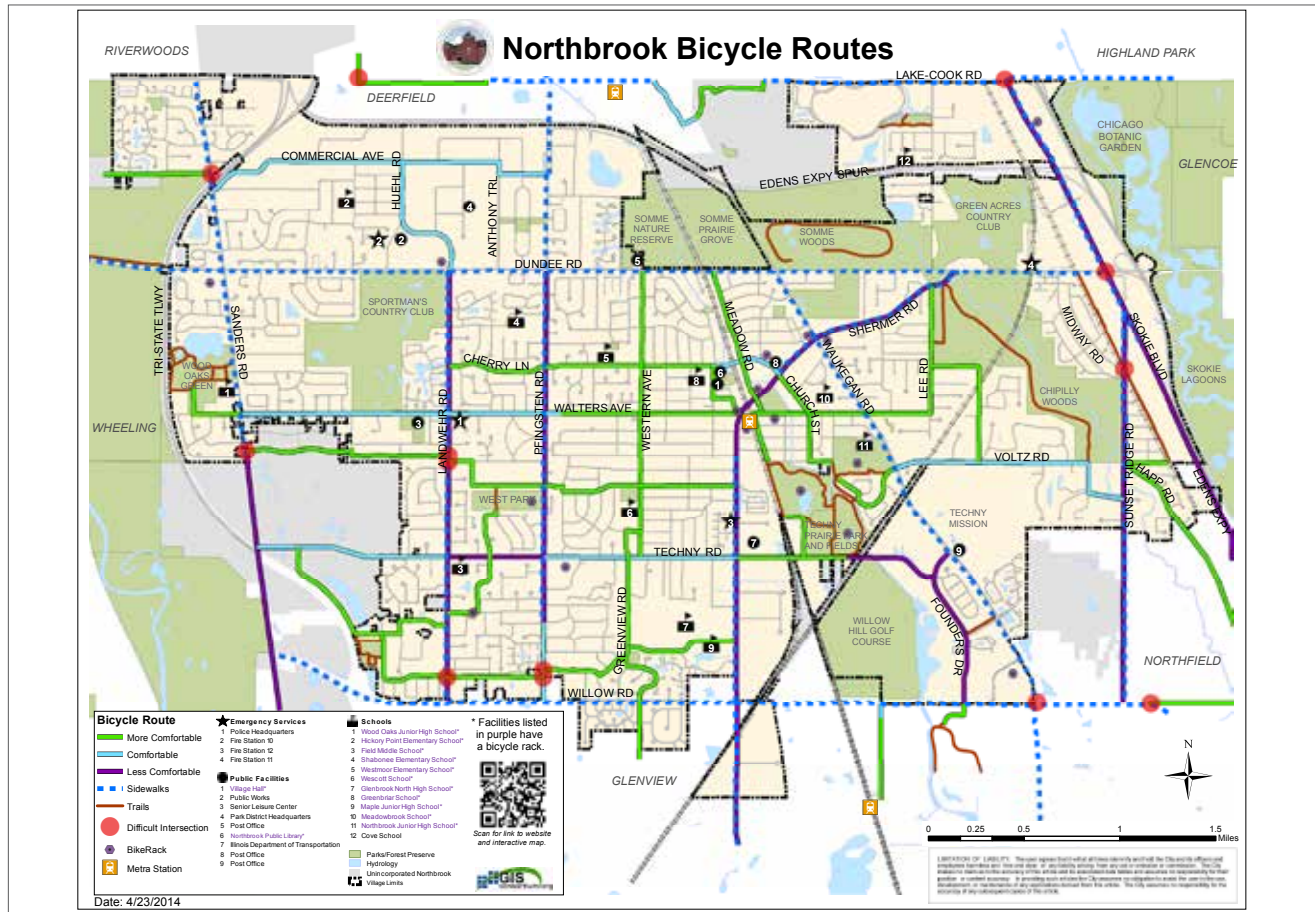
Private

Countryside Montessori	847-498-1105
The Cove School	847-562-2100
Solomon Schechter Day	847-498-2100
St. Norbert	847-272-0051
Dayspring Montessori	847-714-9002

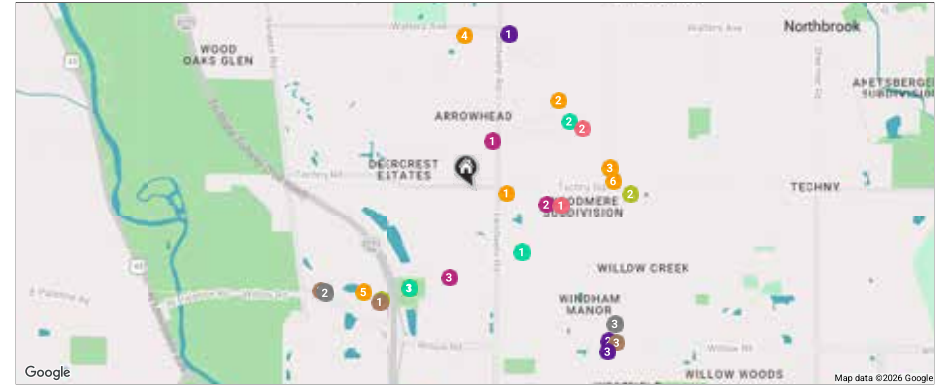
Places of Worship

Village Presbyterian Ch.	847-272-0900
Temple Beth-El	847-205-9982
Islamic Cultural Center	847-272-0319
St. Peter Community Ch.	847-272-2246
Grace Lutheran Church	847-498-3060
St. Johns Lutheran Ch.	847-296-5727
Our Lady of the Brook	847-272-5686





2010 Lavigne Ln, Northbrook, IL 60062



- RESTAURANTS**
- 1 Naf Naf Grill
3818 WILLOW ROAD, 0.8 MI
 - 2 Just Salad
3806 WILLOW ROAD, 0.8 MI
 - 3 Szechwan North - Authentic Sichuan Cuisine
2857 PFINGSTEN ROAD, 0.9 MI
- COFFEE**
- 1 Astellas Skygazer Café
1 ASTELLAS WAY, 0.7 MI
 - 2 Starbucks Coffee Company
3840 WILLOW ROAD, 0.9 MI
 - 3 Starbucks Coffee Company
2760 WILLOW ROAD, 1.0 MI
- SHOPPING**
- 1 The Noob Baker, LLC
3205 ROBINCREST DRIVE, 0.2 MI
 - 2 Chips 'n Dough
2037 CLOVER ROAD, 0.3 MI
 - 3 Progressive Office Equipment (Please call for appointment.)
2345 WHITE OAK DRIVE, 0.4 MI
- GYM**
- 1 Brothers MMA GYM
3425 WHIRLAWAY DRIVE, 0.6 MI
 - 2 North Suburban YMCA
NORTH SUBURBAN YMCA, 0.7 MI
 - 3 KINEMA Fitness
2375 WATERVIEW DRIVE, 0.7 MI
- SCHOOLS**
- 1 Field Middle School
2055 LANDWEHR ROAD, 0.1 MI
 - 2 Goldberg Violin
2970 KOEPKE ROAD, 0.6 MI
 - 3 CMS Middle School
1945 PFINGSTEN ROAD, 0.6 MI
 - 4 Sunshine Pre-School
3323 WALTERS AVENUE, 0.7 MI
 - 5 The Gardner School of Glenview-Northbrook
2380 WATERVIEW DRIVE, 0.7 MI
 - 6 Countryside Day School
1985 PFINGSTEN ROAD, 0.7 MI
- ENTERTAINMENT**
- 1 Associates In Pediatric Care
2924 WOODMERE DRIVE, 0.4 MI
- PARKS**
- 1 Floral Park
3105 FLORAL DRIVE, 0.4 MI
 - 2 West Park
1730 PFINGSTEN ROAD, 0.5 MI
 - 3 Stonegate Park
3425 WHIRLAWAY DRIVE, 0.6 MI
- SERVICES**
- 1 Northbrook Police Department
1401 LANDWEHR ROAD, 0.7 MI
 - 2 Bank of America (with Drive-thru ATM)
2821 PFINGSTEN ROAD, 0.9 MI
 - 3 Chase Bank
2801 PFINGSTEN ROAD, 1.0 MI
- 2 Northbrook Sports Center**
1730 PFINGSTEN ROAD, 0.6 MI



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