

Property Type: Detached Single; **Status:** All Active except Active (Private), Contingent (Private); Closed, Pending, Rented; All Contingencies; **City:** Hoffman Estates; **Type Detached:** 2 Stories; **Months Back:** 6; **High Sch Dist:** 46

Area	Status	#	Street	City	L/S Price	Bed	Bath	SQFT	Bsmt	Age	Gar	Acres	School	LMT	MT	Closed		
1	194	CLSD	2130	Colchester	Ct	Hoffman Estates	\$435,000	4	2.1	2803	Full	2002	2		46	38	38	08/11/2023
2	194	A/I	5935	Mackinac	Ln	Hoffman Estates	\$464,900	3+1 bsmt	2.1	2200	Full	2007	2	0.1982	46	9	9	
3	194	CLSD	1299	Mallard	Ln	Hoffman Estates	\$470,000	4	2.1	3352	Partial	2004	3		46	55	55	08/14/2023
4	194	PEND	1245	Hunters Rdg		Hoffman Estates	\$475,000	3+1 bsmt	3.1	2348	Full	1999	3.5		46	7	7	
5	194	CLSD	2110	Colchester	Ave	Hoffman Estates	\$475,000	3	2.1	2638	Full, English	2001	2.5	0.28	46	25	25	02/02/2024
6	194	CLSD	2042	Bonita	Ln	Hoffman Estates	\$480,000	4	2.1	2795	Full	2007	2		46	44	44	12/22/2023
7	194	CLSD	5485	Fox Path	Ln	Hoffman Estates	\$487,500	4	2.1	2644	Partial	1995	2	0.31	46	42	42	11/22/2023
8	194	CLSD	5330	Fox Path	Ln	Hoffman Estates	\$507,000	4	3.1	3010	Full	1999	2	0.449	46	22	22	02/06/2024
9	194	ACTV	5485	Mallard	Ln	Hoffman Estates	\$509,000	4	2.1	2718	Full, English	1995	2		46	23	94	
10	194	A/I	2047	Amelia	Ln	Hoffman Estates	\$515,000	4	2.1	2795	Full	2007	2	0.1819	46	17	17	
11	194	CLSD	5380	Shotkoski	Dr	Hoffman Estates	\$526,501	4+1 bsmt	3.1	3245	Full	1999	3		46	4	4	08/10/2023
12	194	CLSD	1300	Mallard	Ln	Hoffman Estates	\$527,000	5	3	3352	Partial	2004	3	0.383	46	20	20	10/20/2023
13	194	CLSD	2301	Edgartown	Ln	Hoffman Estates	\$537,000	4	3.1	3295	Full	2007	2	0.297	46	39	112	01/31/2024
14	194	CLSD	5897	Chatham	Dr	Hoffman Estates	\$542,000	4	2.1	3733	Full	2007	3	0.222	46	40	42	01/19/2024
15	194	CLSD	1370	Hunters Ridge W		Hoffman Estates	\$542,500	4	2.1	2826	Full	2001	2	0.436	46	10	10	09/25/2023
16	194	CLSD	1615	Maureen	Dr	Hoffman Estates	\$543,000	4	2.1	2647	Full	2001	2	0.2397	46	88	90	10/13/2023
17	194	CLSD	2115	Colchester	Ave	Hoffman Estates	\$555,300	4+1 bsmt	3.1	2700 2638	Full, English	2001	2.5		46	5	5	10/30/2023
18	194	CLSD	5405	Mallard	Ln	Hoffman Estates	\$565,000	4	3.1	2718	English	1999	2	0.4194	46	10	10	11/27/2023
19	194	CLSD	5821	Fairview	Ln	Hoffman Estates	\$565,000	5	2.1	2722	Full	2019	3	0.19	46	5	5	11/08/2023
20	194	CLSD	5886	Betty Gloyd	Dr	Hoffman Estates	\$580,000	5	4	4225 4174	Full	2007	3	0.25	46	64	128	09/01/2023
21	194	CLSD	1390	Bison	Ln	Hoffman Estates	\$586,500	5	4	3571	Full	2005	3	0.567	46	11	11	09/06/2023
22	194	A/I	1360	Hunters Ridge West		Hoffman Estates	\$595,000	5	3.1	3650 2515	Full	2001	3		46	171	171	
23	194	CLSD	1414	Essex	Dr	Hoffman Estates	\$600,000	5+1 bsmt	3.1	4565 3065	Full	2007	2	0.41	46	8	8	08/11/2023
24	194	CLSD	5804	Red Oak	Dr	Hoffman Estates	\$606,000	5+1 bsmt	3.1	4068 3028	Full	2004	2.5		46	25	25	10/06/2023
25	194	CLSD	1239	Mallard	Ln	Hoffman Estates	\$610,000	4+1 bsmt	3.1	3755	Full	2004	3	0.3552	46	63	63	02/09/2024
26	194	CLSD	5740	Providence	Dr	Hoffman Estates	\$648,000	4	2.1	3614	Full	2004	3		46	5	5	10/16/2023
27	194	CLSD	1184	Hunters Ridge East		Hoffman Estates	\$650,000	5	4.1	3513	Full	2001	3	0.449	46	4	4	08/11/2023

28	194	CLSD	5779	Acorn	Ct	Hoffman Estates	\$650,000	5	5	4100 4061	Full	2004	3	0.34	46	3	3	12/07/2023
29	194	PCHG	5336	Shotkoski Dr	Dr	Hoffman Estates	\$660,000	4+1 bsmt	3.1	3700 3098	Full	1999	3	0.3	46	54	54	
30	194	CLSD	2064	Amelia	Ln	Hoffman Estates	\$662,500	5	3.1	4670 3476	Full	2007	3		46	3	3	09/13/2023
31	194	CLSD	5864	Betty Gloyd	Dr	Hoffman Estates	\$680,000	5+1 bsmt	5	6158 4174	Full	2007	3	0.2486	46	5	5	11/16/2023
32	194	CLSD	5430	Nicholson	Dr	Hoffman Estates	\$680,000	4	3.1	4513	Full	2007	3	0.3562	46	6	6	01/23/2024
33	194	ACTV	1435	Hunters Ridge W		Hoffman Estates	\$689,900	5	4.1	4941 3356	Full, English	1996	3	0.52	46	112	164	

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Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

CMA Summary Report

Detached Single
Active - Detached Single

#	MLS #	Address	Status	Area	Beds	Baths	Type	SCI	LMT	MT	LP
1	11969253	5935 Mackinac	CTG	194	3+1 bsmt	2.1	2 Stories	None	9	9	\$464,900
2	11963976	5485 Mallard	ACTV	194	4	2.1	2 Stories	None	23	94	\$509,000
3	11965916	2047 Amelia	CTG	194	4	2.1	2 Stories	None	17	17	\$515,000
4	11867089	1360 Hunters Ridge West	CTG	194	5	3.1	2 Stories	None	171	171	\$595,000
5	11948499	5336 Shotkoski Dr	PCHG	194	4+1 bsmt	3.1	2 Stories	None	54	54	\$660,000
6	11914156	1435 Hunters Ridge W	ACTV	194	5	4.1	2 Stories	None	112	164	\$689,900

6 Active - Detached Single Statistics

	High	Low	Average	Median
List Price	\$689,900	\$464,900	\$572,300	\$555,000
Listing Market Time	171	9	64	38
Market Time	171	9	85	74

Pending - Detached Single

#	MLS #	Address	Status	Area	Beds	Baths	Type	SCI	LMT	MT	LP
1	11958753	1245 Hunters Rdg	PEND	194	3+1 bsmt	3.1	2 Stories	None	7	7	\$475,000

1 Pending - Detached Single Statistics

	High	Low	Average	Median
List Price	\$475,000	\$475,000	\$475,000	\$475,000
Listing Market Time	7	7	7	7
Market Time	7	7	7	7

Sold - Detached Single

#	MLS #	Address	Status	Area	Beds	Baths	Type	SCI	LMT	MT	LP	SP	Close Date
1	11797468	2130 Colchester	CLSD	194	4	2.1	2 Stories	None	38	38	\$434,900	\$435,000	08/11/2023
2	11789496	1299 Mallard	CLSD	194	4	2.1	2 Stories	None	55	55	\$480,000	\$470,000	08/14/2023
3	11937217	2110 Colchester	CLSD	194	3	2.1	2 Stories	Variable	25	25	\$519,900	\$475,000	02/02/2024
4	11897906	2042 Bonita	CLSD	194	4	2.1	2 Stories	None	44	44	\$499,900	\$480,000	12/22/2023
5	11859851	5485 Fox Path	CLSD	194	4	2.1	2 Stories	Variable	42	42	\$499,900	\$487,500	11/22/2023
6	11942421	5330 Fox Path	CLSD	194	4	3.1	2 Stories	None	22	22	\$540,000	\$507,000	02/06/2024
7	11816484	5380 Shotkoski	CLSD	194	4+1 bsmt	3.1	2 Stories	None	4	4	\$519,500	\$526,501	08/10/2023
8	11871381	1300 Mallard	CLSD	194	5	3	2 Stories	None	20	20	\$520,000	\$527,000	10/20/2023
9	11931560	2301 Edgartown	CLSD	194	4	3.1	2 Stories	None	39	112	\$539,900	\$537,000	01/31/2024
10	11925731	5897 Chatham	CLSD	194	4	2.1	2 Stories	None	40	42	\$550,000	\$542,000	01/19/2024
11	11863565	1370 Hunters Ridge W	CLSD	194	4	2.1	2 Stories	Variable	10	10	\$549,900	\$542,500	09/25/2023
12	11803005	1615 Maureen	CLSD	194	4	2.1	2 Stories	None	88	90	\$550,000	\$543,000	10/13/2023
13	11887691	2115 Colchester	CLSD	194	4+1 bsmt	3.1	2 Stories	None	5	5	\$539,000	\$555,300	10/30/2023
14	11855009	5405 Mallard	CLSD	194	4	3.1	2 Stories	None	10	10	\$569,900	\$565,000	11/27/2023
15	11892698	5821 Fairview	CLSD	194	5	2.1	2 Stories	None	5	5	\$535,000	\$565,000	11/08/2023
16	11813916	5886 Betty Gloyd	CLSD	194	5	4	2 Stories	None	64	128	\$599,900	\$580,000	09/01/2023
17	11831139	1390 Bison	CLSD	194	5	4	2 Stories	None	11	11	\$600,000	\$586,500	09/06/2023
18	11804745	1414 Essex	CLSD	194	5+1 bsmt	3.1	2 Stories	None	8	8	\$589,000	\$600,000	08/11/2023
19	11854349	5804 Red Oak	CLSD	194	5+1 bsmt	3.1	2 Stories	None	25	25	\$639,000	\$606,000	10/06/2023
20	11907905	1239 Mallard	CLSD	194	4+1 bsmt	3.1	2 Stories	None	63	63	\$599,000	\$610,000	02/09/2024
21	11838346	5740 Providence	CLSD	194	4	2.1	2 Stories	None	5	5	\$629,900	\$648,000	10/16/2023
22	11841523	1184 Hunters Ridge East	CLSD	194	5	4.1	2 Stories	None	4	4	\$624,999	\$650,000	08/11/2023
23	11905007	5779 Acorn	CLSD	194	5	5	2 Stories	None	3	3	\$675,000	\$650,000	12/07/2023

24	11851531	2064	Amelia	CLSD	194	5	3.1	2 Stories	None	3	3	\$650,000	\$662,500	09/13/2023
25	11895622	5864	Betty Gloyd	CLSD	194	5+1 bsmt	5	2 Stories	None	5	5	\$689,999	\$680,000	11/16/2023
26	11951932	5430	Nicholson	CLSD	194	4	3.1	2 Stories	None	6	6	\$689,000	\$680,000	01/23/2024

26 Sold - Detached Single Statistics

	High	Low	Average	Median
List Price	\$689,999	\$434,900	\$570,523	\$550,000
Sold Price	\$680,000	\$435,000	\$565,800	\$560,150
Listing Market Time	88	3	25	15
Market Time	128	3	30	15

33 Detached Single Summary Statistics

	High	Low	Average	Median
List Price	\$689,999	\$434,900	\$567,951	\$550,000
Sold Price	\$680,000	\$435,000	\$565,800	\$560,150
Listing Market Time	171	3	31	20
Market Time	171	3	39	20

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Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11797468	List Price:	\$434,900
Status: CLSD	List Date:	05/31/2023	Orig List Price:	\$434,900
Area: 194	List Dt Rec:	08/14/2023	Sold Price:	\$435,000
Address: 2130 Colchester Ct , Hoffman Estates, IL 60192				
Directions: Rt 59 West on Shoe Factory Rd to Ivy Ridge to Colchester				
Closed: 08/11/2023	Contract:	07/07/2023	Concessions:	
Off Market: 07/07/2023	Financing:	Conventional	Contingency:	
Year Built: 2002	Blt Before 78:	No	Curr. Leased:	No
Dimensions: 125 X 68 X 67 X 61 X 93				
Ownership: Fee Simple	Subdivision:		Model:	
Corp Limits: Hoffman Estates	Township:	Hanover	County:	Cook
Coordinates:			# Fireplaces:	1
Rooms: 9	Bathrooms (full/half):	2 / 1	Parking:	Garage
Bedrooms: 4	Master Bath:	Full	# Spaces:	Gar:2
Basement: Full	Bsmnt. Bath:	No	Parking Incl. In Price:	
Buyer Ag. Comp.: 2.5% - 395 (% of Net Sale Price)				
Mobility Score:				

Remarks: 4 bed / 2.1 bath - full basement w/rough in - HUGE FENCED YARD - Backs to Park ** We're painting and then we'll be ready for showings **

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$9,841.35	Waterfront: No	
Junior High: Larsen (46)	Frequency: Not Applicable	Appx SF: 2803	
High School: Elgin (46)	Special Assessments: No	SF Source: Assessor	
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF: 2803
	Master Association:	Tax Exmps: Homeowner, Disabled Person	Acreage:
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level			Master Bedroom	14X28	2nd Level		
Dining Room	12X11	Main Level			2nd Bedroom	13X11	2nd Level		
Kitchen	12X10	Main Level			3rd Bedroom	13X11	2nd Level		
Family Room	15X18	Main Level			4th Bedroom	12X13	2nd Level		
Laundry Room	8X6	2nd Level							
Office	12X13	Main Level							

Interior Property Features: Vaulted/Cathedral Ceilings, Hardwood Floors, 2nd Floor Laundry, Walk-In Closet(s)

Exterior Property Features: Deck, Storms/Screens

Age: 21-25 Years	Laundry Features:	Roof:
Type: 2 Stories	Additional Rooms: Office	Sewer: Sewer-Public
Style: Colonial	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const. Opt:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Island, Pantry-Closet	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Freezer, Disposal	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished	Foundation: Concrete	Green Feats:
Bath Amn: Separate Shower, Double Sink, Soaking Tub	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details: Gas Starter	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure:	Rural:
Equipment: Humidifier	Lot Size: .25-.49 Acre	Addl. Sales Info: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc: Corner, Fenced Yard, Park Adjacent	Relist:
Window Features:		Zero Lot Line:

Gas Supplier: Nicor Gas

Electric Supplier: Commonwealth Edison

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MLS #: 11797468

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11797468 Detached Single 2130 Colchester CT Hoffman Estates IL 60192



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Detached Single	MLS #:	11969253	List Price:	\$464,900
Status:	CTG	List Date:	02/01/2024	Orig List Price: \$464,900
Area:	194	List Dt Rec:	02/01/2024	Sold Price:
Address:	5935 Mackinac Ln , Hoffman Estates, IL 60192			
Directions:	Higgins or Shoe Factory to Beverly to Beacon Pt W to Bonita R to Mackinac L (home is on left)			
Closed:		Contract:	02/03/2024	Lst. Mkt. Time: 9
Off Market:		Financing:		Concessions:
Year Built:	2007	Blt Before 78:	No	Contingency: A/I
Dimensions:	72X123X70X119			Curr. Leased: No
Ownership:	Fee Simple w/ HO Assn.	Subdivision:	Beacon Pointe	Model: Summerhill
Corp Limits:				
Hoffman Estates	Township:	Hanover	County:	Cook
Coordinates:	N:13 W:30		# Fireplaces:	0
Rooms:	10	Bathrooms (full/half):	2 / 1	Parking:
Bedrooms:	3+1 bsmt	Master Bath:	Full	# Spaces:
Basement:	Full	Bsmnt. Bath:	No	Parking Incl. In Price:
Buyer Ag. Comp.:	2.5% -\$495 (Net Sale Price)			
Mobility Score:	-			

Remarks: **Fantastic location!!! Updated 4 bedrooms and 2.5 baths, Beacon Pointe home, Open floor plan with gleaming hardwood throughout entire main and 2nd floor, there is no carpet! Exquisite millwork, crown moldings, wainscoting, and 9' ceilings offer great detail. Light and bright island kitchen boasts all newer stainless-steel appliances, quartz counters, glass backsplash, and pantry. Adjacent vaulted family room both with beautiful views of a scenic backyard with its nature preserve. Master Bedroom with newer updated luxury ensuite and large walk-in closet with all custom organizers. Full finished basement offers huge recreation room and 4th Bedroom or large office space and plenty of additional storage space. Your gorgeous yard is fully fenced with a newer patio. NEW ROOF in 2021! Subdivision has an adjacent bike path & new park. Conveniently located near schools, parks, shopping, dining, and I-90.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$220	Amount: \$9,769.76	Waterfront: No
Junior High: Larsen (46)	Frequency: Annual	PIN: 06053000250000	Appx SF: 2200**
High School: Elgin (46)	Special Assessments: No	Mult PINs: No	SF Source: Landlord/Tenant/Seller
	Special Service Area: No	Tax Year: 2022	Bldg. Assess. SF:
	Master Association: No	Tax Exmps: Homeowner	Acreage: 0.1982
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Level Square Footage Details: **Above Grade Total Sq Ft: 0, Total Basement Sq Ft: 0, Aprox. Total Finished Sq Ft: 0, Total Finished/Unfinished Sq Ft: 0

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Hardwood	Blinds	Master Bedroom	17X13	2nd Level	Hardwood	Blinds
Dining Room	14X11	Main Level	Hardwood	Blinds	2nd Bedroom	11X10	2nd Level	Hardwood	Blinds
Kitchen	13X11	Main Level	Hardwood	Window Coverings	3rd Bedroom	12X10	2nd Level	Hardwood	Blinds
Family Room	20X12	Main Level	Hardwood	Blinds	4th Bedroom	20X12	Basement	Ceramic Tile	None
Laundry Room	13X5	Main Level	Ceramic Tile	None					
Eating Area	13X8	Main Level	Hardwood	None					
Recreation Room	30X13	Basement	Ceramic Tile						

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Laundry, Walk-In Closet(s), Special Millwork**

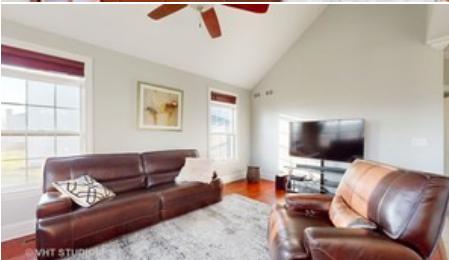
Exterior Property Features: **Patio**

Age: 16-20 Years	Laundry Features: In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Eating Area, Recreation Room	Sewer: Sewer-Public
Style: Traditional	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Island, Pantry-Closet	Parking Ownership:	Asmt Incl: Other
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Disposal, All Stainless Steel Kitchen Appliances	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic: Unfinished	Driveway: Asphalt	Green Rating Source:
Basement Details: Finished	Foundation: Concrete	Green Feats:
Bath Amn: Garden Tub	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure: E (East), W (West)	Rural: No
Equipment: TV-Cable, Fire Sprinklers, CO Detectors, Ceiling Fan, Sump Pump	Lot Size: Less Than .25 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source: County Records	Broker Owned/Interest: No
Door Features:	Lot Desc: Fenced Yard, Nature Preserve Adjacent, Wetlands Adjacent	Relist:
Window Features:		Zero Lot Line: No

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MLS #: 11969253

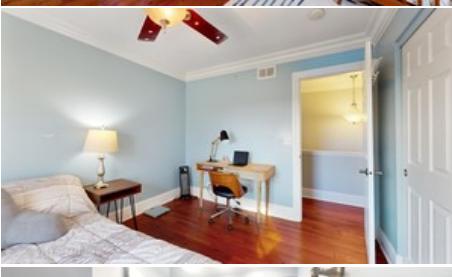
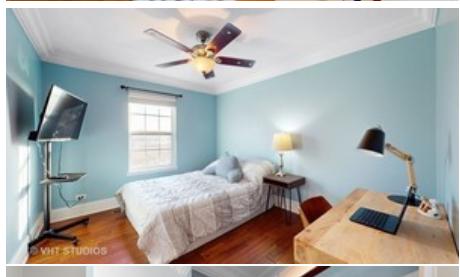
Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



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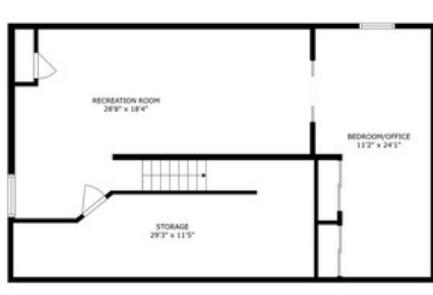
MLS #: 11969253 Detached Single 5935 Mackinac LN Hoffman Estates IL 60192



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MLS #: 11969253

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Some photos may be virtually staged

Status: CLSD	MLS #: 11789496	List Price: \$480,000
Area: 194	List Date: 05/24/2023	Orig List Price: \$470,000
Address: 1299 Mallard Ln , Hoffman Estates, IL 60192	List Dt Rec: 05/24/2023	Sold Price: \$470,000
Directions: Golf, west of route 59, to Rohrsen E to Angeloume S to Hunters Ridge E to Mallard to 1299		
Closed: 08/14/2023	Contract: 07/17/2023	Lst. Mkt. Time: 55
Off Market: 07/17/2023	Financing: Conventional	Concessions: Contingency:
Year Built: 2004	Blt Before 78: No	Curr. Leased: No
Dimensions: 50X172X206X245		
Ownership: Fee Simple	Subdivision: Winding Trails	Model: Contemporary
Corp Limits: Hoffman Estates	Township: Hanover	County: Cook
Coordinates: Rooms: 10	Bathrooms: 2 / 1	# Fireplaces: Garage, Exterior Space(s)
		Parking: Garage, Exterior Space(s)
Bedrooms: 4	Master Bath: Full	# Spaces: Gar:3 Ext:6
Basement: Partial	Bsmnt. Bath: No	Parking Incl. Yes
		In Price: Buyer Ag. Comp.: 2.5%-\$495 (% of Net Sale Price)
		Mobility Score: -

Remarks: **One of the largest homes in a serene, lovely, upscale subdivision on a private cul-de-sac. Refreshing natural light-filled home that opens up to a two-story high living room, separate dining room, fabulous kitchen with oak cabinetry, breakfast area with granite center island as well as eating area with table space. Huge 2nd floor master suite complete with walk-in closet, private toilet, separate stand up shower, double sink, and jacuzzi tub. First floor has a home office that can be use also as a 5th bedroom great for guests or in-laws. Significant improvements include whole house exterior vinyl siding, hardwood floors, 2018 new tear-off roof, 2013 double pane soundproof windows and sliders , 2023 repainted wooden deck, 2023 new sump pump. Stroll along nature trails. Let kids have fun at the yard, playground and park nearby. Oversized recreational room waiting for your versatile use and ideas! Large deck and 3 door garage plus humongous driveway! Close to expressways for quick access to downtown Chicago. Quick closing possible !**

School Data		Assessments		Tax		Miscellaneous	
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$11,709.11		Waterfront: No			
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06093120110000		Appx SF: 3352			
High School: Elgin (46)		Mult PINs: No		SF Source: Assessor			
	Special Assessments: No	Tax Year: 2021		Bldg. Assess. SF: 			
	Special Service Area: No	Tax Exmps: Homeowner		Acreage: 			
	Master Association: No						
	Master Assc. Freq.: Not Required						

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X13	Main Level	Hardwood	Blinds	Master Bedroom	23X18	2nd Level	Carpet	All
Dining Room	15X12	Main Level	Hardwood	Blinds	2nd Bedroom	15X11	2nd Level	Carpet	All
Kitchen	19X15	Main Level	Hardwood	Blinds	3rd Bedroom	14X11	2nd Level	Carpet	All
Family Room	16X15	Main Level	Hardwood	Blinds	4th Bedroom	15X11	2nd Level	Carpet	All
Laundry Room	10X10	Main Level	Other	Double Pane Windows					
Office	17X11	Main Level	Carpet	All	Recreation Room	20X30	Basement	Other	

Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, Walk-In Closet(s), Open Floorplan, Drapes/Blinds, Granite Counters, Separate Dining Room, Walk-In Closet(s)**

Exterior Property Features: **Deck, Brick Paver Patio**

Age: 16-20 Years	Laundry Features: Gas Dryer Hookup, In Unit, Sink	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Office, Recreation Room	Sewer: Sewer-Public
Style: Contemporary	Garage Ownership: Owned	Water: Lake Michigan, Public
Exterior: Vinyl Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air, Zoned, 2 Separate Systems	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air, 2+ Sep Heating Systems, Zoned	Garage Details: Garage Door Opener(s), Heated	Amenities: Park/Playground, Curbs/Gutters, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry Closet	Parking Ownership: Owned	Asmt Incl: None
Appliances: Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Cooktop, Oven/Built-in	Parking On Site: Yes	HERS Index Score:
Dining: Separate	Parking Details: Driveway	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished	Foundation: Concrete	Green Feats:
Bath Amn: Separate Shower	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details:	Disability Access: Yes	Possession: Closing, Immediate, Tenant's Rights
Fireplace Location:	Disability Details: 36 inch or more wide halls, Doors-Swing-In, Main Level Entry	Occ Date:
Electricity: 200+ Amp Service	Lot Size: Less Than .25 Acre	Rural:
Equipment: CO Detectors, Sump Pump	Lot Size Source: Survey	Addl. Sales Info.: None
Other Structures:	Lot Desc: Fenced Yard, Wood Fence	Broker Owned/Interest: No
Door Features: Sliding Doors, Storm Door(s)	Relist: 	Relist:
Window Features: Double Pane Windows, Insulated Windows	Zero Lot Line: 	

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MLS #: 11789496 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



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MLS #: 11789496

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single		MLS #:	11958753	List Price:	\$475,000
Status: PEND		List Date:	01/09/2024	Orig List Price:	\$475,000
Area: 194		List Dt Rec:	01/09/2024	Sold Price:	
Address: 1245 Hunters Rdg West, Hoffman Estates, IL 60192		Golg Rd north on Rohrssent Rd right on Angouleme Ln left on Hunters Rdg			
Directions: 196X195X88X89					
Closed: 01/23/2024		Contract:	01/23/2024	Concessions:	
Off Market: 1999		Financing:	Blt Before 78: No	Contingency:	
Year Built: 1999		Subdivision:		Curr. Leased:	
Dimensions: 196X195X88X89		Fee Simple:		Model:	
Ownership: Hoffman Estates		Township:	Hanover	County:	Cook
Corp Limits: Hoffman Estates		# Fireplaces:			
Coordinates: 8		Bathrooms (full/half):	3 / 1	Parking:	Garage
Rooms: 8		Master Bath:	Full	# Spaces:	Gar:3.5
Bedrooms: 3+1 bsmt		Bsmnt. Bath:	Yes	Parking Incl.	
Basement: Full				In Price:	
Buyer Ag. Comp.: 2.5% (% of Gross Sale Price)					
Mobility Score: -					

Remarks: Welcome to 1245 Hunters Rdg W - This 4 bed 3.5 bath 2-story comes with a 3.5 car garage, Partial brick exterior and tons of living space. A home that effortlessly blends style and functionality. This stunning residence boasts a range of features that cater to modern living, making it the perfect place to call home. Step into a kitchen adorned with sleek black granite countertops, complemented by top-of-the-line stainless steel appliances that elevate your culinary experience. Taller cabinets and counters provide ample storage space and add an extra touch of sophistication to the heart of the home. The open floor concept seamlessly connects the kitchen, dining area, and family room, creating a welcoming space. Natural light floods the living areas, creating an inviting atmosphere that you'll love coming home to. Venture downstairs to discover a finished walk-out basement where you can step out into the large back yard, offering additional living space. The basement features a full-functioning kitchen, providing flexibility for various lifestyle needs. Don't miss the opportunity to make 1245 Hunters Rdg W your new haven - where style, functionality, and comfort converge to create the perfect living experience.

School Data	Assessments	Tax	Miscellaneous
Elementary: (46)	Amount: \$5,373.30	Waterfront: No	
Junior High: (46)	Frequency: Not Applicable	PIN: 06093070280000	Appx SF: 2348
High School: (46)	Special Assessments: No	Mult PINs:	SF Source: Assessor
	Special Service Area: No	Tax Year: 2022	Bldg. Assess. SF:
	Master Association:	Tax Exmps: Homeowner	Acreage:
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X14	Main Level			Master Bedroom	16X14	2nd Level		
Dining Room	14X14	Main Level			2nd Bedroom	15X12	2nd Level		
Kitchen	18X12	Main Level			3rd Bedroom	12X12	2nd Level		
Family Room	17X14	Basement			4th Bedroom	15X12	Basement		
Laundry Room									

Interior Property Features:

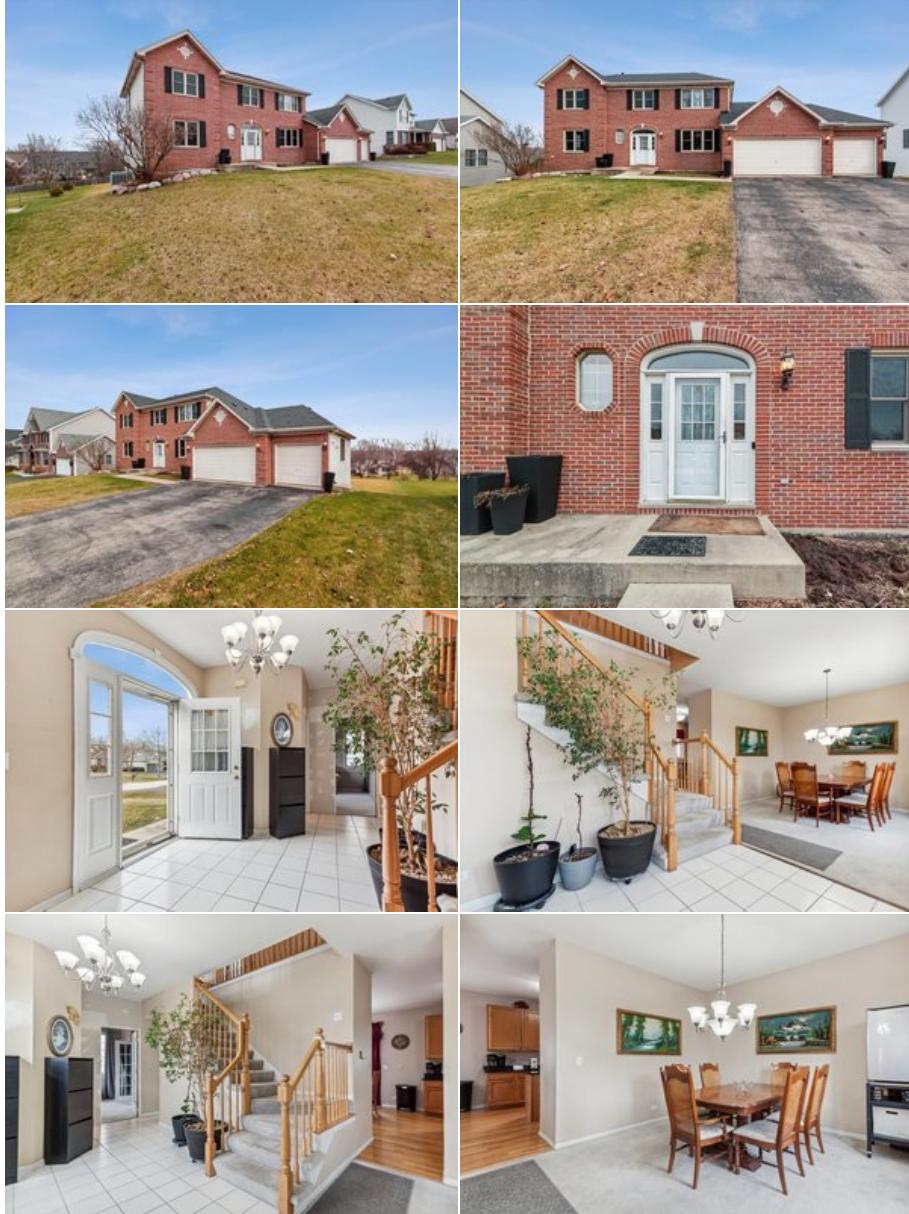
Exterior Property Features:

Age: 21-25 Years	Laundry Features:	Roof:
Type: 2 Stories	Additional Rooms: No additional rooms	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Other
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: None
Heating: Gas, Forced Air	Garage Details:	Amenities:
Kitchen:	Parking Ownership:	Asmt Incl: None
Appliances:	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discr:
Attic:	Driveway:	Green Rating Source:
Basement Details: Finished	Foundation:	Green Feats:
Bath Arn:	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural:
Equipment:	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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MLS #: 11958753 Detached Single 1245 Hunters Rdg Hoffman Estates IL 60192



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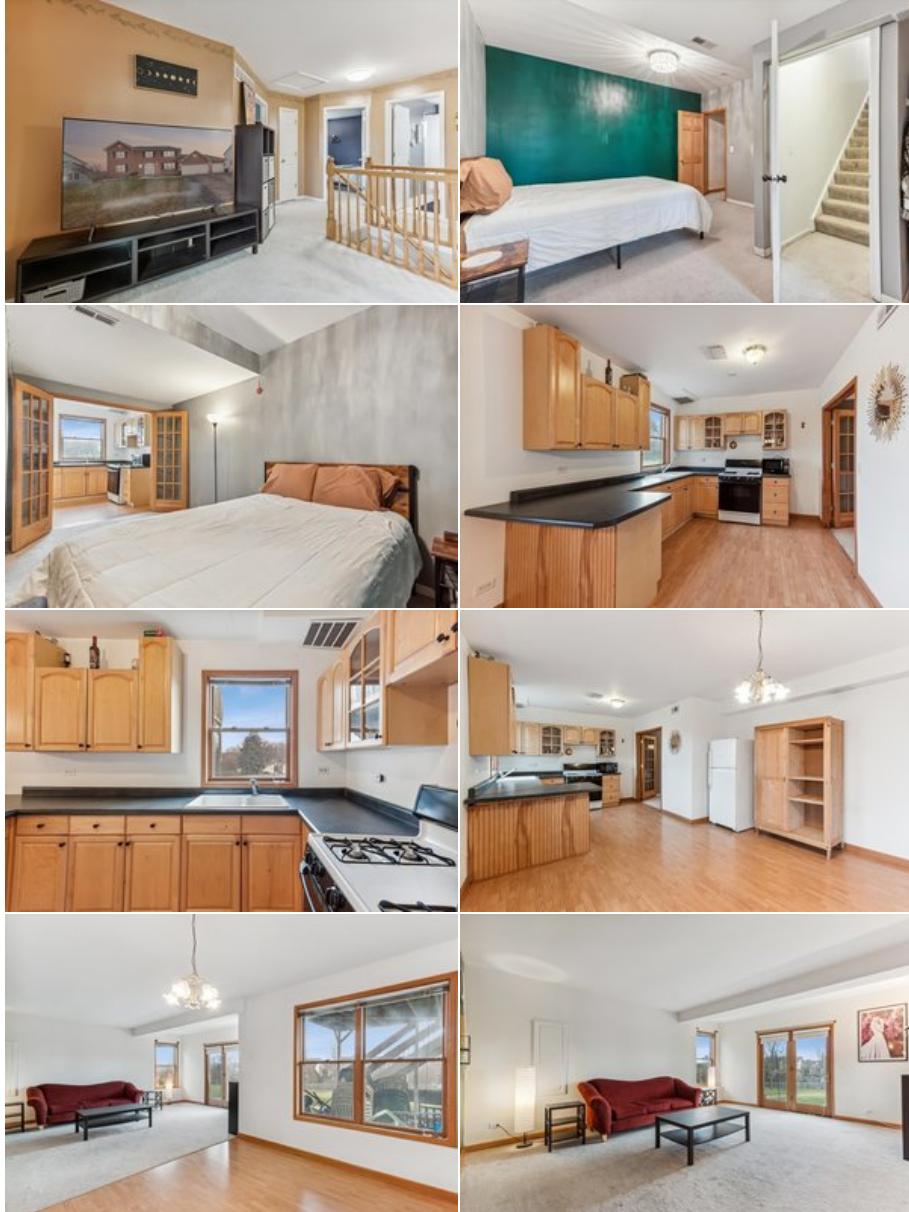
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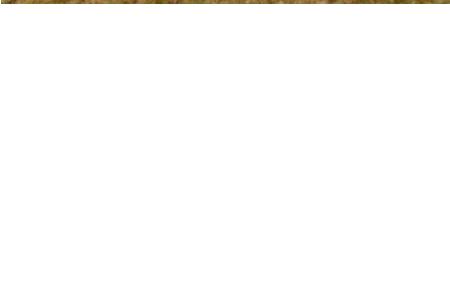


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Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Status: CLSD	MLS #: 11937217	List Price: \$519,900
Area: 194	List Date: 12/06/2023	Orig List Price: \$519,900
Address: 2110 Colchester Ave , Hoffman Estates, IL 60192-4161	List Dt Rec: 12/06/2023	Sold Price: \$475,000
From I 90 exit 59 south, Shoe Factory Rd west, McDonough Rd north property located in N/W corner of McDonough/Colchester.		
Closed: 02/02/2024	Contract: 12/30/2023	Lst. Mkt. Time: 25
Off Market: 12/30/2023	Financing: Conventional	Concessions:
Year Built: 2001	Blt Before 78: No	Contingency:
Dimensions: 135.81 X 35.76		Curr. Leased: No
Ownership: Fee Simple	Subdivision: Bridlewood	Model: Conway
Corp Limits: Hoffman Estates	Township: Hanover	County: Cook
Coordinates:		# Fireplaces: 1
Rooms: 9	Bathrooms (full/half): 2 / 1	Parking: Garage
Bedrooms: 3	Master Bath: Full, Double Sink, Whirlpool & Sep Shwr	# Spaces: Gar:2.5
Basement: Full, English Bsmnt.	Bath: No	Parking Incl. In Price: Yes
Buyer Ag. Comp.: 2% - \$495 (% of Net Sale Price)		
Clsd Buyer Ag. Comp.: 2%-\$495 (% of Net Sale Price)		
Mobility Score: -		

Remarks: Amazing location and turn key home available in the highly sought after Bridlewood subdivision in Hoffman Estates. This is an amazing well kept, with many updates... it will impress you and your clients! Entering the front door, the home greets you with soaring ceilings and is drenched in natural sunlight. The formal dining room offers plenty of space for those special dinners. The office is full of natural light and space... just across is an updated 1/2 bath. The mudroom has a very unique finish/...industrial look. Im sure you will love the open family room /eating area and updated kitchen with stainless steel appliances and lots of counter space for prep. As you make your way upstairs all of the bed rooms are spacious and have LARGE walk-in closets but the main bed room will impress on how big it is and its closet space as well. The main bath room has 2 sinks, a bubble tub, walk-in shower and a linen closet. LOTS of natural light! The finished basement has barn-doors galore as well as a painted black ceiling and to finish off the industrial look, the lighting fixtures will not disappoint. Lots of room for entertaining and a dry bar too. Lets go outside to the MASSIVE deck with composite decking boards...(no maintenance) and large fenced in back/side yard. The Hot-water tank is a year old. Humidifier as-is. Owner is willing to offer \$3k credit for some of the carpet to be replaced upstairs. The home/subdivision is tucked far enough away to give that country feel, yet close enough for shopping, main roads as well as interstate.

School Data		Assessments		Tax		Miscellaneous	
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$11,922.81	Waterfront: No				
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06041080010000	Appx SF: 2638				
High School: Elgin (46)		Mult PINs: No	SF Source: Landlord/Tenant/Seller				
		Tax Year: 2022	Bldg. Assess. SF: 0.28				
		Tax Exmps: None	Acreage: 0.28				
		Special Assessments: No					
		Special Service Area: No					
		Master Association: No					
		Master Assc. Freq.: Not Required					

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X11	Main Level	Wood Laminate	Drapes	Master Bedroom	29X15	2nd Level	Carpet	Drapes
Dining Room	12X10	Main Level	Wood Laminate		2nd Bedroom	13X11	2nd Level	Carpet	Drapes
Kitchen	13X12	Main Level	Wood Laminate	Drapes	3rd Bedroom	12X11	2nd Level	Carpet	Drapes
Family Room	27X14	Main Level	Wood Laminate	Drapes	4th Bedroom		Not Applicable		
Laundry Room	8X6	2nd Level	Ceramic Tile	None					
Office	12X10	Main Level	Wood Laminate	Drapes	Recreation Room	35X31	Basement	Vinyl	Drapes

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Dry, Wood Laminate Floors, 2nd Floor Laundry, Walk-In Closet(s), 9' Ceiling, Open Floorplan, Separate Dining Room, Walk-In Closet(s), Some Wall-To-Wall Cp**

Exterior Property Features: **Deck, Storms/Screens, Fire Pit**

Age: 21-25 Years	Laundry Features: In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Office, Recreation Room	Sewer: Sewer-Public
Style: Contemporary	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opt:
Air Cond: Central Air	Garage Type: Attached	General Info: None
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s)	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Pantry-Closet, SolidSurfaceCounter, Updated Kitchen	Parking Ownership: 	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel	Parking On Site: 	HERS Index Score:
Kitchen Appliances	Parking Details: 	Green Discr:
Dining: Separate	Driveway: Asphalt	Green Rating Source:
Attic: Unfinished	Foundation: Concrete	Green Feats:
Basement Details: Finished	Exst Bas/Fnd: 	Sale Terms: Conventional, FHA, VA
Bath Amn: Separate Shower, Double Sink, Soaking Tub	Disability Access: No	Possession: Closing
Fireplace Details: Wood Burning, Gas Starter	Disability Details: 	Occ Date:
Fireplace Location: Family Room	Exposure: S (South)	Rural:
Electricity: Circuit Breakers, 200+ Amp Service	Lot Size: .25-.49 Acre	Addl. Sales Info: None
Equipment: Humidifier, TV-Cable, Ceiling Fan, Sump Pump	Lot Size Source: 	Broker Owned/Interest: No
Other Structures: 	Lot Desc: Corner, Fenced Yard	Relist:
Door Features: 		Zero Lot Line:
Window Features: 		

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MLS #: 11937217 Detached Single 2110 Colchester AVE Hoffman Estates IL 60192



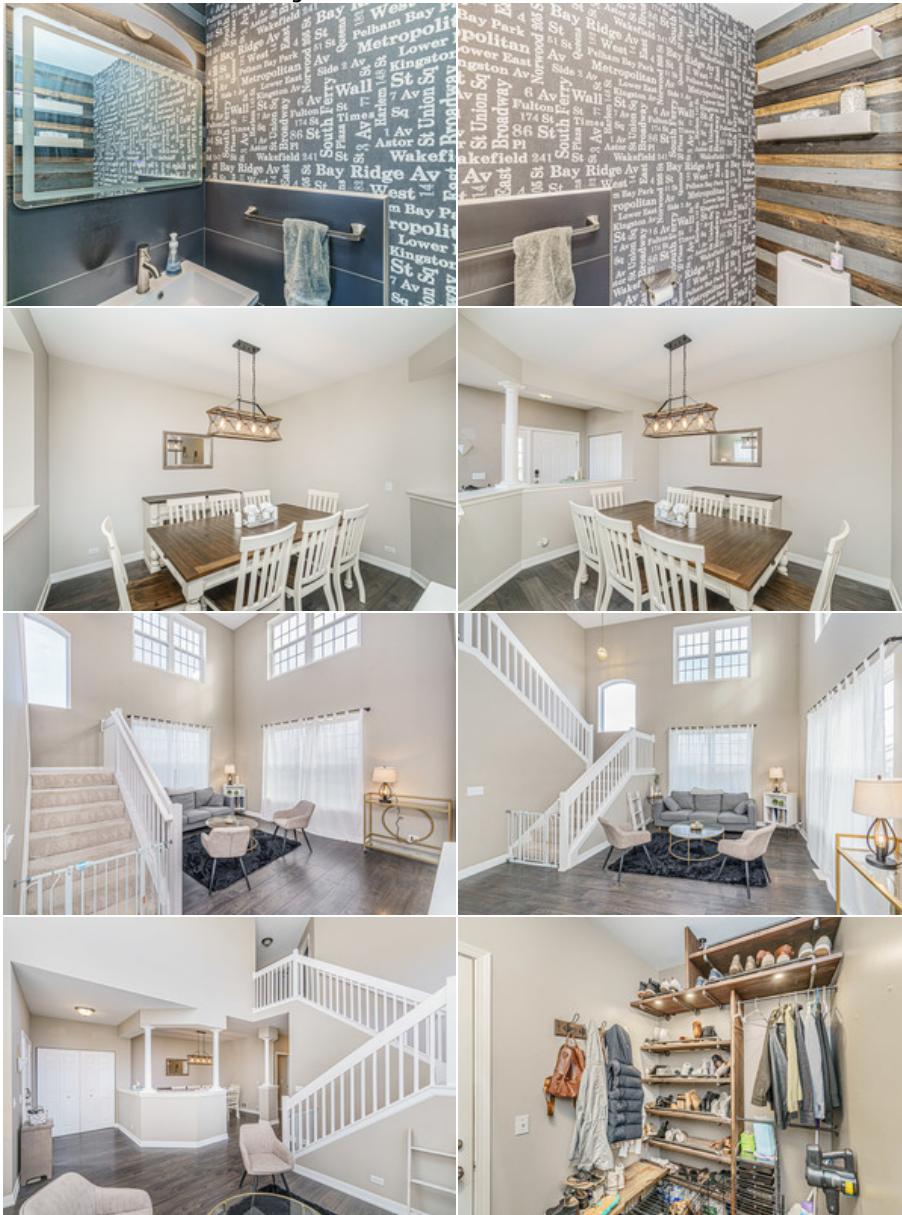
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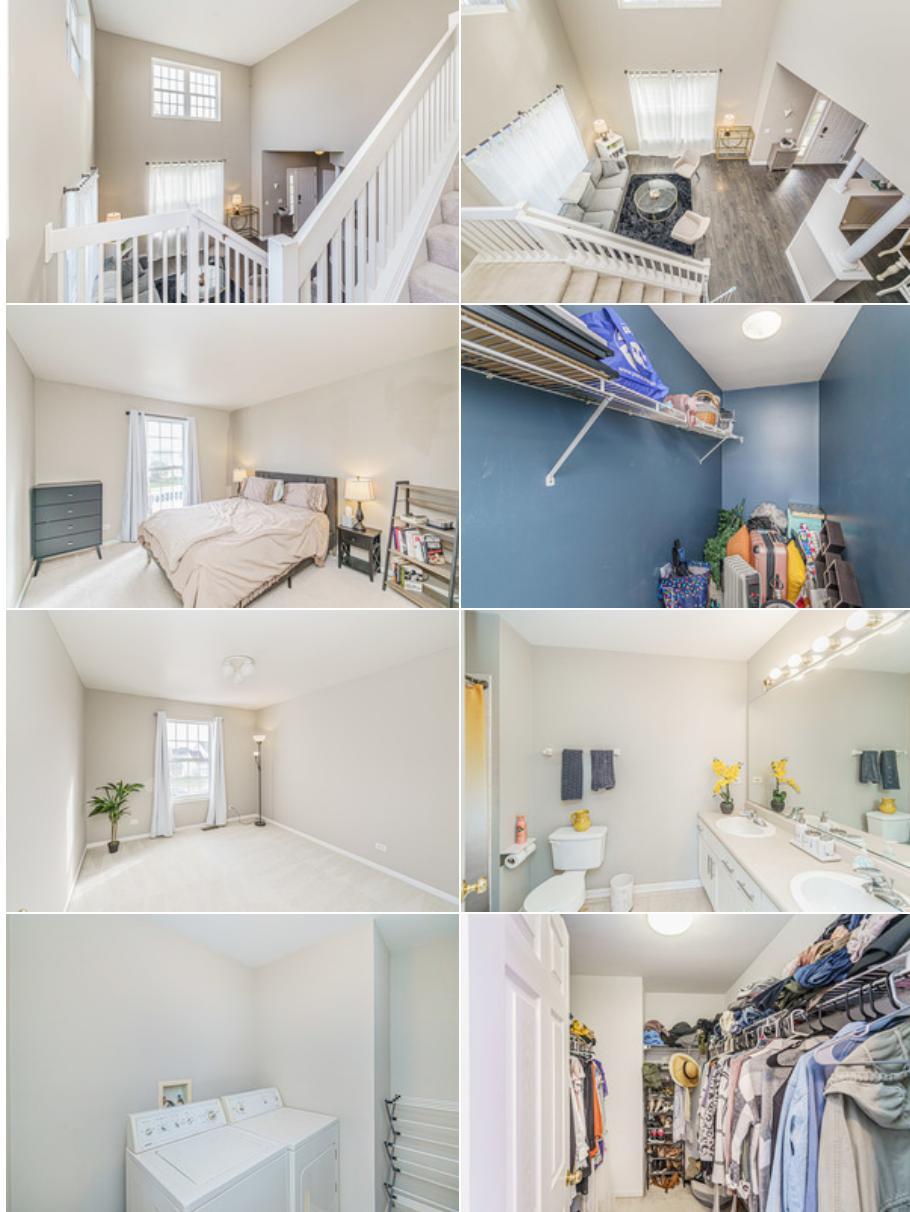


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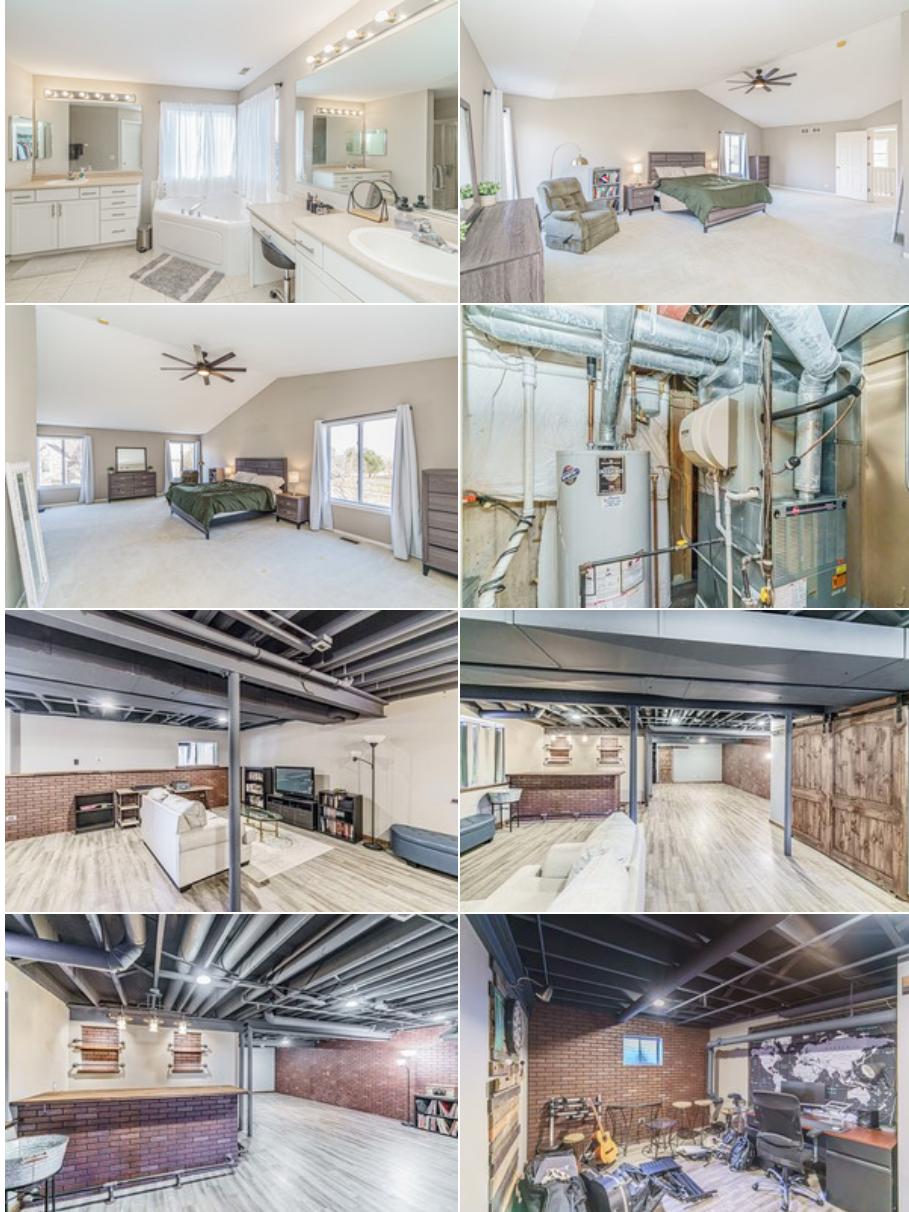


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MLS #: 11937217

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



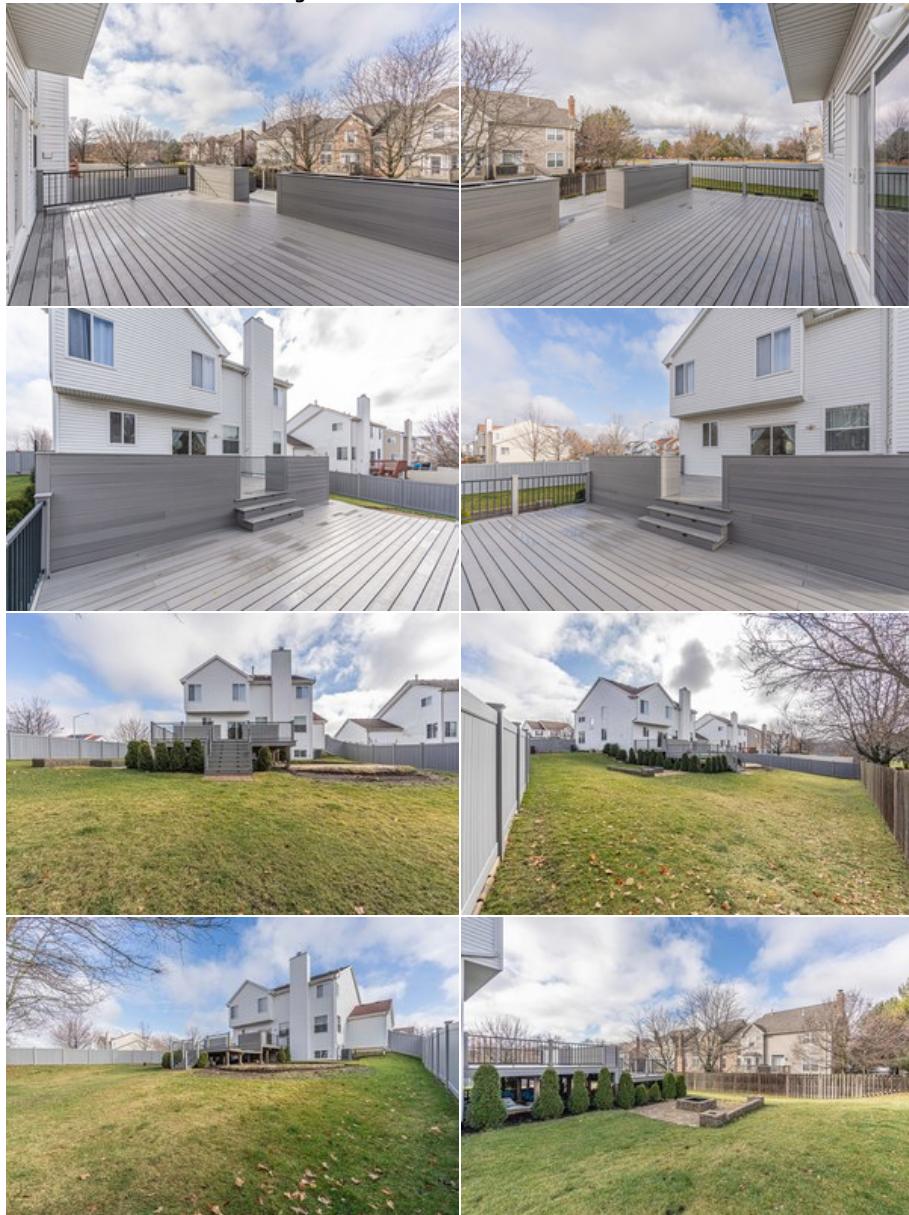
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Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11937217 Detached Single 2110 Colchester AVE Hoffman Estates IL 60192



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MLS #: 11937217

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Status: CLSD	MLS #: 11897906	List Price: \$499,900
Area: 194	List Date: 10/18/2023	Orig List Price: \$499,900
Address: 2042 Bonita Ln , Hoffman Estates, IL 60192	List Dt Rec: 10/18/2023	Sold Price: \$480,000
From Rt 59, West on Shoe Factory Rd past Beverly Rd, right on Essex to Chatham left to Bonita right		
Lst. Mkt. Time: 44		
Closed: 12/22/2023	Contract: 11/30/2023	Concessions: Conventional
Off Market: 11/30/2023	Financing: Conventional	Contingency: No
Year Built: 2007	Blt Before 78: No	Curr. Leased: No
Dimensions: 72X110		
Ownership: Fee Simple w/ HO Assn.	Subdivision: Beacon Pointe Hanover	Model: Hanover
Corp Limits: Hoffman Estates	Township: Hanover	County: Cook
Coordinates: Rooms: 11	Bathrooms (full/half): 2 / 1	# Fireplaces: 1
Bedrooms: 4	Master Bath: Full	Parking: Garage
Basement: Full	Bsmnt. Bath: No	# Spaces: Gar:2
Parking Incl. In Price:		
Buyer Ag. Comp.: 2%-\$299 (% of Net Sale Price)		
Cld Buyer Ag. Comp.: 2%-\$299 (% of Net Sale Price)		
Mobility Score: -		

Remarks: **This highly sought-after Beacon Pointe Hanover model is a must-see! The soaring two-story foyer and gleaming hardwood flooring greet you as you enter. Builder upgrades throughout include a white trim package, recessed lighting, and modern light fixtures. The full eat-in kitchen features 42-inch oak cabinetry, granite countertops, backsplash, high-end GE Profile stainless steel appliances, and a pantry closet. The spacious family room has a gas starter fireplace, and recessed lights. Entertain guests or unwind on your paver patio. 1st floor office/den, and laundry! Upstairs, you'll find four spacious bedrooms, including the master suite with tray ceiling, walk-in closet, and master en-suite bath with whirlpool tub, raised vanity, tile floor, and tile surround separate shower. The full basement is a deep pour with 9-foot ceilings and is ready for your finishing touches. It's already roughed in for plumbing, has insulation wrap, and an in-house sprinkler system. Roof was redone in 2021! The 2-car garage provides ample parking, and the amazing location close to shopping, the interstate, and more makes this home a perfect choice. View it today!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$220	Amount: \$10,753	Waterfront: No
Junior High: Larsen (46)	Frequency: Annual	PIN: 06053030080000	Appx SF: 2795
High School: Elgin (46)	Special Assessments: No	Mult PINs:	SF Source: Estimated
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF:
	Master Association: No	Tax Exmps:	Acreage:
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X12	Main Level	Carpet	Blinds	Master Bedroom	22X18	2nd Level	Carpet	Blinds
Dining Room	12X12	Main Level	Carpet	Blinds	2nd Bedroom	14X12	2nd Level	Carpet	Blinds
Kitchen	14X13	Main Level	Hardwood	Blinds	3rd Bedroom	13X12	2nd Level	Carpet	Blinds
Family Room	18X18	Main Level	Carpet	Blinds	4th Bedroom	12X12	2nd Level	Carpet	Blinds
Laundry Room	9X8	Main Level	Hardwood		Eating Area	13X10	Main Level	Hardwood	Blinds
Office	10X10	Main Level	Carpet	Blinds	Foyer	17X15	Main Level	Hardwood	Blinds
Recreation Room	30X17	Basement	Other						
Utility Room-									
Lower Level	10X9	Basement	Other						

Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, Walk-In Closet(s)**

Exterior Property Features: **Patio, Porch**

Age: 16-20 Years	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Office, Eating Area, Recreation Room, Foyer, Utility Room-Lower Level	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Aluminum Siding, Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Island, Pantry-Closet	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances	Parking On Site:	HERS Index Score:
Dining: Separate, Combined w/ LivRm	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Partially Finished	Foundation: Concrete	Green Feats:
Bath Amn: Separate Shower, Double Sink	Ext Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details: Wood Burning, Gas Logs, Gas Starter	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural:
Equipment: Humidifier, TV-Cable, Fire Sprinklers, CO Detectors, Sump Pump	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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MLS #: 11897906 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11897906 Detached Single 2042 Bonita LN Hoffman Estates IL 60192

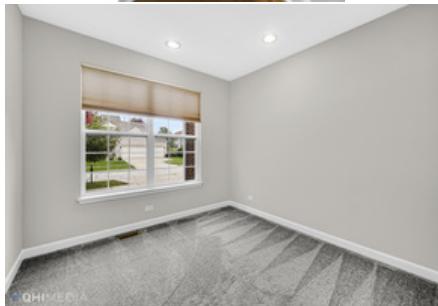


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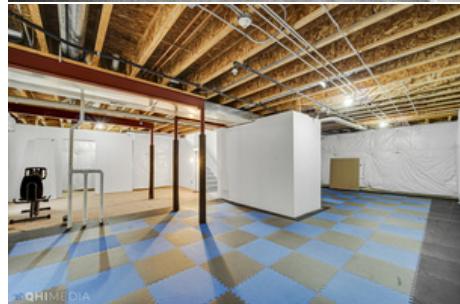
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MLS #: 11897906

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11859851	List Price:	\$499,900
Status:	CLSD	List Date:	09/28/2023	Orig List Price: \$499,900
Area:	194	List Dt Rec:	09/28/2023	Sold Price: \$487,500
Address:	5485 Fox Path Ln , Hoffman Estates, IL 60192			
Directions:	Rt 59 south of I-90 (north of Golf) to Shoe Factory Rd go west to Rohrsen south to Fox Path, east to home			
Closed:	11/22/2023	Contract:	11/08/2023	Lst. Mkt. Time: 42
Off Market:	11/08/2023	Financing:	Cash	Concessions:
Year Built:	1995	Blt Before 78:	No	Contingency:
Dimensions:	77X149X107X150			Curr. Leased: No
Ownership:	Fee Simple	Subdivision:	Hunters Ridge Hanover	Model: Cascade
Corp Limits:	Hoffman Estates	Township:	Hanover	County: Cook
Coordinates:	N:12 W:30			
Rooms:	12	Bathrooms (full/half):	2 / 1	# Fireplaces: 1
Bedrooms:	4	Master Bath:	Full	Parking: Garage
Basement:	Partial	Bsmnt. Bath:	No	# Spaces: Gar:2
Buyer Ag. Comp.:	2.5% - \$400 (% of Net Sale Price)			
Clsd Buyer Ag. Comp.:	2.5%-400 (% of Net Sale Price)			
Mobility Score:	-			

Remarks: **\$\$\$5000 CLOSING COST CREDIT.** Relax and enjoy privacy and nature on the back deck. This beautifully maintained home backs to a natural conservancy. The 2016 remodeled kitchen features hardwood floors, maple cabinetry with an Auburn Glaze finish, granite countertops, SS appliances, a large pantry and eating area. The kitchen opens to the family room with brick fireplace. The elegant dining room has hardwood floors. Retire to a large master suite with custom shelving in the sitting area, dual walk-in closets, double sink vanity and a private water closet. Three additional bedrooms, full bath with double sink vanity and linen closet. Powder room off the laundry room. Partially finished lower level with new carpet, large storage room and a built-in workbench. New front door with sidelights/water heater 2023, windows 2012-2018, garage door opener 2016, asphalt driveway 2015, high efficiency HVAC with UV air purifier 2012, roof 2009. Elfa shelving in all bedroom closets and pantry. Great location, close to shopping and minutes to I-90. U-46 High School Magnet Academy programs include visual and performing arts, science and technology, gifted and media/digital arts.

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$8,342.71	Waterfront: No	
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06093040030000	Appx SF: 2644
High School: Elgin (46)	Special Assessments: Unknown	Mult PINs: No	SF Source: Assessor
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF: 2644
	Master Association:	Tax Exmps: Homeowner	Acreage: 0.31
	Master Assc. Freq.: Not Required		

Square Footage Comments: **Plus finished basement**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X10	Main Level	Carpet		Master Bedroom	15X14	2nd Level	Carpet	
Dining Room	12X12	Main Level	Hardwood		2nd Bedroom	12X10	2nd Level	Carpet	
Kitchen	13X12	Main Level	Hardwood		3rd Bedroom	11X10	2nd Level	Carpet	
Family Room	19X14	Main Level	Carpet		4th Bedroom	12X10	2nd Level	Carpet	
Laundry Room	8X6	Main Level	Vinyl		Recreation Room	22X13	Basement	Carpet	
Eating Area	13X11	Main Level	Hardwood		Sitting Room	10X7	2nd Level	Carpet	
Play Room	12X8	Basement	Carpet						

Interior Property Features: **Hardwood Floors, 1st Floor Laundry, Walk-In Closet(s)**

Exterior Property Features: **Deck**

Age: 26-30 Years	Laundry Features: In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Eating Area, Recreation Room, Play Room, Sitting Room	Sewer: Sewer-Public
Style: Traditional	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Aluminum Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities:
Kitchen: Eating Area-Table Space, Island, Pantry-Closet	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discr:
Attic: Unfinished	Driveway: Asphalt	Green Rating Source:
Basement Details: Finished, Crawl	Foundation: Concrete	Green Feats:
Bath Amn: Whirlpool, Double Sink	Ext Bas/Fnd:	Sale Terms:
Fireplace Details: Gas Starter	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers, 200+ Amp Service	Exposure: N (North), W (West)	Rural: No
Equipment: Humidifier, TV-Cable, CO Detectors, Sump Pump, Backup Sump Pump	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source: County Records	Broker Owned/Interest: No
Door Features:	Lot Desc: Nature Preserve Adjacent	Relist:
Window Features:		Zero Lot Line:

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MLS #: 11859851 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11859851 Detached Single 5485 Fox Path LN Hoffman Estates IL 60192



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5485 Fox Path



PROUDOBTRK

5485 Fox Path



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Some photos may be virtually staged

Status: CLSD		MLS #:	11942421	List Price:	\$540,000
Area: 194		List Date:	12/06/2023	Orig List Price:	\$540,000
Address: 5330 Fox Path Ln , Hoffman Estates, IL 60192		List Dt Rec:	12/06/2023	Sold Price:	\$507,000
Directions: North on Summit to Rohrsen Rd and then right on Fox Point, west to home					
Closed: 02/06/2024		Lst. Mkt. Time:	22		
Off Market: 12/27/2023		Contract:	12/27/2023	Concessions:	7000
Year Built: 1999		Financing:	Conventional	Contingency:	
Dimensions: 19561		Blt Before 78:	No	Curr. Leased:	
Ownership: Fee Simple		Subdivision:		Model:	
Corp Limits: Hoffman Estates		Township:	Hanover	County:	Cook
Coordinates:				# Fireplaces:	1
Rooms: 10		Bathrooms (full/half):	3 / 1	Parking:	Garage
Bedrooms: 4		Master Bath:	Full	# Spaces:	Gar:2
Basement: Full		Bsmnt. Bath:	No	Parking Incl. In Price:	Yes
Buyer Ag. Comp.: 2.25%-\$499 (% of Net Sale Price)					
Cld Buyer Ag. Comp.: %2.25 - \$499 (% of Net Sale Price)					
Mobility Score: -					

Remarks: **Welcome to your beautifully refreshed home in the heart of Hoffman Estates! This recently painted 4-bedroom, 3.5-bath single-family residence exudes charm and modern elegance. As you enter, you'll be greeted by a bright and inviting atmosphere, thanks to the fresh coat of paint that graces every corner. The main level is a haven of versatile living spaces, including a formal living room for entertaining guests, a cozy family room for relaxed evenings, and an elegant dining area for memorable meals. The den provides the perfect space for a home office or cozy reading nook. The heart of the home is the updated kitchen, featuring modern appliances, ample counter space, and a convenient breakfast bar. Adjacent to the kitchen is the family room, where large windows fill the space with natural light and create a warm, inviting ambiance. Upstairs, you'll find four generously sized bedrooms, each offering a retreat-like atmosphere. The master bedroom boasts a private suite with a well-appointed bathroom and a spacious walk-in closet. Notable upgrades include a brand-new Roof, Gutters, Down spouts and fresh carpet throughout, adding to the home's appeal and providing a turnkey living experience. Outside, a well-maintained yard offers a serene escape, while a new carport enhances convenience. Situated in the desirable Hoffman Estates community, this home is conveniently located near schools, parks, and amenities. Don't miss the chance to make this beautifully updated property your new home - schedule a showing today and experience the comfort and style it has to offer.**

School Data		Assessments		Tax		Miscellaneous	
Elementary: Timber Trails (46)	Amount:		Amount:	\$7,155		Waterfront:	No
Junior High: Larsen (46)	Frequency:	Not Applicable	PIN:	06093020090000		Appx SF:	3010**
High School: Elgin (46)			Mult PINs:	No		SF Source:	Other
			Special Assessments:	No	Tax Year:	2022	Bldg. Assess. SF:
			Special Service Area:	No		Tax Exmps:	Homeowner, Senior, Senior Freeze
			Master Association:			Acreage:	0.449
			Master Assc. Freq.:	Not Required			

Square Footage Comments:

Level Square Footage Details: **Above Grade Total Sq Ft: 0, Unfinished Basement Sq Ft: 1400, Total Basement Sq Ft: 1400, Aprox. Total Finished Sq Ft: 0, Total Finished/Unfinished Sq Ft: 1400

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X17	Main Level	Carpet	Double Pane Windows	Master Bedroom	19X16	2nd Level	Carpet	Double Pane Windows
Dining Room	12X13	Main Level	Carpet	Double Pane Windows	2nd Bedroom	12X12	2nd Level	Carpet	Double Pane Windows
Kitchen	24X15	Main Level	Vinyl	Double Pane Windows	3rd Bedroom	11X14	2nd Level	Carpet	Double Pane Windows
Family Room	19X15	Main Level	Carpet	Double Pane Windows	4th Bedroom	12X15	2nd Level	Carpet	Double Pane Windows
Laundry Room	5X7	Main Level	Vinyl	Double Pane Windows					
Den	12X12	Main Level	Carpet	Double Pane Windows	Suite	12X12	2nd Level	Carpet	Double Pane Windows, Skylight(s)
Foyer	9X13	Main Level	Vinyl	Double Pane Windows					

Interior Property Features:

Exterior Property Features:

Age: 21-25 Years	Laundry Features:	Roof:
Type: 2 Stories	Additional Rooms: Den, Suite, Foyer	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Details:	Amenities:
Kitchen:	Parking Ownership:	Asmt Incl: None
Appliances:	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discl:
Attic:	Driveway:	Green Rating Source:
Basement Details: Unfinished	Foundation:	Green Feats:
Bath Arn:	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural:
Equipment:	Lot Size: .25-.49 Acre	Addl. Sales Info: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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MLS #: 11942421 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS#: 11942421 Detached Single 5330 Fox Path LN Hoffman Estates IL 60192



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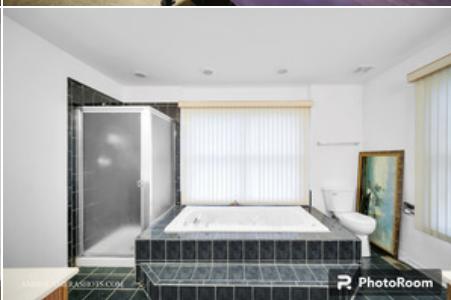


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MLS #: 11942421

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11942421 Detached Single 5330 Fox Path LN Hoffman Estates IL 60192



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MLS #: 11942421

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS#: **11942421** Detached Single 5330 Fox Path LN Hoffman Estates IL 60192



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MLS #: 11942421

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11963976	List Price:	\$509,000
Status:	ACTV	List Date:	01/18/2024	Orig List Price: \$509,000
Area:	194	List Dt Rec:	01/18/2024	Sold Price:
Address:	5485 Mallard Ln , Hoffman Estates, IL 60192			
Directions:	From Golf Road (Route 58), North on Rohrseen Rd to Fox Path lane. Go east to Hunters Ridge, Go North to Falcon Lane, Go Left to Mallard lane and make a right. House will be on the right			
Closed:	Contract:	Lst. Mkt. Time: 23		
Off Market:	Financing:	Concessions:		
Year Built:	1995	Blt Before 78:	No	Contingency:
Dimensions:	18x75			Curr. Leased:
Ownership:	Fee Simple	Subdivision:	Model:	
Corp Limits:	Hoffman Estates	Township:	Hanover	County: Cook
Coordinates:				
Rooms:	9	Bathrooms (full/half):	# Fireplaces:	
Bedrooms:	4	Master Bath: Full	Parking:	Garage
Basement:	Full, English	Bsmnt. Bath: No	# Spaces:	Gar:2
Buyer Ag. Comp.:	2%-\$399 (% of Gross Sale Price)			Parking Incl. In Price:
Mobility Score:	-			

Remarks: Experience elegance in this modern home situated on a slight upper hill in reputable Hoffman Estates! As you park your car on the driveway, next to the attached two car garage, you will enter the welcoming foyer area, and will notice the classy staircase going up to the second floor. The master suite bedroom has a HIS and HERs closet, big enough to fit all your wardrobes. This room also features a large bathroom with a double sink vanity, separate walk-in shower, and a soak in tub where you can relax and have serenity after a long day's work. The second-floor level also features three additional large bedrooms where family members can enjoy a good night's sleep. There is another full bathroom on the second floor and a half bath on the main floor. The main floor has two large family living rooms, built-in speakers in one of the living areas, and a fireplace so you can enjoy family gatherings. The well-lit kitchen has been well cared for and ready for you to create your favorite cooking recipes! The English style basement has a 9 ft tall ceiling and has lots of space waiting for your creative ideas! The home features a deck and a Huge Backyard ready to enjoy the warm summer days or winter games! This home has built in sprinkler system and a home alarm. Mechanicals of this home have been updated! This home has a Humidifier and A/C installed in 2021. Furnace installed in 2022 and has 10yr Warranty! Water heater, sump pump and back up pump have also been updated! Most windows are updated! This Rushmore model in Hunters Ridge is the home you want to live in! This One Of A Kind Home sits on Almost .25-Acre Lot! There is NO HOA and NO ASSESSMENTS. It also comes with a HOME WARRANTY! This home is right off the expressway and close to shops! Don't let this one get away and schedule your showing today! Seller will consider all offers and give \$5,000 credit towards closing costs.

School Data	Assessments	Tax	Miscellaneous
Elementary: (46)	Amount:	\$9,548.13	Waterfront: No
Junior High: (46)	Frequency:	Not Applicable	Appx SF: 2718
High School: (46)	Special Assessments: No	Mult PINs:	SF Source: Assessor
	Special Service Area: No	Tax Year: 2022	Bldg. Assess. SF:
	Master Association:	Tax Exmps:	Acreage:
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X12	Main Level			Master Bedroom	13X12	2nd Level		
Dining Room	13X11	Main Level			2nd Bedroom	12X12	2nd Level		
Kitchen	13X11	Main Level			3rd Bedroom	12X12	2nd Level		
Family Room	18X15	Main Level			4th Bedroom	12X11	2nd Level		
Laundry Room									
Foyer	8X3	Main Level			Breakfast Room	12X11	Main Level		

Interior Property Features:

Exterior Property Features:

Age: 26-30 Years	Laundry Features:	Roof:
Type: 2 Stories	Additional Rooms: Foyer, Breakfast Room	Sewer: Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding, Brick, Frame	Garage On Site: Yes	Const Opt:
Air Cond: Central Air	Garage Type: Attached	General Info: Interstate Access
Heating: Forced Air	Garage Details:	Amenities:
Kitchen:	Parking Ownership:	Asmt Incl: None
Appliances:	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Disc:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished	Foundation:	Green Feats:
Bath Arn:	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure:	Rural:
Equipment:	Lot Size: Less Than .25 Acre	Addl. Sales Info: Home Warranty
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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MLS #: 11963976 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

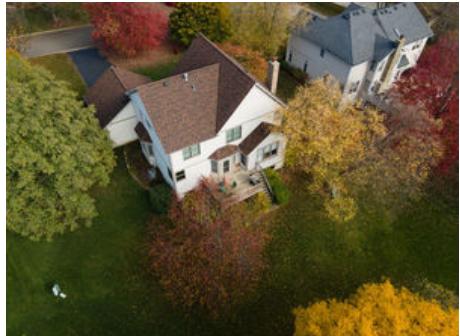


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MLS #: 11963976

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11963976 Detached Single 5485 Mallard LN Hoffman Estates IL 60192



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MLS #: 11963976

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single		MLS #:	11965916	List Price:	\$515,000
Status: CTG		List Date:	01/24/2024	Orig List Price:	\$515,000
Area: 194		List Dt Rec:	01/24/2024	Sold Price:	
Address: 2047 Amelia Ln , Hoffman Estates, IL 60192		From 59, West on Shoe Factory Rd past Beverly Rd			
Directions: From 59, West on Shoe Factory Rd past Beverly Rd		Lst. Mkt. Time: 17			
Closed:		Contract:	02/03/2024	Concessions:	
Off Market:		Financing:		Contingency:	A/I
Year Built:	2007	Blt Before 78:	No	Curr. Leased:	No
Dimensions:	72X110	Fee Simple w/ HO Assn.		Subdivision:	Beacon Pointe
Ownership:				Model:	
Corp Limits:	Hoffman Estates	Township:	Hanover	County:	Cook
Coordinates:				# Fireplaces:	
Rooms:	9	Bathrooms (full/half):	2 / 1	Parking:	Garage
Bedrooms:	4	Master Bath:	Full	# Spaces:	Gar:2
Basement:	Full	Bsmnt. Bath:	No	Parking Incl. In Price:	Yes
Buyer Ag. Comp.:	2.5% -\$495.00 (% of Net Sale Price)				
Mobility Score:	-				

Remarks: **Amazing opportunity to live in this beautiful four bedroom two and one half bath! This two story is located in the highly desirable Beacon Point subdivision. The open floor plan is perfect for entertaining. The kitchen features 42 inch cabinets, granite countertops, tile backsplash, stainless steel appliances &so much more. Great first floor den & laundry! Four generously sized bedrooms on the second floor. The primary bedroom suite has a tray ceiling, walk-in closet, private, attached bath w/ whirlpool tub, and separate shower! Other features include; 9 Foot Ceilings, full finished basement, 2.5 Car Garage, etc... Prime location close to shopping & I-90.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$250	Amount: \$11,995.11	Waterfront: No
Junior High: Larsen (46)	Frequency: Annual	PIN: 06053030030000	Appx SF: 2795
High School: Elgin (46)	Special Assessments: No	Mult PINs:	SF Source: Assessor
	Special Service Area: No	Tax Year: 2022	Bldg. Assess. SF:
	Master Association: No	Tax Exmps:	Acreage: 0.1819
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Carpet	Blinds	Master Bedroom	22X18	2nd Level	Carpet	Blinds
Dining Room	12X12	Main Level	Carpet	Blinds	2nd Bedroom	14X12	2nd Level	Carpet	Blinds
Kitchen	14X13	Main Level	Hardwood		3rd Bedroom	13X12	2nd Level	Carpet	Blinds
Family Room	18X18	Main Level	Carpet		4th Bedroom	12X12	2nd Level	Carpet	Blinds
Laundry Room	09X08	Main Level	Other						
Office	11X10	Main Level	Carpet	Blinds					

Interior Property Features: **Vaulted/Cathedral Ceilings**

Exterior Property Features: **Deck**

Age: 16-20 Years	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Office	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s)	Amenities: Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Island, Pantry-Closet	Parking Ownership:	Asmt Incl: Other
Appliances: Oven/Range, Microwave, Dishwasher, Washer, Dryer	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Finished	Foundation: Concrete	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA, Cash Only
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural: No
Equipment:	Lot Size: Less Than .25 Acre	Relist:
Other Structures:	Lot Size Source:	Addl. Sales Info.: None
Door Features:	Lot Desc:	Broker Owned/Interest: No
Window Features:		Zero Lot Line:

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MLS #: 11965916 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11965916 Detached Single 2047 Amelia LN Hoffman Estates IL 60192



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MLS #: 11965916 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11816484	List Price:	\$519,500
Status:	CLSD	List Date:	06/24/2023	Orig List Price: \$519,500
Area:	194	List Dt Rec:	06/24/2023	Sold Price: \$526,501
Address:	5380 Shotkoski Dr, Hoffman Estates, IL 60192			
Directions:	RT 59 S OF I-90 TO SHOE FACTORY W2 MCDONOUGH 2 SHOTKOSKI			
Closed:	08/10/2023	Contract:	06/27/2023	Lst. Mkt. Time: 4
Off Market:	06/27/2023	Financing:	Conventional	Concessions:
Year Built:	1999	Blt Before 78:	No	Contingency:
Dimensions:	87X100X87X101			
Ownership:	Fee Simple	Subdivision:	Bridlewood	Model: Belmont
Corp Limits:	Unincorporated	Township:	Hanover	County: Cook
Coordinates:	N:12 W:30			
Rooms:	10	Bathrooms (full/half):	3 / 1	# Fireplaces: 1
Bedrooms:	4+1 bsmt	Master Bath:	Full	Parking: Garage
Basement:	Full	Bsmnt. Bath:	Yes	# Spaces: Gar:3
				Parking Incl. In Price:
Buyer Ag. Comp.:	2.5%-\$375 (% of Net Sale Price)			
Mobility Score:	-			

Remarks: **So much home for the money! Nice 2story foyer when you first enter the home...Large kitchen with center island, quartz counter tops, tiled back splash and SS appliances! Newer roof and siding. Central air and washer & dryer are 1 year old. Finished basement with second kitchen, bedroom and full bathroom!! Front porch area has room for a table and chairs for summer enjoyment! Good size deck overlooking fully fenced yard! 3 car garage has epoxied floor.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$11,604.25	Waterfront: No	
Junior High: Larsen (46)	Frequency: Not Applicable	Appx SF: 3245	
High School: Elgin (46)	Special Assessments: No	SF Source: Other	
	Special Service Area: No	Bldg. Assess. SF:	
	Master Association:	Tax Exmps: Homeowner	Acreage:
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X12	Main Level	Carpet	Drapes	Master Bedroom	18X12	2nd Level	Carpet	Drapes
Dining Room	13X11	Main Level	Carpet	Blinds	2nd Bedroom	12X10	2nd Level	Carpet	Blinds
Kitchen	18X13	Main Level	Hardwood	Blinds	3rd Bedroom	13X11	2nd Level	Carpet	Blinds
Family Room	19X15	Main Level	Carpet	Drapes	4th Bedroom	15X11	2nd Level	Carpet	Blinds
Laundry Room	8X6	Main Level	Porcelain	Tile					
5th Bedroom	13X12	Basement	Carpet		Office	13X12	Main Level	Carpet	
Foyer		12X10	2nd Level	Hardwood					

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Laundry**

Exterior Property Features: **Deck, Front Porch**

Age: 21-25 Years	Laundry Features: Gas Dryer Hookup, In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: 5th Bedroom, Foyer, Office	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opt:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s)	Amenities:
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry, Closet	Parking On Site:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking Details:	HERS Index Score:
Dining: Separate	Driveway: Asphalt	Green Discr:
Attic:	Foundation: Concrete	Green Rating Source:
Basement Details: Finished	Exst Bas/Fnd:	Green Feats:
Bath Arn: Whirlpool, Separate Shower, Double Sink	Disability Access: No	Sale Terms: Conventional, FHA
Fireplace Details: Gas Logs	Disability Details:	Possession: Closing
Fireplace Location: Family Room	Exposure: E (East)	Occ Date:
Electricity: Circuit Breakers, 200+ Amp Service	Lot Size: Less Than .25 Acre	Rural: No
Equipment: CO Detectors, Ceiling Fan, Sump Pump, Sprinkler-Lawn	Lot Size Source: Other	Addl. Sales Info.: None
Other Structures:	Lot Desc: Fenced Yard, Sidewalks	Broker Owned/Interest: No
Door Features:		Relist:
Window Features:		Zero Lot Line:

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MLS #: 11816484 Detached Single 5380 Shotkoski DR Hoffman Estates IL 60192



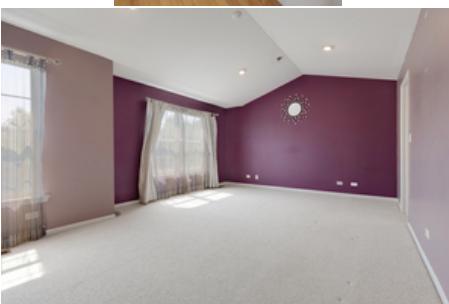
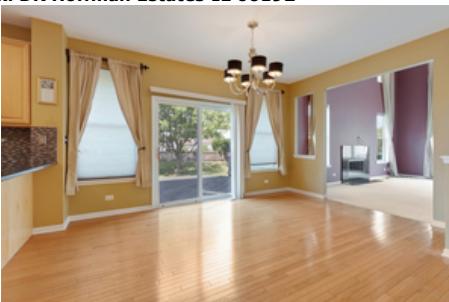
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MLS #: 11816484 Detached Single 5380 Shotkoski DR Hoffman Estates IL 60192

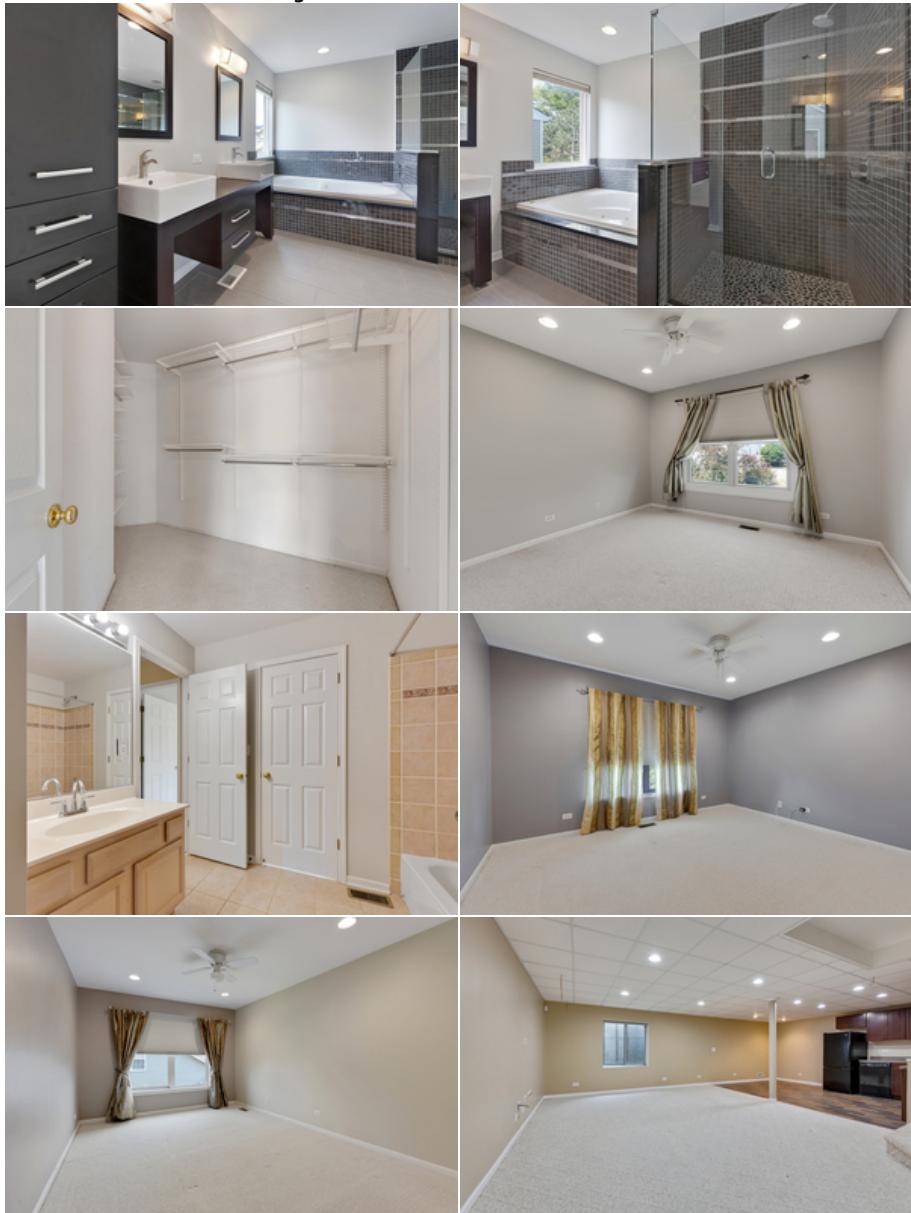


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MLS #: 11816484

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Some photos may be virtually staged

Status: CLSD	MLS #: 11871381	List Price: \$520,000
Area: 194	List Date: 08/31/2023	Orig List Price: \$520,000
Address: 1300 Mallard Ln , Hoffman Estates, IL 60192	List Dt Rec: 08/31/2023	Sold Price: \$527,000
Directions: Shoe Factory W to Rohrsen Rd S to Fox Path E to Mallard to home.		
Closed: 10/20/2023	Contract: 09/19/2023	Lst. Mkt. Time: 20
Off Market: 09/19/2023	Financing: Conventional	Concessions:
Year Built: 2004	Blt Before 78: No	Contingency:
Dimensions: 150X120		Curr. Leased: No
Ownership: Fee Simple	Subdivision: Winding Trails	Model: Eddington
Corp Limits: Hoffman Estates	Township: Hanover	County: Cook
Coordinates: Rooms: 9		# Fireplaces:
	Bathrooms (full/half): 3 / 0	Parking: Garage
Bedrooms: 5	Master Bath: Full	# Spaces: Gar:3
Basement: Partial	Bsmnt. Bath: No	Parking Incl. In Price: Yes
Buyer Ag. Comp.: 2.5% -\$495 NET SALES PRICE (% of Net Sale Price)		
Mobility Score: -		

Remarks: **Multiple Offers received, highest and best called for by Monday, September 11th at 10:00. Private and Tranquil Backyard:** Beyond the threshold lies an outdoor oasis that redefines relaxation. The backyard has been transformed into a private retreat, harmonizing nature and comfort effortlessly. A fully fenced yard provides a canopy, offering privacy, while the meticulously planned landscaping frames the scene like a work of art. Enjoy gatherings on the spacious deck, perfect for hosting al fresco dining, entertaining friends, or simply unwinding in the lap of nature. The attention to detail and meticulous care poured into this home is palpable. This residence has been lovingly maintained, ensuring a turnkey experience for its new owners. So MANY NEWS: TWO Carrier furnaces and AC (2021); Roof, siding, soffit, fascia, gutters with oversized downspouts (2019); Hardwired smoke and CO2 detectors with battery backup; Driveway (2021); Water heater (2022); Samsung dishwasher (2022); Samsung range (2022) and MORE! PLAN TO BE AMAZED BY ALL THE UPDATES. Please download from Additional Documents our Feature and Benefit Summary detailing all the characteristics of this amazing home. This home has won an award from the Village of Hoffman Estates, Call the Listing agent to learn why.

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$9,134.43	Waterfront: No	
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06093110080000	Appx SF: 3352
High School: Elgin (46)	Special Assessments: No	Mult PINs: No	SF Source: Assessor
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF:
	Master Association:	Tax Exmps: Homeowner, Senior	Acreage: 0.383
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X14	Main Level	Carpet	Blinds	Master Bedroom	24X16	2nd Level	Carpet	Blinds
Dining Room	14X12	Main Level	Carpet	Blinds	2nd Bedroom	12X16	2nd Level	Carpet	Blinds
Kitchen	19X15	Main Level	Ceramic Tile		3rd Bedroom	12X14	2nd Level	Carpet	Blinds
Family Room	17X16	Main Level	Carpet	Blinds	4th Bedroom	12X15	2nd Level	Carpet	Blinds
Laundry Room	10X9	Main Level	Ceramic Tile						
5th Bedroom	11X15	Main Level	Carpet	Blinds					

Interior Property Features: **In-Law Arrangement, 1st Floor Laundry, 1st Floor Full Bath, Walk-In Closet(s)**

Exterior Property Features: **Deck, Front Porch**

Age: 16-20 Years	Laundry Features: In Unit, Sink	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: 5th Bedroom	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas	Garage Details: Garage Door Opener(s)	Amenities: Street Paved
Kitchen: Eating Area-Table Space, Island	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Dishwasher, High End Refrigerator	Parking On Site:	HERS Index Score:
Dining: Combined w/ LivRm	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished, Bathroom Rough-In	Foundation: Concrete	Green Feats:
Bath Arn: Separate Shower, Double Sink, Soaking Tub	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity: 200+ Amp Service	Exposure:	Rural: No
Equipment: Fire Sprinklers, CO Detectors, Ceiling Fan, Sump Pump, Sprinkler-Lawn	Lot Size: .25-.49 Acre	Addl. Sales Info: List Broker Must Accompany
Other Structures: Shed(s)	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features: Blinds, ENERGY STAR Qualified Windows		Zero Lot Line:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11871381 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11871381 Detached Single 1300 Mallard LN Hoffman Estates IL 60192



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3D Tour

Detached Single		MLS #:	11931560	List Price:	\$539,900			
Status: CLSD		List Date:	11/22/2023	Orig List Price:	\$549,900			
Area: 194		List Dt Rec:	11/22/2023	Sold Price:	\$537,000			
Address: 2301 Edgartown Ln , Hoffman Estates, IL 60192		Shoe Factory Road W to Essex N to Chatham W to Edgartown N						
Directions: 2007		Lst. Mkt. Time: 39						
Closed: 01/31/2024	Contract:	12/30/2023	Concessions:					
Off Market: 12/30/2023	Financing:	Conventional	Contingency:					
Year Built: 2007	Blt Before 78:	No	Curr. Leased: No					
Dimensions: 65X156X145X123								
Ownership: Fee Simple	Subdivision:	Beacon Pointe Hanover	Model:	South Hill	Cook			
Corp Limits: Hoffman Estates	Township:	Hanover	County:					
Coordinates: N:12 W:31 9	Rooms:							
Bedrooms: 4	Bathrooms (full/half):	3 / 1	# Fireplaces:	0	Parking:			
	Master Bath:	Full, Double Sink, Tub & Separate Shwr	# Spaces:	Gar:2				
Basement: Full	Bsmnt. Bath:	No	Parking Incl. In Price:					
Buyer Ag. Comp.: 2.5% LESS \$395 (% of Net Sale Price)								
Clsd Buyer Ag. Comp.: 2.5% (% of Net Sale Price)								
Mobility Score: -								

Remarks: Welcome Home! This Rarely Available & Immaculate South Hill Model in Highly Sought after Beacon Pointe Subdivision is waiting for YOU! So Much to Love about this Home. Situated on a Huge Premier Private Lot the 2 Story Foyer Welcomes you as you enter! Updates throughout Include Newer Hardwood Flooring, Recently Professionally Painted Interior, Brand New HVAC, Roof, Garage Opener & Disposal in 2023 Plus So Much More Including H2O Heater 2020! You'll LOVE the Gourmet Kitchen with 42" Maple Cabinets with Crown Molding, Island with Breakfast Bar, Planners Desk & SS Appliances Including Range Top & Hood! Located off the Kitchen & Eating Area is the Beautiful 2 Story Family Room with Loads of Natural Light & Wired for Surround Sound! 1st Floor 4th Bedroom or Office, Laundry with New Washing Machine & Spacious Living & Formal Dining Rooms each with Recessed Lighting on Dimmers! Head Up-Stairs to an Expansive Loft or Easily Convert to a 5th Bedroom! Each Bedroom is Super Spacious and Include the Master with 2 Walk-In Closets & Private Master Bath with Raised Dual Vanity, Massive Soaker Tub & Large Tile Surround Shower with Glass Door! Princess Suite Bedroom Includes Private Bath with Tile Surround Shower with Sitting Ledge and Final Bedroom Upstairs also has Private Access to the 3rd Full Bath! Downstairs you'll find the Deep Pour Insulated Basement with 9ft Ceilings Begging to be Finished by you! This Home is Perfect for the Commuter & is Located Near Some of the Finest Shopping & Restaurants in South Barrington Arboretum. You'll LOVE this Home Come See it TODAY!

School Data		Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$200	Amount: \$11,867.83	Waterfront: No	
Junior High: Larsen (46)	Frequency: Annual	PIN: 06054060070000	Appx SF: 3295**	
High School: Elgin (46)	Special Assessments: No	Mult PINs: No	SF Source: Assessor	
	Special Service Area: No	Tax Year: 2022	Bldg. Assess. SF: 	
	Master Association: No	Tax Exmps: Homeowner	Acreage: 0.297	
	Master Assc. Freq.: Not Required			

Square Footage Comments:

Level Square Footage Details: **Above Grade Total Sq Ft: 0, Unfinished Basement Sq Ft: 1704, Total Basement Sq Ft: 1704, Aprox. Total Finished Sq Ft: 0, Total Finished/Unfinished Sq Ft: 1704

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X14	Main Level	Hardwood		Master Bedroom	19X16	2nd Level	Carpet	
Dining Room	13X13	Main Level	Hardwood		2nd Bedroom	14X12	2nd Level	Carpet	
Kitchen	19X16	Main Level	Hardwood		3rd Bedroom	14X12	2nd Level	Carpet	
Family Room	21X15	Main Level	Hardwood		4th Bedroom	12X11	Main Level	Hardwood	
Laundry Room	10X6	Main Level	Other						
Loft	14X11	2nd Level	Hardwood						

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, Walk-In Closet(s), 9' Ceilings, Separate Dining Room, Walk-In Closet(s), Pantry**

Exterior Property Features:

Age: 16-20 Years	Laundry Features: Gas Dryer Hookup, In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Loft	Sewer: Sewer-Public
Style: Traditional	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding, Brick, Clad Trim	Garage On Site: Yes	Const Opt:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Commuter Train, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry, Closet, Custom Cabinetry, Pantry	Parking Ownership: 	Asmt Incl: Other
Appliances: Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking On Site: 	HERS Index Score:
Dining: Separate	Parking Details: 	Green Discl:
Attic: Unfinished	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished, 9 ft + pour	Foundation: Concrete	Green Feats:
Bath Amn: Separate Shower, Double Sink, Soaking Tub	Exst Bas/Frd: 	Sale Terms:
Fireplace Details: 	Disability Access: No	Possession: Closing
Fireplace Location: 	Disability Details: 	Occ Date:
Electricity: 200+ Amp Service	Exposure: W (West)	Rural:
Equipment: Fire Sprinklers, CO Detectors, Sump Pump, Water Heater-Gas	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Other Structures: 	Lot Size Source: 	Broker Owned/Interest: No
Door Features: 	Lot Desc: Cul-de-sac, Landscaped Professionally, Mature Trees, Backs to Trees/Woods	Relist:
Window Features: 		Zero Lot Line:

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MLS #: 11931560

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11931560 Detached Single 2301 Edgartown LN Hoffman Estates IL 60192



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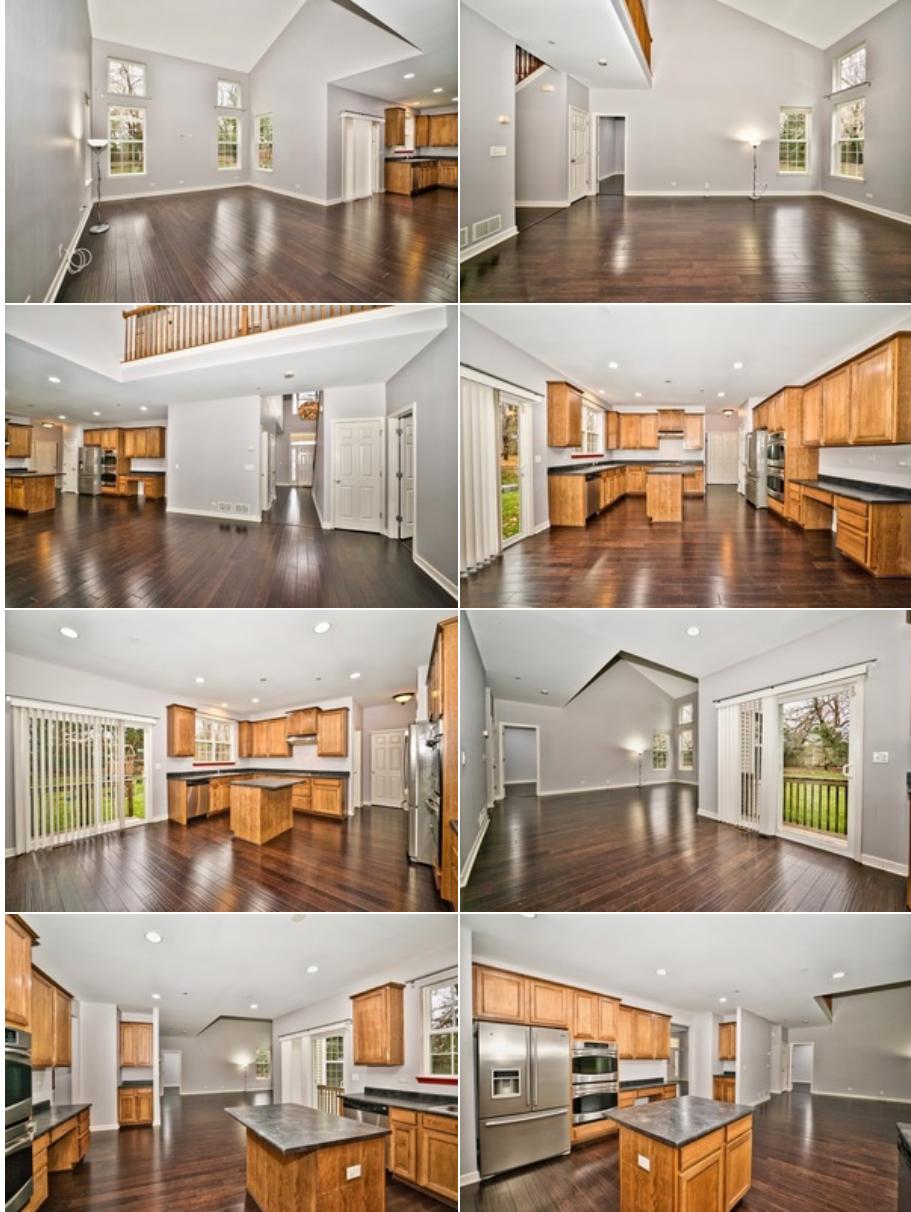
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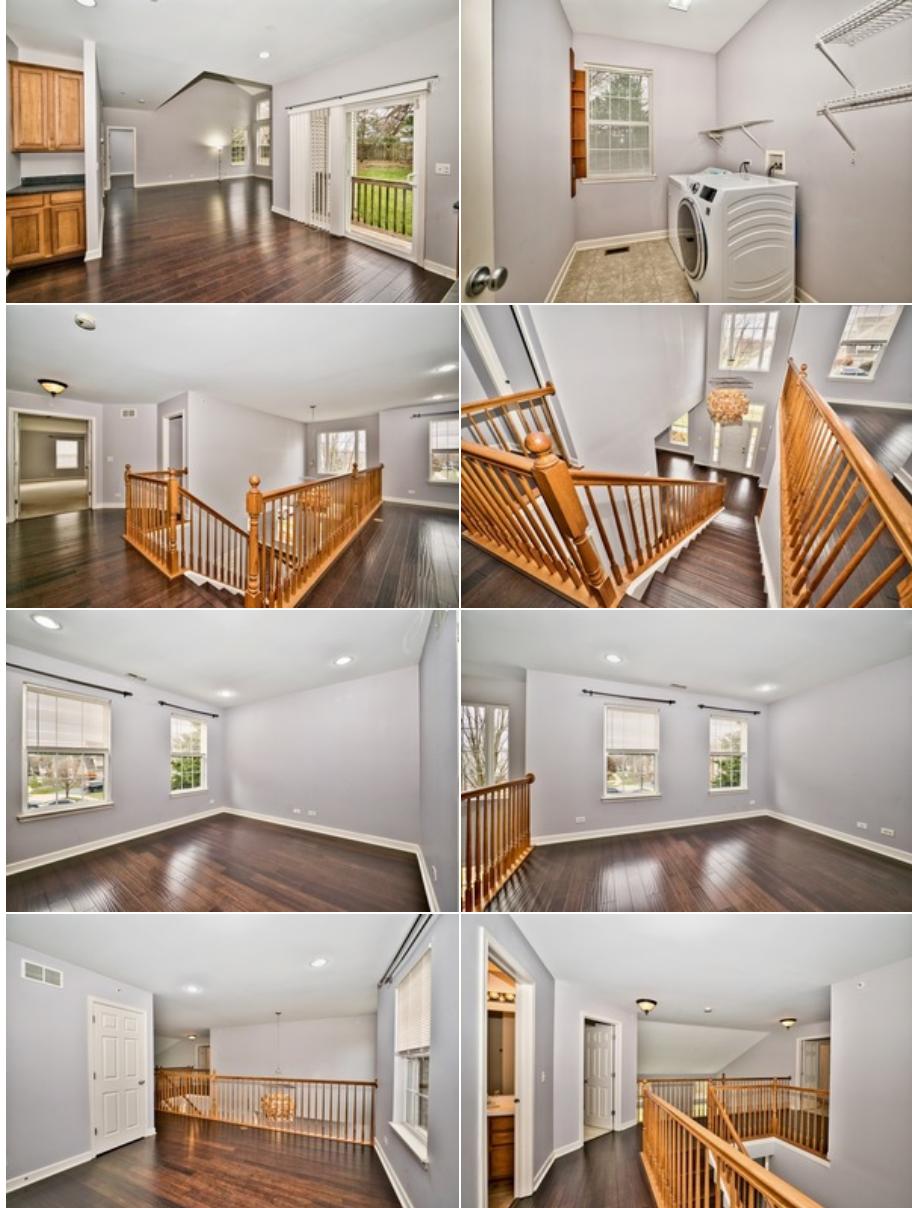


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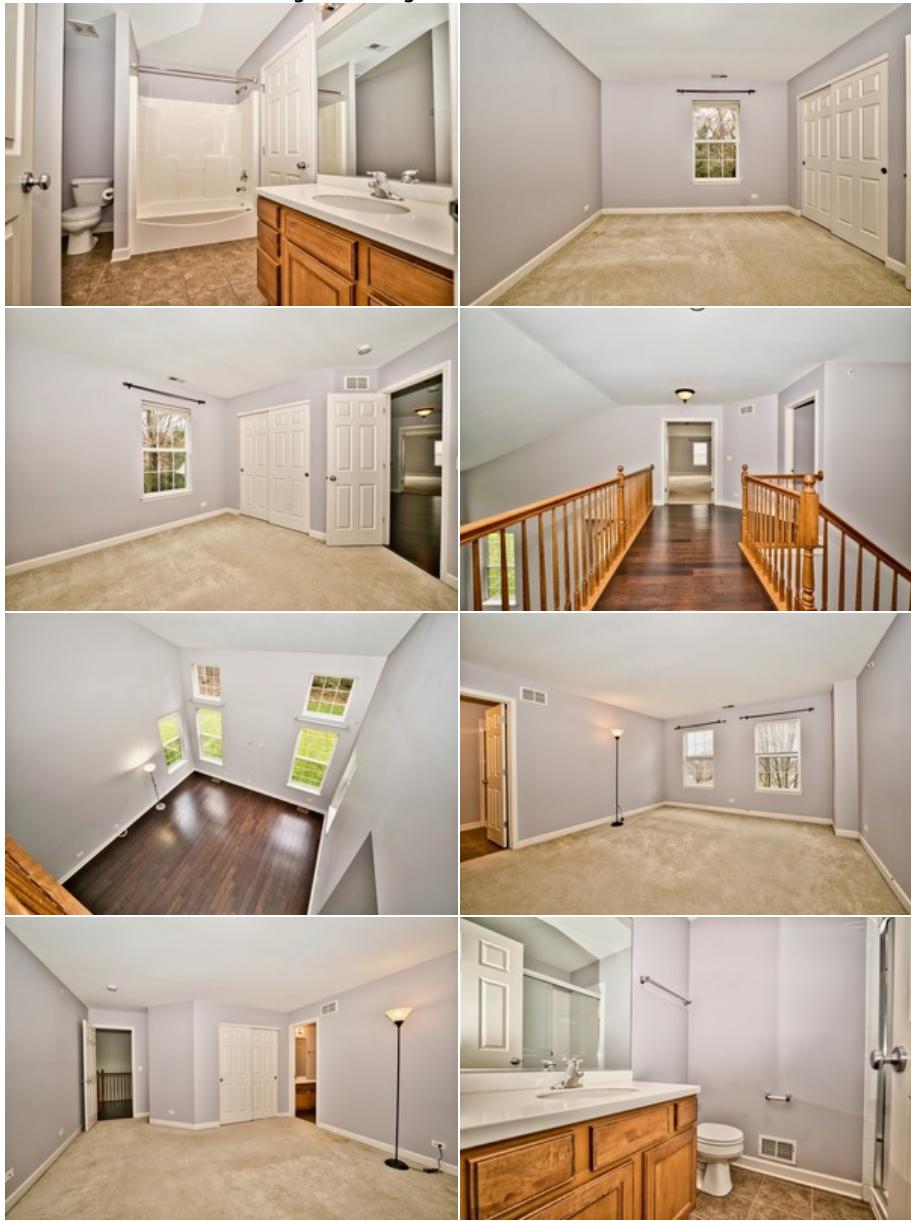
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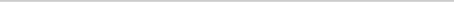
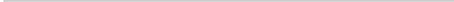
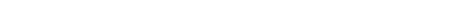
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MLS #: 11931560

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11925731	List Price:	\$550,000
Status:	CLSD	List Date:	11/16/2023	Orig List Price: \$550,000
Area:	194	List Dt Rec:	11/16/2023	Sold Price: \$542,000
Address:	5897 Chatham Dr, Hoffman Estates, IL 60192			
Directions:	Rt 59 south of Rt 72 to Shoe Factory west to Essex north to Chatham			
Closed:	01/19/2024	Contract:	12/27/2023	Lst. Mkt. Time: 40
Off Market:	12/27/2023	Financing:	Conventional	Concessions:
Year Built:	2007	Blt Before 78:	No	Contingency:
Dimensions:	72X134			
Ownership:	Fee Simple w/ HO Assn.	Subdivision:	Beacon Pointe	Model: Shenandoah
Corp Limits:	Hoffman Estates	Township:	Hanover	County: Cook
Coordinates:	N:12 W:31			
Rooms:	11	Bathrooms (full/half):	2 / 1	# Fireplaces: 1
Bedrooms:	4	Master Bath:	Full	Parking: Garage
Basement:	Full	Bsmnt. Bath:	No	# Spaces: Gar:3
				Parking Incl. No
				In Price:
Buyer Ag. Comp.:	2.5% - \$500 (% of Net Sale Price)			
Clsd Buyer Ag. Comp.:	2.5% - \$500 (% of Net Sale Price)			
Mobility Score:	-			

Remarks: **Beautiful home in Beacon Pointe, Shenandoah Model with 3 car garage. Approx 3733sf. 4 Bedrooms plus Loft. 2-Story Foyer and Living Room. 1st Floor office. Dual Staircases, 9 ft ceilings on 1st floor. Family room with recessed lights and gas fireplace opens to kitchen with hardwood floors, 42" cabinetry, granite counter tops, center island with breakfast bar, stainless steel appliances, newer refrigerator, cooktop and microwave. Sliding glass door to yard. Enormous master bedroom with walk-in closet and private bath with 2 sinks, whirlpool tub and separate shower. Loft overlooking Living Room. Brick paver patio, sunny backyard with southern exposure. Full basement waiting to be finished with roughed-in plumbing, plenty of storage. New hot water heater 11/2023. Neutral decor. Easy access to I-90 and shopping.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$240	Amount: \$12,467.60	Waterfront: No
Junior High: Larsen (46)	Frequency: Annual	PIN: 06053000040000	Appx SF: 3733
High School: Elgin (46)	Special Assessments: Unknown	Mult PINs: No	SF Source: Assessor
	Special Service Area: No	Tax Year: 2022	Bldg. Assess. SF: 3733
	Master Association: No	Tax Exmps: Homeowner	Acreage: 0.222
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Carpet		Master Bedroom	20X19	2nd Level	Carpet	
Dining Room	13X11	Main Level	Carpet		2nd Bedroom	15X11	2nd Level	Carpet	
Kitchen	16X12	Main Level	Hardwood		3rd Bedroom	12X11	2nd Level	Carpet	
Family Room	20X18	Main Level	Carpet		4th Bedroom	17X11	2nd Level	Carpet	
Laundry Room	7X7	Main Level	Ceramic Tile						
Office	17X11	Main Level	Carpet	Loft	13X11	Main Level		Hardwood	
Eating Area	16X11	2nd Level	Carpet	Foyer	12X10	Main Level		Hardwood	

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Laundry**

Exterior Property Features: **Brick Paver Patio**

Age: 16-20 Years	Laundry Features: In Unit, Sink	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Office, Loft, Eating Area, Foyer	Sewer: Sewer-Public
Style: Traditional	Garage Ownership: Owned	Water: Public
Exterior: Brick	Garage On Site: Yes	Const Opt:
Air Cond: Central Air, Zoned	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air, Zoned	Garage Details: Garage Door Opener(s)	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry-Closet	Parking Ownership: 	Asmt Incl: Other
Appliances: Oven-Double, Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking On Site: 	HERS Index Score:
Dining: Separate, Combined w/ LivRm	Parking Details: 	Green Discl:
Attic: Unfinished	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished, Bathroom Rough-In	Foundation: Concrete	Green Feats:
Bath Amn: Whirlpool, Separate Shower, Double Sink	Exst Bas/Fnd: 	Sale Terms:
Fireplace Details: Gas Logs	Disability Access: No	Possession: Specific Date
Fireplace Location: Family Room	Disability Details: 	Occ Date:
Electricity: Circuit Breakers	Exposure: N (North), S (South)	Rural: No
Equipment: TV-Cable, Fire Sprinklers, CO Detectors, Ceiling Fan, Sump Pump	Lot Size: Less Than .25 Acre	Addl. Sales Info.: None
Other Structures: 	Lot Size Source: County Records	Broker Owned/Interest: No
Door Features: 	Lot Desc: 	Relist:
Window Features: 		Zero Lot Line:

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MLS #: 11925731 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11925731 Detached Single 5897 Chatham DR Hoffman Estates IL 60192



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MLS #: 11925731

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single		MLS #:	11863565	List Price:	\$549,900
Status: CLSD		List Date:	08/18/2023	Orig List Price:	\$549,900
Area: 194		List Dt Rec:	08/18/2023	Sold Price:	\$542,500
Address: 1370 Hunters Ridge W, Hoffman Estates, IL 60192		Shoe Factory Rd W of Rt 59 to Rohrsen to Fox Path E to Hunters Ridge W go North (left) to home			
Directions: 109X208X86X207					
Closed: 09/25/2023		Contract:	08/27/2023	Lst. Mkt. Time:	10
Off Market: 08/27/2023		Concessions:			
Year Built: 2001		Financing:	Conventional	Contingency:	
Dimensions: 109' x 208' x 86' x 207'		Blt Before 78:	No	Curr. Leased:	No
Ownership: Fee Simple		Subdivision:	Hunters Ridge	Model:	Rushmore 2
Corp Limits: Hoffman Estates		Township:	Hanover	County:	Cook
Coordinates: N:12 W:30 9		Bathrooms:	2 / 1	# Fireplaces:	1
Rooms:		(full/half):		Parking:	Garage
Bedrooms: 4		Master Bath:	Full	# Spaces:	Gar:2
Basement: Full		Bsmnt. Bath:	No	Parking Incl.	Yes
In Price:					
Buyer Ag. Comp.: 2.5% -\$399 (% of Gross Sale Price)					
Mobility Score: -					

Remarks: **just move-in, mint condition, freshly painted 2021, well cared for home. Open kitchen with tall cabinets, center island with new counter tops and newer appliances, planning desk overlooking large concrete patio and huge private yard. New wood floors on first floor, Family room open to kitchen with brick fireplace, first floor laundry room. Master BR with sitting area, 2 WIC, good size master bath. Hall bath with double sink vanity and separate shower/toilet room. All bedrooms with ceiling fans. newer siding, hot water heater, sump pump, air condition and furnace unit 2 years old. Preferred elementary school, close to I-90 corridor for highway access and shopping.**

School Data		Assessments	Tax	Miscellaneous
Elementary:	Timber Trails (46)	Amount: \$0	Amount: \$12,482.04	Waterfront: No
Junior High:	Larsen (46)	Frequency: Not Applicable	PIN: 06093050110000	Appx SF: 2826
High School:	Elgin (46)	Special Assessments: No	Mult PINs: No	SF Source: Assessor
		Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF: 0.436
		Master Association: No	Tax Exmps: Homeowner	Acreage: 0.436
		Master Assoc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X14	Main Level	Carpet	All	Master Bedroom	17X15	2nd Level	Carpet	All
Dining Room	15X12	Main Level	Ceramic Tile	All	2nd Bedroom	16X14	2nd Level	Carpet	All
Kitchen	14X12	Main Level	Vinyl	All	3rd Bedroom	15X12	2nd Level	Carpet	All
Family Room	20X15	Main Level	Carpet	All	4th Bedroom	13X12	2nd Level	Carpet	All
Laundry Room	7X5	Main Level	Vinyl						
Eating Area	14X14	Main Level	Vinyl	All					

Interior Property Features: **1st Floor Laundry**

Exterior Property Features: **Patio**

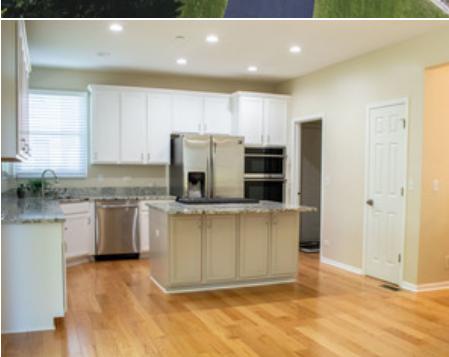
Age: 21-25 Years	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Eating Area	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const. Opt:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Island	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic: Unfinished	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished	Foundation: Concrete	Green Feats:
Bath Amn: Double Sink, Soaking Tub	Exst Bas/Fnd:	Sale Terms:
Fireplace Details: Gas Starter	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers, 200+ Amp Service	Exposure: E (East)	Rural:
Equipment: TV-Cable, Security System, Fire Sprinklers, Ceiling Fan, Fan-Attic Exhaust, Sump Pump	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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MLS #: 11863565 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11863565 Detached Single 1370 Hunters Ridge W Hoffman Estates IL 60192



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MLS #: 11863565

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single		MLS #:	11803005	List Price:	\$550,000
Status: CLSD		List Date:	06/08/2023	Orig List Price:	\$575,000
Area: 194		List Dt Rec:	06/08/2023	Sold Price:	\$543,000
Address: 1615 Maureen Dr , Hoffman Estates, IL 60192		SHOE FACTORY W OF 59 TO MAUREEN SOUTH			
Directions: Lst. Mkt. Time: 88					
Closed:	10/13/2023	Contract:	09/05/2023	Concessions:	
Off Market:	09/05/2023	Financing:	Conventional	Contingency:	
Year Built:	2001	Blt Before 78:	No	Curr. Leased:	No
Dimensions:	72X106X106X57X66				
Ownership:	Fee Simple	Subdivision:		Model:	
Corp Limits:	Hoffman Estates	Township:	Hanover	County:	Cook
Coordinates:				# Fireplaces:	1
Rooms:	10	Bathrooms (full/half):	2 / 1	Parking:	Garage
Bedrooms:	4	Master Bath:	Full	# Spaces:	Gar:2
Basement:	Full	Bsmnt. Bath:	No	Parking Incl. In Price:	Yes

Buyer Ag. Comp.: **2.25%-\$385** (% of Net Sale Price)

Mobility Score: **-**

Remarks: Just in time for summer to enjoy the in-ground heated pool and large composite deck on a corner privacy fenced lot. Spacious 2 story, 4 bed, 2.1 bath, colonial style home in Hoffman Estates, right across Lincoln Elementary School. Beautiful new kitchen with white cabinets quartz counter tops and island quartz waterfall breakfast bar. Huge master bedroom with jacuzzi tub, separate shower and walk-in closet. Open contemporary lay-out. Kitchen overlooks backyard and pool and opens to spacious family room with fireplace. New manufactured wood flooring in kitchen, dining room and living room. Brand new furnace and central air installed in March of this year. Full basement with high ceiling waiting to be finished. Annual association fee of \$395

School Data	Assessments	Tax	Miscellaneous
Elementary: Lincoln (46)	Amount: \$395	Amount: \$8,572.36	Waterfront: No
Junior High: Larsen (46)	Frequency: Annual	PIN: 06081040080000	Appx SF: 2647
High School: Elgin (46)	Special Assessments: No	Mult PINs:	SF Source: Assessor
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF:
	Master Association: No	Tax Exmps: Homeowner	Acreage: 0.2397
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	11X12	Main Level	Wood	Drapes	Master Bedroom	16X15	2nd Level	Carpet	Blinds
Dining Room	13X11	Main Level	Wood	Drapes	2nd Bedroom	12X12	2nd Level	Carpet	Window Coverings
Kitchen	19X13	Main Level	Wood	Blinds	3rd Bedroom	11X12	2nd Level	Carpet	Blinds
Family Room	17X17	Main Level	Laminate	Carpet	4th Bedroom	11X10	2nd Level	Carpet	Blinds
Laundry Room	8X6	Main Level	Carpet	Blinds	Loft	10X10	2nd Level	Carpet	Blinds
Den	10X9	Main Level	Carpet						

Interior Property Features: **Wood Laminate Floors, 1st Floor Laundry**

Exterior Property Features: **Deck, Patio, Front Porch, Pool In-Ground**

Age: 21-25 Years	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Den, Loft	Sewer: Sewer-Public
Style: Colonial	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Details: Transmitter(s)	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Island, Pantry-Closet	Parking Ownership:	Asmt Incl: Other
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished, Bathroom Rough-In	Foundation: Concrete	Green Feats:
Bath Arn: Whirlpool, Separate Shower, Double Sink	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details: Wood Burning, Gas Starter	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers, 100 Amp Service	Exposure: W (West)	Rural:
Equipment:	Lot Size: Less Than .25 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc: Fenced Yard	Relist:
Window Features:		Zero Lot Line:

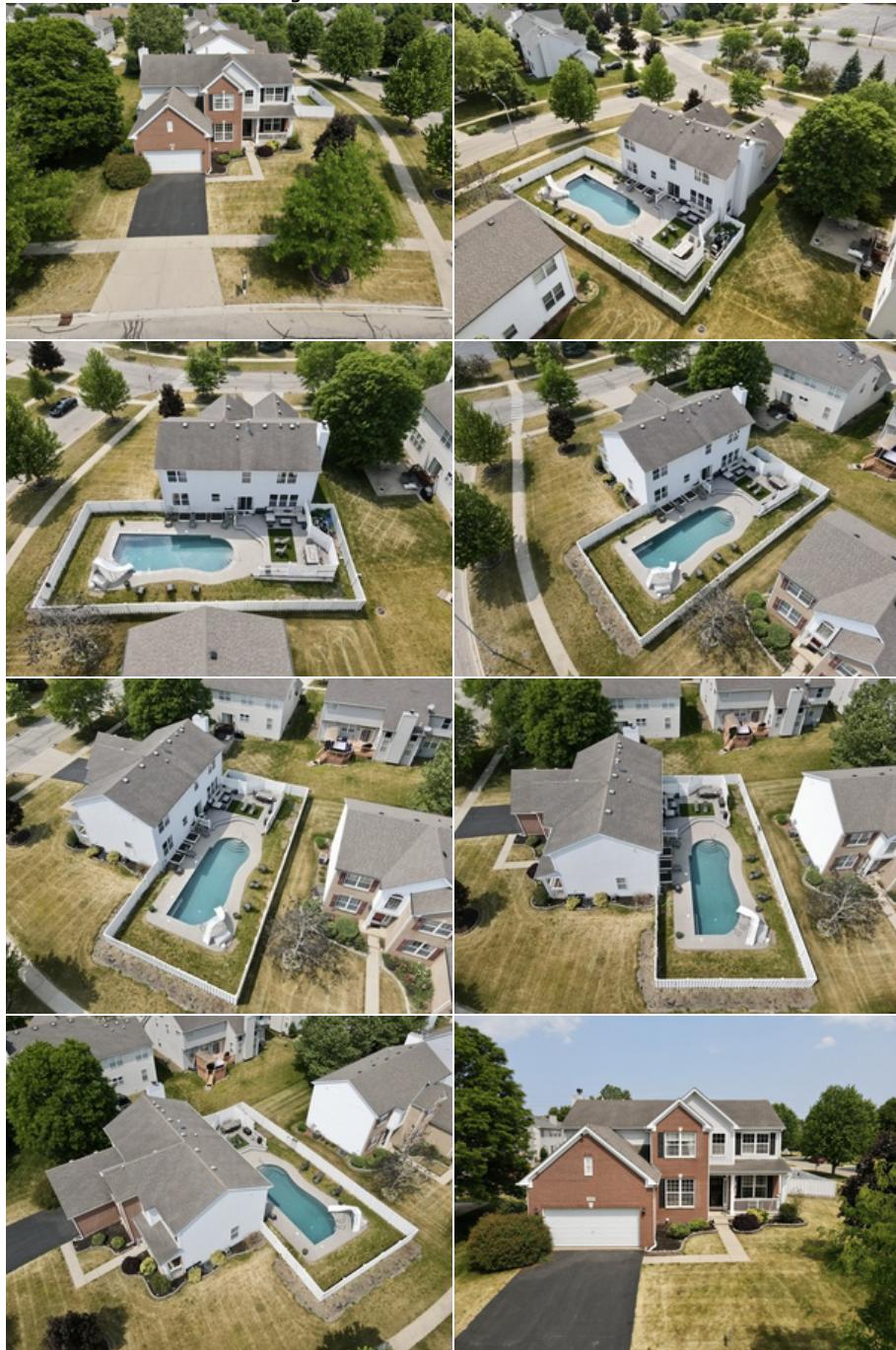
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MLS #: 11803005

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11803005 Detached Single 1615 Maureen DR Hoffman Estates IL 60192



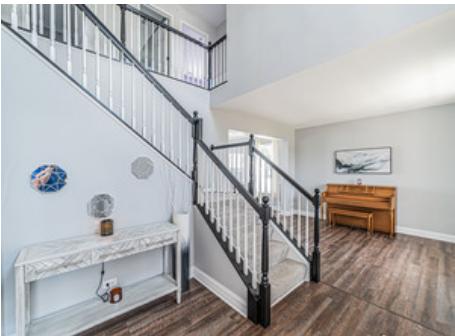
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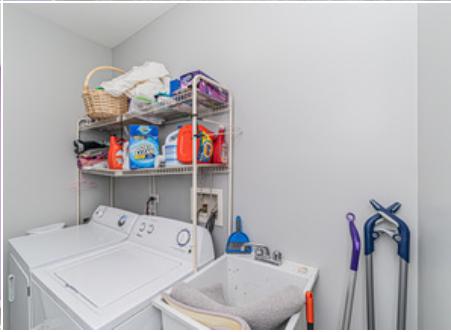
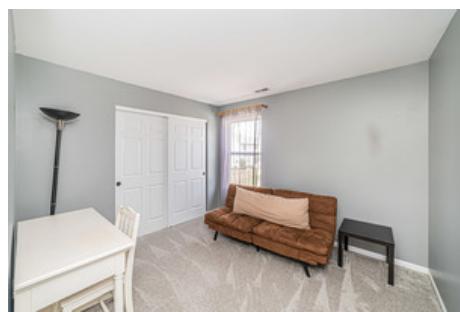


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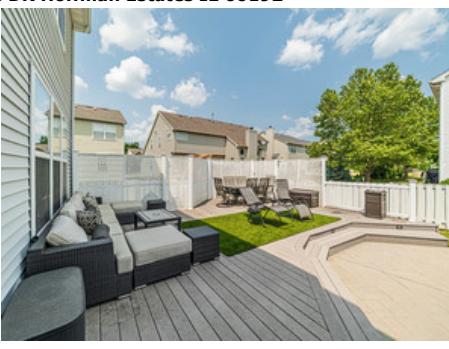
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MLS #: 11803005

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Status: CLSD	MLS #: 11887691	List Price: \$539,000
Area: 194	List Date: 09/20/2023	Orig List Price: \$539,000
Address: 2115 Colchester Ave , Hoffman Estates, IL 60192	List Dt Rec: 09/20/2023	Sold Price: \$555,300
Directions: 59 and shoe factory road, West. Turn right on McDonough to Colchester, make a left to home.		
Closed: 10/30/2023	Lst. Mkt. Time: 5	
Off Market: 09/24/2023	Contract: 09/24/2023	Concessions: 550
Year Built: 2001	Financing: Cash	Contingency:
Dimensions: 130 X 69	Blt Before 78: No	Curr. Leased: No
Ownership: Fee Simple	Subdivision: 	Model:
Corp Limits: Hoffman Estates	Township: Hanover	County: Cook
Coordinates: 		
Rooms: 12	Bathrooms (full/half): 3 / 1	# Fireplaces: 1
Bedrooms: 4+1 bsmt	Master Bath: Full	Parking: Garage
Basement: Full, English	Bsmnt. Bath: Yes	# Spaces: Gar:2.5
		Parking Incl. In Price: Yes
Buyer Ag. Comp.: 2.5% -\$495 (% of Net Sale Price)		
Mobility Score: -		

Remarks: **WELCOME HOME...!** This amazingly maintained, well kept home is a stunning turn key 4 bed (+1 downstairs) 3 1/2 baths will impress most! You walk into an open 2 story cathedral/vaulted ceiling exploiting the formal living room with windows that pour the sunlight in. First floor has 9 1/2 foot high ceilings. The pristine kitchen with stainless appliances and granite tops, eat-in area that overlooks the family room with an in-wall fireplace. Count on having your coffee, meals or entertain on the 650+ Sq/Ft wrap-around deck (composite decking by the way) overlooking the professionally manicured lawn/yard. Comes with 2 sheds (under the deck for yard equipment/ storage) The second floor brings you to the spacious laundry room and cabinets. Generous size bedrooms as well as HUGE closets with built-in shelving for them... Let's enter the main bed room with TONS of natural light beaming in. 2 large closets will not disappoint. The main bathroom (4 years young) is DROP DEAD GORGEOUS, Modern cabinetry, lighting and craftsmanship... hosts a soaking stand alone air-tub, walk-in shower that's as big as some bed rooms...custom tile work, niches and multiple shower heads (screaming luxury). The full finished basement has a full wet bar, family room wired for surround sound, lots of extra space for a game area. The 5th possible bedroom/exercise room and full bath for those guests that want privacy. Furnace/AC -2020, Expeller pump -2018, H2O- 2017, Roof 2016, water softener is owned. Concrete driveway and stamped concrete walk-way to the front porch is an added bonus. The landscaping through-out this property is amazing! The vinyl no maintenance fence looks amazing and gives lots of privacy too. "The office wall cabinets and family room wall cabinet are excluded". I suggest you come take a look and quick!!!! This one will not last! The wine refrigerator...AS/IS.

School Data		Assessments		Tax		Miscellaneous	
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$10,329	Waterfront: No				
Junior High: Larsen (46)	Frequency: Not	PIN: 06041090140000	Appx SF: 2700				
High School: Elgin (46)	Applicable	Mult PINs: 	SF Source: Estimated				
	Special Assessments: No	Tax Year: 2021	Bldg. Assess. SF: 				
	Special Service Area: No	Tax Exmps: Homeowner	Acreage: 				
	Master Association: No						
	Master Assc. Freq.: Not						
	Required						

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X12	Main Level	Carpet	Blinds, Drapes	Master Bedroom	15X18	2nd Level	Carpet	Blinds
Dining Room	10X13	Main Level	Carpet	None	2nd Bedroom	13X11	2nd Level	Carpet	Blinds, Drapes
Kitchen	12X09	Main Level	Ceramic Tile	Blinds	3rd Bedroom	13X11	2nd Level	Carpet	Blinds, Drapes
Family Room	14X16	Main Level	Carpet	Blinds	4th Bedroom	10X10	2nd Level	Carpet	Blinds, Drapes
Laundry Room	8X6	2nd Level	Vinyl Carpet	None	Eating Area	12X8	Main Level	Ceramic Tile	Blinds
5th Bedroom	9X12	Basement		Blinds					
Office	9X12	Main Level	Carpet	Blinds	Recreation Room	21X33	Basement	Carpet	Drapes
Foyer	9X5	Main Level	Ceramic Tile	None	Mud Room	9X7	Main Level	Ceramic Tile	None
Storage Bar	10X8	Basement	Vinyl	None	Walk In Closet	9X3	3rd Level	Carpet	None
	13X12	Basement	Hardwood	None	Walk In Closet	7X5	3rd Level	Carpet	None

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Wet, Hardwood Floors, 2nd Floor Laundry, Walk-In Closet(s), 9' Ceiling, Walk-In Closet(s)**

Exterior Property Features: **Deck, Porch**

Age: 21-25 Years	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Eating Area, Office, Foyer, Mud Room, Bar, Storage, Recreation Room, 5th Bedroom, Walk In Closet	Sewer: Sewer-Public
Style: Colonial		Water: Public
Exterior: Vinyl Siding, Frame		Const Opts:
Air Cond: Central Air	Garage Ownership: Owned	General Info: School Bus Service
Heating: Gas	Garage On Site: Yes	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Island	Garage Type: Attached	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Refrigerator-Bar, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator	Garage Details: Garage Door Opener(s), Transmitter(s)	HERS Index Score:
Dining: Separate	Parking Ownership:	Green Discl:
Attic: Unfinished	Parking On Site:	Green Rating Source:
Basement Details: Finished	Parking Details:	Green Feats:
Bath Amn: Separate Shower, Double Sink, Soaking Tub	Driveway: Concrete	Sale Terms: Conventional, FHA, VA, Cash Only
Fireplace Details: Gas Logs, Gas Starter	Foundation: Concrete	Possession: Closing
Fireplace Location: Family Room	Exst Bas/Fnd:	Occ Date:
Electricity:	Disability Access: No	Rural:
Equipment: Humidifier, TV-Cable, Security System, Intercom, CO Detectors, Ceiling Fan, Sump Pump	Disability Details:	Relist:
	Exposure: N (North), S (South), E (East), W (West), Park	Zero Lot Line:
	Lot Size: .25-.49 Acre	
	Lot Size Source:	
	Lot Desc: Corner, Park Adjacent	

Other Structures:

Door Features:

Window Features:

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MLS #: 11887691 Detached Single 2115 Colchester AVE Hoffman Estates IL 60192



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MLS #: 11887691

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MLS #: 11887691

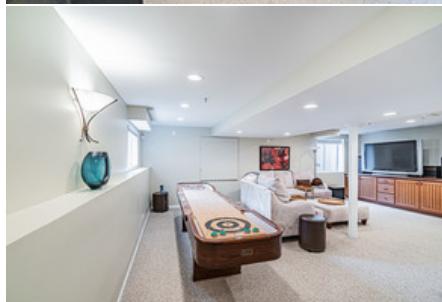
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MLS #: 11887691 Detached Single 2115 Colchester AVE Hoffman Estates IL 60192



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MLS #: 11887691 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



3D Tour Video

Detached Single		MLS #:	11855009	List Price:	\$569,900
Status: CLSD		List Date:	10/02/2023	Orig List Price:	\$569,900
Area: 194		List Dt Rec:	10/02/2023	Sold Price:	\$565,000
5405 Mallard Ln , Hoffman Estates, IL 60192		Golf-Rohrsen N-Foxpath E-Hunters L-Falcon to Mallard			
Directions: Golf-Rohrsen N-Foxpath E-Hunters L-Falcon to Mallard		Lst. Mkt. Time: 10			
Closed:	11/27/2023	Contract:	10/11/2023	Concessions:	
Off Market:	10/11/2023	Financing:	Conventional	Contingency:	
Year Built:	1999	Blt Before 78:	No	Curr. Leased:	No
Dimensions:	90X230X21X12				
Ownership:	Fee Simple	Subdivision:		Model:	
Corp Limits:	Hoffman Estates	Township:	Hanover	County:	Cook
Coordinates:					
Rooms:	10	Bathrooms (full/half):	3 / 1	# Fireplaces:	1
Bedrooms:	4	Master Bath:	Full	# Spaces:	Gar:2
Basement:	English	Bsmnt. Bath:	Yes	Parking Incl. In Price:	Yes
Buyer Ag. Comp.:	2.25% - \$495 (% of Net Sale Price)				
Clsd Buyer Ag. Comp.:	2.25% - \$495 (% of Net Sale Price)				
Mobility Score:	-				

Remarks: Welcome to this meticulously maintained and extensively updated colonial-style home in desirable Hoffman Estates! As you enter, you'll appreciate the updated kitchen with stainless steel appliances, while the finished English basement provides additional versatile space for your needs. Step outside to a refreshed deck (completed in 2020), which overlooks the beautifully landscaped nearly half-acre lot. A newer roof (2013), updated windows (2014), and high ceilings throughout (9 feet on the main level and in the basement) enhance the home's appeal. The main level flows seamlessly from the spacious living and dining rooms with hardwood floors to the gourmet kitchen featuring granite countertops, custom wood cabinets, a Wolf range, double ovens, and a large island. The adjacent family room boasts a stunning wood-burning brick fireplace with custom built-ins. Convenience is key with a half-bath and an attached two-car garage on this level. The fully finished English basement (updated in 2010) offers a recreation room complete with Bose Cube speakers, a custom wet bar, an office/bonus room, a full bathroom, and a laundry room with a newer washer/dryer (2018). The utility room features two brand-new ejector pumps (2021) and a newer water heater (2018). Head upstairs to discover a spacious primary bedroom with trayed ceilings and a luxurious ensuite bath featuring a deep claw foot tub, separate shower, double sinks, and his-and-hers amenities. Three additional large bedrooms and a fully updated guest bathroom complete the second level. Step outdoors to a recently restored deck and sleek patio with a pergola, perfect for outdoor gatherings. The park-like backyard includes a Rainbow Play Systems playground and a 12x12 storage shed. Noteworthy updates include brand-new gutters, downspouts, and maintenance-free trim (2021), twice-yearly serviced HVAC, and new attic insulation (2019). This move-in-ready gem is conveniently located within walking distance to a school and numerous parks, with easy access to Interstate 90 and the best of Chicago's Northwest suburbs. Don't miss the opportunity to make this your dream home!"

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$10,344.78	Waterfront: No	
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06093020020000	Appx SF: 2718**
High School: Elgin (46)	Special Assessments: No	Mult PINs: 2021	SF Source: Assessor
	Special Service Area: No	Tax Exmps: Homeowner	Bldg. Assess. SF: 0.4194
	Master Association:		Acreage:
	Master Assc. Freq.: Not Required		

Square Footage Comments:

**Level Square Footage Details: Above Grade Total Sq Ft: 0, Finished Basement Sq Ft: 1015, Total Basement Sq Ft: 1015, Aprox.

Total Finished Sq Ft: 1015, Total Finished/Unfinished Sq Ft: 1015

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	21X12	Main Level	Hardwood		Master Bedroom	26X15	2nd Level	Carpet	
Dining Room	15X12	Main Level	Hardwood		2nd Bedroom	12X12	2nd Level	Carpet	
Kitchen	15X14	Main Level	Hardwood		3rd Bedroom	12X11	2nd Level	Carpet	
Family Room	18X15	Main Level	Hardwood		4th Bedroom	12X12	2nd Level	Carpet	
Laundry Room	12X9	Basement	Vinyl						
Foyer	14X14	Main Level			Office	13X12	Basement	Carpet	
Utility Room-	14X11	Basement			Recreation Room	24X18	Basement	Carpet	
Lower Level									
Bar	11X14	Basement							

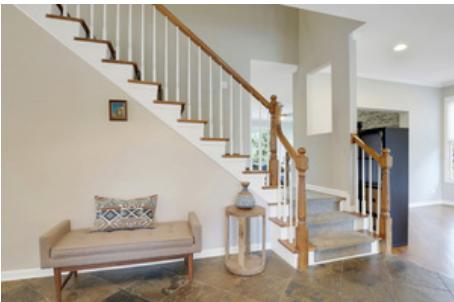
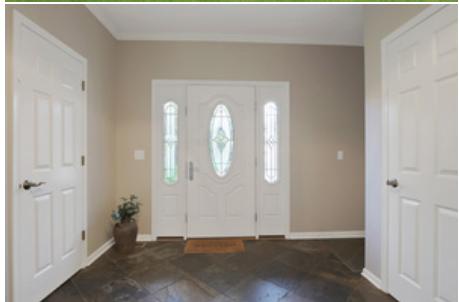
Interior Property Features: Bar-Wet, Hardwood Floors, Walk-In Closet(s)

Exterior Property Features: Deck, Patio, Front Porch

Age: 21-25 Years, Rehab in 2014	Laundry Features: In Unit, Sink	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Bar, Foyer, Office, Recreation Room, Utility Room-Lower Level	Sewer: Sewer-Public
Style: Colonial	Garage Ownership: Owned	Water: Public
Exterior: Aluminum Siding, Vinyl Siding, Steel Siding, Brick	Garage On Site: Yes	Const Opt:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas, Forced Air	Garage Details: Transmitter(s)	Amenities: Other
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Custom Cabinetry, Granite Counters, Updated Kitchen	Parking Ownership: 	Asmt Incl: None
Appliances: Oven-Double, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Oven/Built-in, Range Hood	Parking On Site: 	HERS Index Score:
Dining: Separate	Parking Details: 	Green Discl:
Attic: Unfinished	Driveway: Asphalt	Green Rating Source:
Basement Details: Finished	Foundation: Concrete	Green Feats:
Bath Amn: Whirlpool, Separate Shower, Double Sink	Exst Bas/Fnd: 	Sale Terms: Conventional, FHA, VA
Fireplace Details: Wood Burning, Gas Starter	Disability Access: No	Possession: Closing, Immediate
Fireplace Location: Family Room	Disability Details: 	Occ Date:
Electricity: Circuit Breakers, 200+ Amp Service	Exposure: 	Rural: No
Equipment: Humidifier, CO Detectors, Ceiling Fan, Sump Pump	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Other Structures: Shed(s)	Lot Size Source: County Records	Broker Owned/Interest: No
Door Features: 	Lot Desc: Fenced Yard	Relist:
Window Features: 		Zero Lot Line: No

Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**
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MLS #: 11855009 Detached Single 5405 Mallard LN Hoffman Estates IL 60192



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MLS #: 11855009

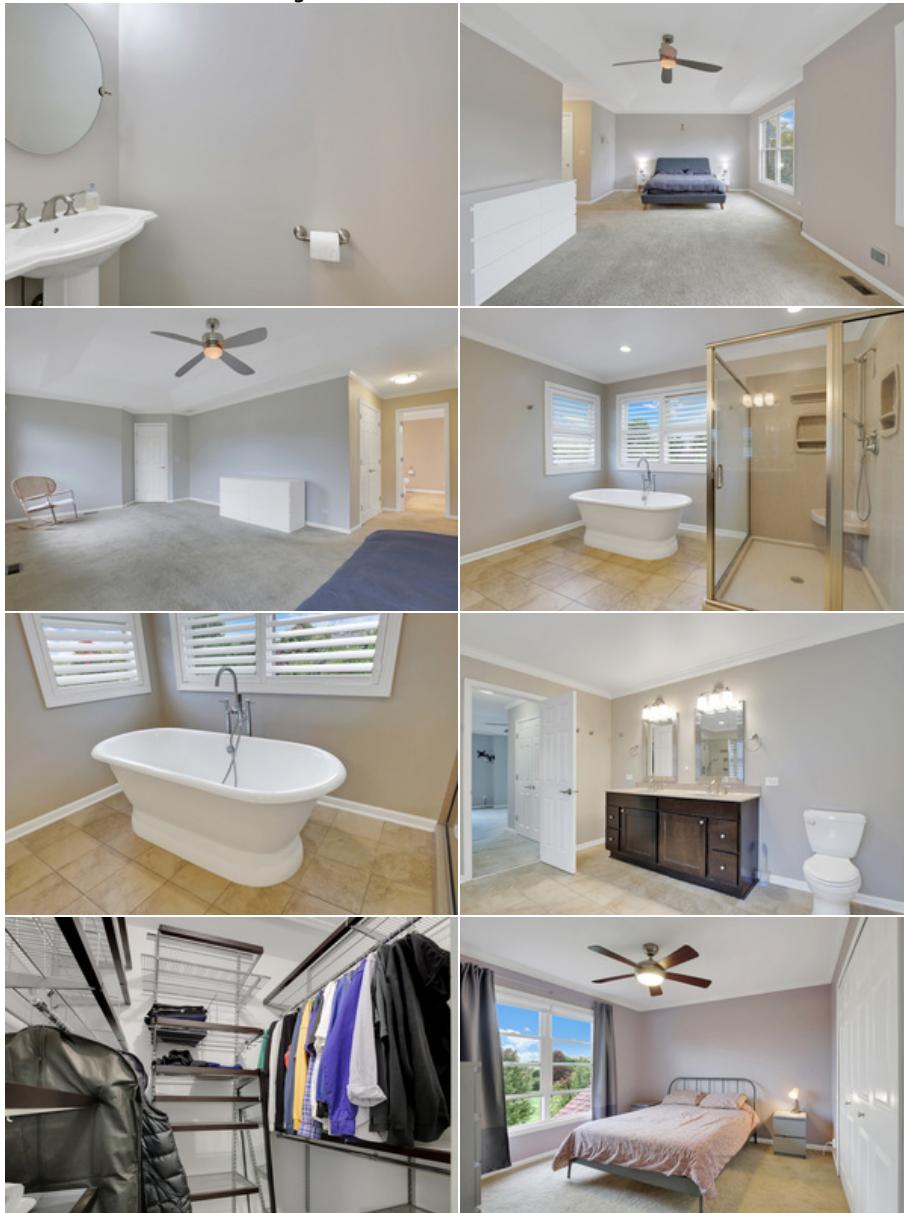
Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



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MLS#: 11855009 Detached Single 5405 Mallard LN Hoffman Estates IL 60192



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MLS #: 11855009

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11892698	List Price:	\$535,000
Status:	CLSD	List Date:	09/29/2023	Orig List Price: \$535,000
Area:	194	List Dt Rec:	09/29/2023	Sold Price: \$565,000
Address:	5821 Fairview Ln , Hoffman Estates, IL 60192			
Directions:	Shoe Factory Rd west of Rt 59 to Essex. North to Belmont, east to Newberry which curves into Fairview.			
Closed:	11/08/2023	Contract:	10/03/2023	Lst. Mkt. Time: 5
Off Market:	10/03/2023	Financing:	Conventional	Concessions:
Year Built:	2019	Blt Before 78:	No	Contingency:
Dimensions:	8336			Curr. Leased: No
Ownership:	Fee Simple w/ HO Assn.	Subdivision:	Amber Meadows	Model: The Mirabell Cook
Corp Limits:	Hoffman Estates	Township:	Hanover	County: Cook
Coordinates:				
Rooms:	9	Bathrooms (full/half):	2 / 1	# Fireplaces: 1
Bedrooms:	5	Master Bath:	Full, Double Sink	Parking: Garage
Basement:	Full	Bsmnt. Bath:	No	# Spaces: Gar:3
Buyer Ag. Comp.:	2.5%-\$475 (% of Net Sale Price)			
Clsd Buyer Ag. Comp.:	2.5%-\$475 (% of Net Sale Price)			
Mobility Score:	-			

Remarks: Newer construction Amber Meadows home built in 2019 is absolutely MOVE IN ready!! Beautifully decorated in neutral tones. Open floor plan with 4 bedrooms upstairs and another bedroom or office on the main level. Grand foyer has vaulted ceiling and contemporary flooring leading into main living areas. Living room adjoins contemporary formal dining room. White kitchen features 42" cabinets, quartz countertops, recessed lighting and opens to family room with full line of sight. Family room has remote controlled blinds. Primary bedroom suite has walk in closet with organizers and a bath with a walk in shower and dual sinks. Fully fenced backyard has a stamped concrete patio and built in gazebo. Basement is already insulated and ready for your finishing touches. Extra tall three car garage.

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$432	Amount: \$12,127.51	Waterfront: No
Junior High: Larsen (46)	Frequency: Annual	PIN: 06082120100000	Appx SF: 2722
High School: Elgin (46)	Special Assessments: No	Mult PINs: No	SF Source: Assessor
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF: 2722
	Master Association: No	Tax Exmps: Homeowner	Acreage: 0.19
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	11X10	Main Level	Carpet	Drapes	Master Bedroom	16X14	2nd Level	Carpet	Blinds
Dining Room	12X10	Main Level	Carpet	Blinds, Drapes	2nd Bedroom	13X11	2nd Level	Carpet	Blinds
Kitchen	18X14	Main Level	Vinyl	Blinds	3rd Bedroom	13X12	2nd Level	Carpet	Blinds
Family Room	22X18	Main Level	Vinyl	Blinds, Drapes	4th Bedroom	16X11	2nd Level	Carpet	Blinds, Drapes
Laundry Room	10X8	Main Level	Vinyl	None	Foyer	12X8	Main Level	Vinyl	Window Coverings
5th Bedroom	11X10	Main Level	Carpet	Blinds, Drapes					
Walk In Closet	13X7	2nd Level	Carpet	None					

Interior Property Features: **Vaulted/Cathedral Ceilings, 1st Floor Bedroom, 1st Floor Laundry, Built-in Features, Walk-In Closet(s), Open Floorplan, Some Carpeting, Drapes/Blinds**

Exterior Property Features: **Front Porch, Stamped Concrete Patio, Storms/Screens**

Age: 1-5 Years	Laundry Features: Gas Dryer Hookup	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: 5th Bedroom, Foyer, Walk In Closet	Sewer: Sewer-Public, Sewer-Storm
Style: Contemporary	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Vinyl Siding	Garage On Site: Yes	Const Opt:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry, Closet, Granite Counters	Parking Ownership: 	Asmt Incl: Other
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel	Parking On Site: 	HERS Index Score:
Kitchen Appliances, Gas Oven	Parking Details: 	Green Discl:
Dining: Combined w/ LivRm	Driveway: Asphalt	Green Rating Source:
Attic: Full	Foundation: Concrete	Green Feats:
Basement Details: Unfinished, Crawl	Exst Bas/Fnd: 	Sale Terms: Conventional, FHA, VA
Bath Amn: Double Sink	Disability Access: No	Possession: Closing
Fireplace Details:	Disability Details: 	Occ Date:
Fireplace Location: Family Room	Exposure: 	Rural: No
Electricity: Circuit Breakers, 200+ Amp Service	Lot Size: Less Than .25 Acre	Addl. Sales Info.: Corporate Relocation
Equipment: TV-Cable, Fire Sprinklers, CO Detectors, Ceiling Fan, Sump Pump	Lot Size Source: County Records	Broker Owned/Interest: No
Other Structures: Gazebo	Lot Desc: Fenced Yard	Relist:
Door Features:		Zero Lot Line:
Window Features:		

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MLS #: 11892698 Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11892698 Detached Single 5821 Fairview LN Hoffman Estates IL 60192



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MLS #: 11892698 Detached Single 5821 Fairview LN Hoffman Estates IL 60192

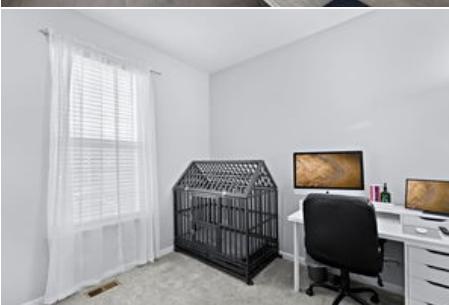


Photo 2

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pineapple labs

MLS #: 11892698 Detached Single 5821 Fairview LN Hoffman Estates IL 60192



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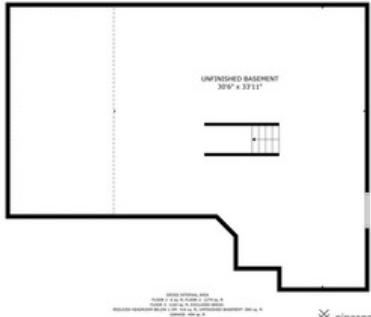


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MLS #: 11892698

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11813916	List Price:	\$599,900
Status:	CLSD	List Date:	06/21/2023	Orig List Price: \$599,900
Area:	194	List Dt Rec:	06/21/2023	Sold Price: \$580,000
Address:	5886 Betty Gloyd Dr , Hoffman Estates, IL 60192			
Directions:	RT 59 2 SHOE FACTORY W PASSED BEVERLY 2 ESSEX N2 TRAILER			
Closed:	09/01/2023	Contract:	08/23/2023	Lst. Mkt. Time: 64
Off Market:	08/23/2023	Financing:	Cash	Concessions:
Year Built:	2007	Blt Before 78:	No	Contingency:
Dimensions:	72X130			
Ownership:	Fee Simple	Subdivision:		Model:
Corp Limits:	Hoffman Estates	Township:	Hanover	County: Nottingham Cook
Coordinates:	N:12 W:31	Bathrooms (full/half):	4 / 0	# Fireplaces: 0
Rooms:	11	Master Bath:	Full	Parking: Garage
Bedrooms:	5	Bsmnt. Bath:	No	# Spaces: Gar:3
Basement:	Full			Parking Incl. Yes
				In Price:
Buyer Ag. Comp.:	2.5% - \$399 (% of Net Sale Price)			
Mobility Score:	-			

Remarks: **SPACIOUS 5-BEDROOM, 4-BATHROOM HOME SITUATED IN A BEAUTIFUL SUBDIVISION.. LARGE FIRST-FLOOR BEDROOM AND FULL BATHROOM PRIVATELY LOCATED OFF THE GARAGE ENTRANCE. THE HOME FEATURES A LARGE OPEN-CONCEPT KITCHEN WITH STAINLESS STEEL APPLIANCES, A CUSTOM BACKSPLASH AND BREAKFAST EATING AREA. THIS OPENS TO A GRAND TWO-STORY FAMILY ROOM. THE FIRST FLOOR ALSO HAS A SEPARATE DINING ROOM AND LIVING ROOM. ENJOY THE BEAUTIFUL LARGE BACKYARD AND AMPLE 3-CAR GARAGE. THE MASTER BEDROOM IS IMPRESSIVE WITH, A WALK-IN CLOSET, JACUZZI TUB, SEPARATE SHOWER, AND DOUBLE SINK. IF YOU'RE LOOKING FOR A LOT OF SPACE COME SEE WHAT THIS 4,200+SQ FOOT HOME HAS TO OFFER. CONVENIENTLY LOCATED NEAR I-90 AND SHOPPING, THE PROPERTY OFFERS COMFORTABLE LIVING. BUYERS FINANCING FELL THROUGH AT THE LAST MINUTE.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (46)	Amount: \$30	Amount: \$13,072.96	Waterfront: No
Junior High: (46)	Frequency: Monthly	PIN: 06053000500000	Appx SF: 4225
High School: (46)	Special Assessments: No	Mult PINs:	SF Source: Assessor
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF:
	Master Association:	Tax Exmps: None	Acreage: 0.25
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Carpet		Master Bedroom	18X16	2nd Level	Carpet	
Dining Room	13X13	Main Level	Carpet		2nd Bedroom	14X13	2nd Level	Carpet	
Kitchen	15X14	Main Level	Vinyl		3rd Bedroom	15X12	2nd Level	Carpet	
Family Room	20X18	Main Level	Carpet		4th Bedroom	17X11	2nd Level	Carpet	
Laundry Room	8X6	Main Level	Vinyl		5th Bedroom	12X10	Main Level	Carpet	
Den	14X10	Main Level	Carpet						
Breakfast Room	16X10	Main Level	Vinyl						
Foyer	17X9	Main Level	Vinyl						

Interior Property Features:

Exterior Property Features: **Deck**

Age: 16-20 Years	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Den, 5th Bedroom, Breakfast Room, Foyer	Sewer: Sewer-Public
Style: Contemporary, Traditional	Garage Ownership: Owned	Water: Public
Exterior: Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Commuter Train
Heating: Gas, Forced Air	Garage Details:	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry	Parking Ownership:	Asmt Incl: Other
Closet	Parking On Site:	HERS Index Score:
Appliances: Oven/Range, Dishwasher	Parking Details:	Green Discl:
Dining: Separate	Driveway: Asphalt	Green Rating Source:
Attic:	Foundation: Concrete	Green Feats:
Basement Details: Unfinished	Exst Bas/Fnd:	Sale Terms:
Bath Amn: Separate Shower, Double Sink	Disability Access: No	Possession: Closing
Fireplace Details:	Disability Details:	Occ Date:
Fireplace Location:	Exposure: S (South)	Rural: No
Electricity:	Lot Size: Less Than .25 Acre, .25-.49 Acre	Addl. Sales Info.: None
Equipment:	Lot Size Source:	Broker Owned/Interest: No
Other Structures:	Lot Desc:	Relist:
Door Features:		Zero Lot Line:
Window Features:		

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MLS #: 11813916 Detached Single 5886 Betty Gloyd DR Hoffman Estates IL 60192



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MLS #: 11813916

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Status: CLSD		MLS #:	11831139	List Price:	\$600,000
Area: 194		List Date:	07/13/2023	Orig List Price:	\$600,000
Address: 1390 Bison Ln , Hoffman Estates, IL 60192		List Dt Rec:	07/13/2023	Sold Price:	\$586,500
Directions: Shoe Factory Road west of Route 59/Sutton Rd. Left onto Essex Drive, left onto Providence Drive, right onto Bison Lane, to home.					
Closed: 09/06/2023		Contract:	07/23/2023	Lst. Mkt. Time:	11
Off Market: 07/23/2023		Concessions:			
Year Built: 2005		Financing:	Conventional	Contingency:	
Dimensions: 24683		Blt Before 78:	No	Curr. Leased:	No
Ownership: Fee Simple		Subdivision:	White Oak	Model:	
Corp Limits: Hoffman Estates		Township:	Hanover	County:	Cook
Coordinates:				# Fireplaces:	1
Rooms: 10		Bathrooms (full/half):	4 / 0	Parking:	Garage
Bedrooms: 5		Master Bath:	Full	# Spaces:	Gar:3
Basement: Full		Bsmnt. Bath:	No	Parking Incl.	Yes
Buyer Ag. Comp.: 2.5% - \$395 (% of Net Sale Price)		In Price:			
Mobility Score: -					

Remarks: **Don't miss this beautiful home in sought-after White Oak on one of the largest lots in the neighborhood... over a half acre! With 3,500 + sqft above grade, there's plenty of room to grow! A cozy front porch is the perfect spot to relax. Inside, you'll be met with neutral paint and tons of natural light throughout. The chef's kitchen boasts tons of cabinetry, granite countertops, all stainless steel appliances, a huge island with breakfast bar seating, and a breakfast nook! Adjoining the kitchen is the spacious family room, which showcases a cozy fireplace and views of the backyard. Separate formal dining room with hardwood floors. The huge living room offers more space for conversation. Bedroom with access to the first floor full bath would make the perfect guest or in-law suite. The laundry room is also on the main floor. Upstairs, you'll find a loft which could function as a game room, a home office, or whatever suits your needs! The spacious master bedroom suite features a vaulted ceiling, dual walk-in closets, and a private bath with his & hers vanities, a whirlpool tub, and separate shower. 2nd bedroom with an en suite bath. The 3rd and 4th bedrooms upstairs share access to the full hall bath. The full lookout basement could be finished in the future to add even more living space, and it's already roughed in for a future bathroom! Attached three-car garage. The sprawling wooded backyard features a deck and a unique treehouse jungle gym! Great location in a quiet neighborhood, walkable to multiple parks and forest preserves. Minutes to I-90 and Sutton Rd/59 for easy commuting. Home is in good condition but is being sold As-Is. This could be the one... WELCOME HOME!!!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$11,310.85	Waterfront: No
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06084070220000	Appx SF: 3571**
High School: Elgin (46)		Mult PINs:	SF Source: Assessor
	Special Assessments: No	Tax Year: 2021	Bldg. Assess. SF:
	Special Service Area: No	Tax Exmps: Homeowner	Acreage: 0.567
	Master Association: No		
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Level Square Footage Details: **Main Sq Ft: 3571, Above Grade Total Sq Ft: 3571, Total Basement Sq Ft: 1785, Aprox. Total Finished Sq Ft: 3571, Total Finished/Unfinished Sq Ft: 5356

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	26X15	Main Level	Carpet	All	Master Bedroom	24X15	2nd Level	Carpet	All
Dining Room	17X10	Main Level	Hardwood	All	2nd Bedroom	14X13	2nd Level	Carpet	All
Kitchen	17X16	Main Level	Hardwood	All	3rd Bedroom	13X12	2nd Level	Carpet	All
Family Room	22X12	Main Level	Hardwood	All	4th Bedroom	13X12	2nd Level	Carpet	All
Laundry Room	13X5	Main Level	Vinyl	All					
Foyer	8X9	Main Level	Hardwood	All	Loft				
5th Bedroom	10X11	Main Level	Carpet	All					
					22X16	2nd Level		Carpet	All

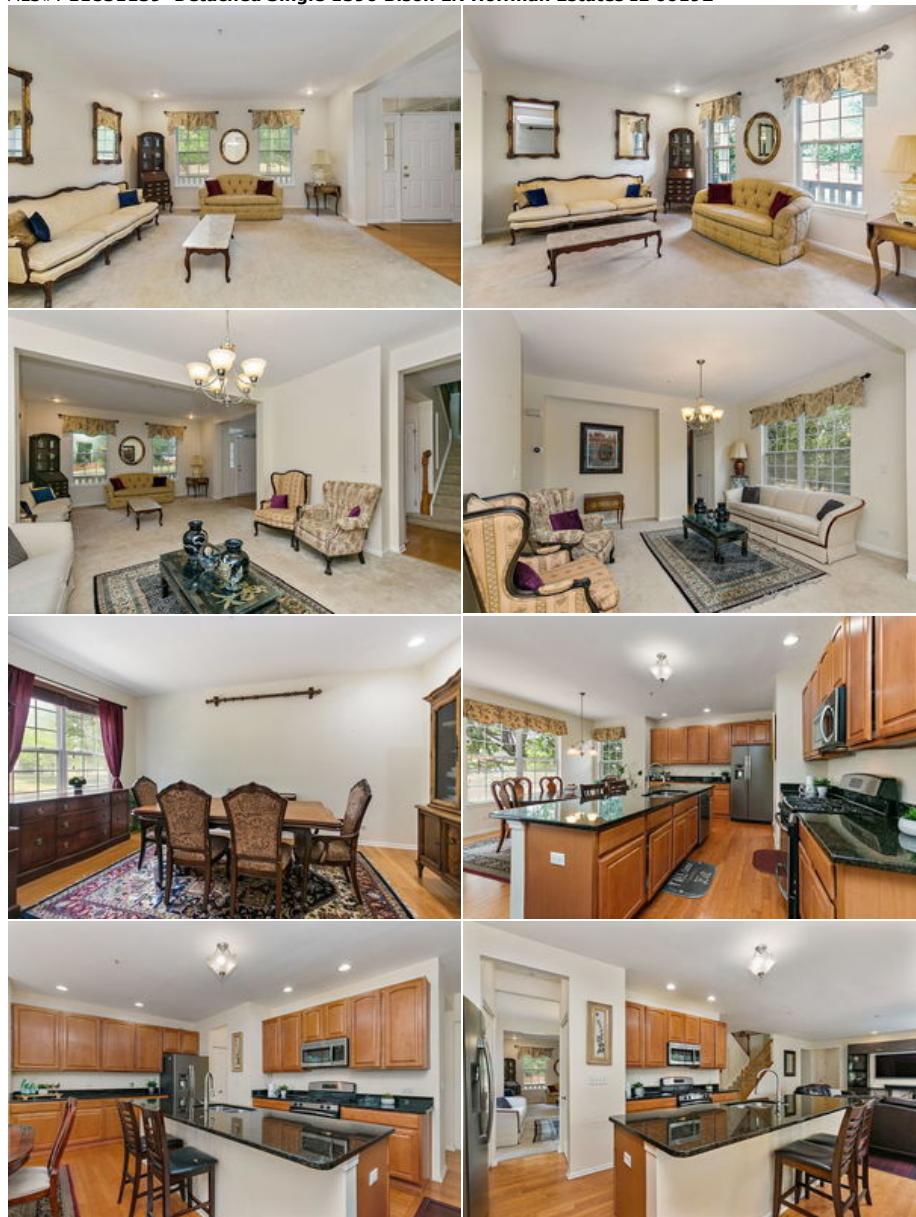
Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Granite Counters**

Exterior Property Features: **Deck, Storms/Screens**

Age: 16-20 Years	Laundry Features: In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Foyer, Loft, 5th Bedroom	Sewer: Sewer-Public
Style: Traditional	Garage Ownership: Owned	Water: Public
Exterior: Brick, Cedar	Garage On Site: Yes	Const Opts:
Air Cond: Central Air, Zoned, 2 Separate Systems	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air, 2+ Sep Heating Systems, Zoned	Garage Details: Garage Door Opener(s)	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Granite Counters	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished	Foundation: Concrete	Green Feats:
Bath Amn: Whirlpool, Separate Shower, Double Sink	Ext Bas/Fnd:	Sale Terms:
Fireplace Details: Attached Fireplace	Disability Access: No	Possession: Closing
Doors/Screen	Disability Details:	Occ Date:
Fireplace Location: Family Room	Exposure: N (North), E (East)	Rural: No
Electricity:	Lot Size: .50-.99 Acre	Addl. Sales Info.: None
Equipment: CO Detectors, Ceiling Fan, Sump Pump	Lot Size Source: County Records	Broker Owned/Interest: No
Other Structures: None	Lot Desc: Mature Trees	Relist:
Door Features:		Zero Lot Line:

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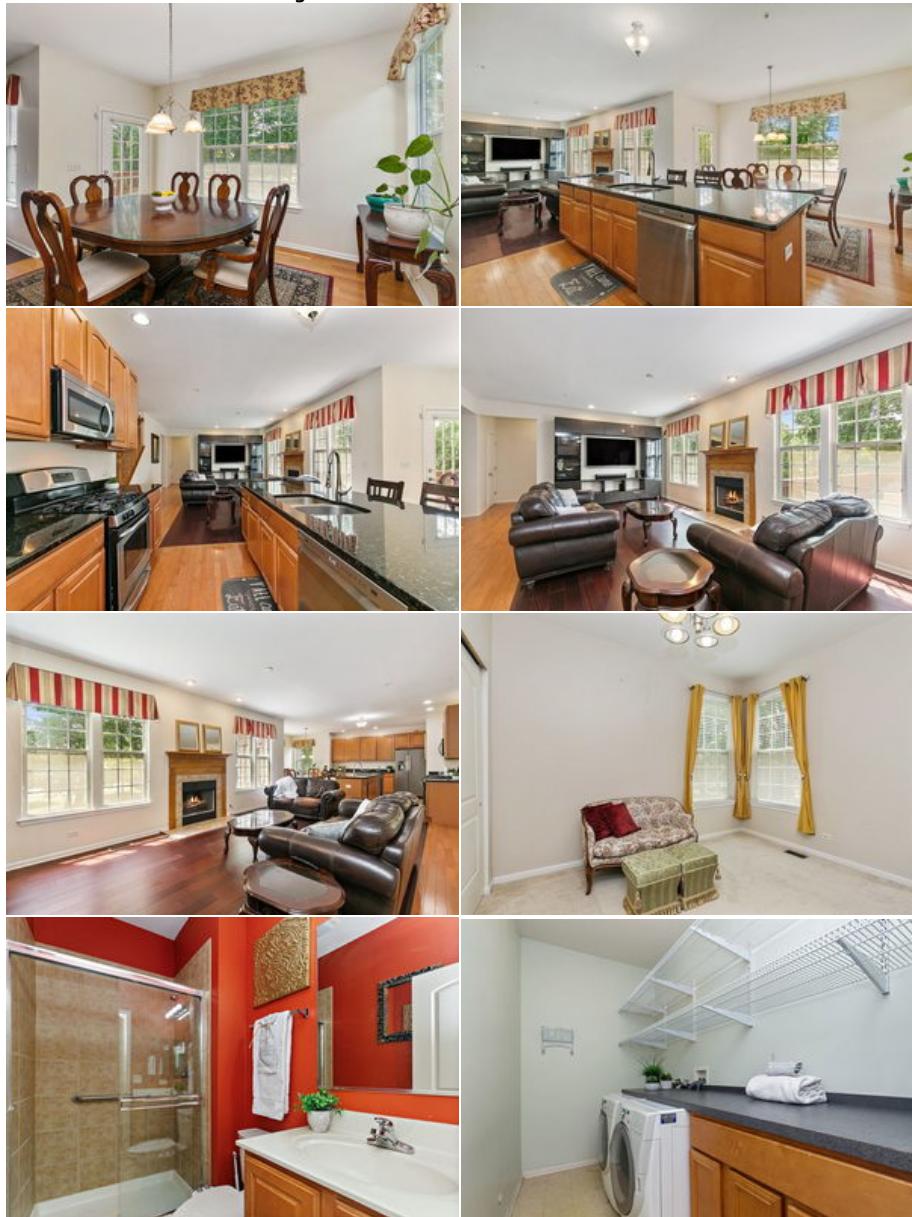


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MLS #: 11831139

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



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Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11831139 Detached Single 1390 Bison LN Hoffman Estates IL 60192



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Virtual Tour

Detached Single	MLS #:	11867089	List Price:	\$595,000
Status:	CTG	List Date:	08/23/2023	Orig List Price: \$595,000
Area:	194	List Dt Rec:	08/23/2023	Sold Price:
Address:	1360 Hunters Ridge West , Hoffman Estates, IL 60192			
Directions:	Shoe Factory Road to Roherssen to Fox Path to Hunters Ridge West,			
Closed:	Contract: 10/05/2023 Concessions:			
Off Market:	Financing: Contingency: A/I			
Year Built:	2001	Blt Before 78:	No	Curr. Leased: No
Dimensions:	90X176X91X163			
Ownership:	Fee Simple	Subdivision:	Hunters Ridge	Model:
Corp Limits:	Hoffman Estates	Township:	Hanover	County: Cook
Coordinates:				
Rooms:	10	Bathrooms (full/half):	3 / 1	# Fireplaces: Garage, Exterior Space(s)
Bedrooms:	5	Master Bath:	Full	# Spaces: Gar:3 Ext:3
Basement:	Full	Bsmnt. Bath:	No	Parking Incl. In Price: Yes
Buyer Ag. Comp.:	2.25% - \$475 (% of Net Sale Price)			
Mobility Score:	-			

Remarks: Wow! **** TAKE A 3D TOUR, CLICK ON THE 3D BUTTON AND ENJOY**** Stunning HUGE Hoffman Estates home!!! This is a beautiful 2 story house with basement!! 5 huge bedrooms (+ study room), 3.5 awesome baths!!! Gorgeous rich mahogany colored Brazilian floors with elegant white crown molding to tie it all in. Open floor layout!!! Beautiful kitchen with granite counter-tops, large pantry and mudroom; with door to the gazebo and huge fenced-in backyard where you will surely make great memories with family and friends!!! Washer and dryer were just updated in 2021. This home has a 3 car garage and 6 car driveway! Garage has the works - 2 new garage door openers with built in cameras and back up battery, newly added electric outlets all around, and lighting! You'll be pleased to see the beautiful guest bedroom set-up on the main level with a complete full bath. The flow from the kitchen to Family Room will make you feel proud to host and entertain in this beautiful home. The two staircases add to the flow of the house and makes life a lot easier. The upstairs and back stairs have been newly remodeled with luxury vinyl adding an elegant and modern look! It's a true beauty! The huge Master Bedroom has 2 huge closets with a bonus massive walk-in-closet! You'll also enjoy the extra open floor plan basement that currently serves as a personal home gym! This home has a brand new tare-off roof from 2020, newer furnace and AC condenser. So many upgrades! Owner takes pride! Over 3600 sq ft of living area! WOW! Come enjoy it! Home is close to parks, shopping, schools, and highway! HURRY!! You're going to love it!!! It won't last!! ***Also for any Veterans using VA Loan this can be an assumable loan as well at BELOW 3% interest rate!!!

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$6,462	Waterfront: No
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06093050120000	Appx SF: 3650**
High School: Elgin (46)		Mult PINs: No	SF Source: Builder
	Special Assessments: No	Tax Year: 2021	Bldg. Assess. SF:
	Special Service Area: No	Tax Exmps: Homeowner, Disabled Vet	Acreage:
	Master Association: No		
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Level Square Footage Details: **Upper Sq Ft: 1825, Main Sq Ft: 1825, Above Grade Total Sq Ft: 3650, Total Basement Sq Ft: 1611, Aprox. Total Finished Sq Ft: 3650, Total Finished/Unfinished Sq Ft: 5261

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X15	Main Level	Hardwood	Drapes	Master Bedroom	19X16	2nd Level	Vinyl	Drapes
Dining Room	12X11	Main Level	Hardwood	Drapes	2nd Bedroom	13X12	2nd Level	Vinyl	Blinds
Kitchen	13X12	Main Level	Hardwood		3rd Bedroom	17X12	2nd Level	Vinyl	Blinds
Family Room		Not Applicable			4th Bedroom	12X11	2nd Level	Vinyl	Drapes
Laundry Room	7X6	Main Level							
5th Bedroom	17X13	Main Level	Hardwood	Blinds					
Eating Area	16X9	Main Level	Hardwood						

Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, Built-in Features, Walk-In Closet(s)**

Exterior Property Features:

Age: 21-25 Years	Laundry Features: Gas Dryer Hookup	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: 5th Bedroom, Study, Eating Area	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s)	Amenities:
Kitchen:	Parking Ownership: Owned	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Range Hood	Parking On Site: Yes	HERS Index Score:
Dining:	Parking Details: Driveway	Green Discr:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished	Foundation:	Green Feats:
Bath Amn: Double Sink	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA, Cash Only, Other
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location:	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure:	Rural:
Equipment:	Lot Size: .25-.49 Acre	Addl. Sales Info: None
Other Structures:	Lot Size Source:	Broker Owned/Interest: Yes
Door Features:	Lot Desc:	Relist:
Window Features:		Zero Lot Line:

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MLS #: 11867089

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS#: 11867089 Detached Single 1360 Hunters Ridge West Hoffman Estates IL 60192



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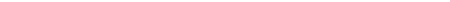
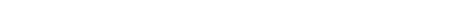
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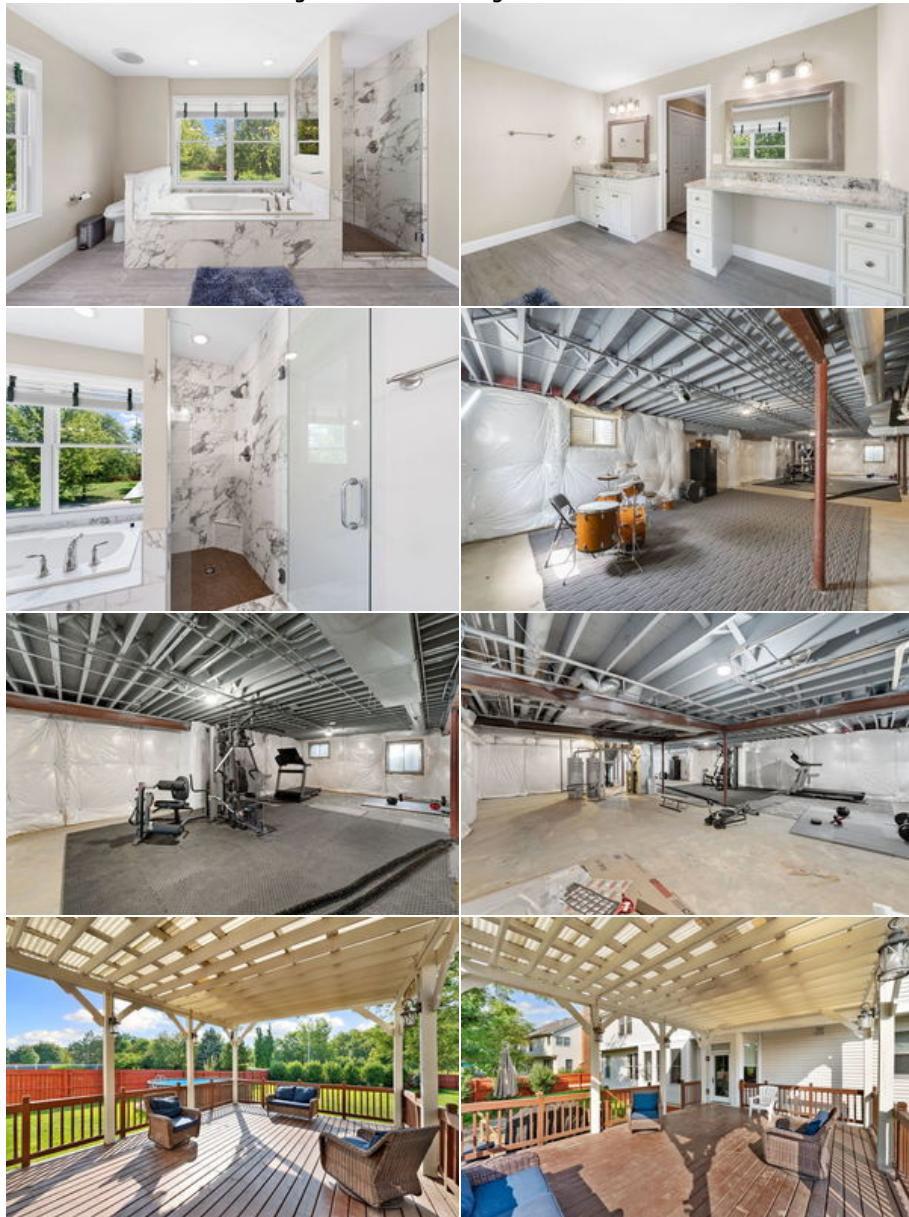
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MLS #: 11867089

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Status: CLSD	MLS #: 11804745	List Price: \$589,000
Area: 194	List Date: 06/09/2023	Orig List Price: \$589,000
Address: 1414 Essex Dr, Hoffman Estates, IL 60192	List Dt Rec: 06/09/2023	Sold Price: \$600,000
BEVERLY RD 2 SHOE FACTORY RD - W TO ESSEX- S TO HOME		
Directions:	Lst. Mkt. Time: 8	
Closed: 08/11/2023	Contract: 06/16/2023	Concessions:
Off Market: 06/16/2023	Financing: Conventional	Contingency:
Year Built: 2007	Blt Before 78: No	Curr. Leased: No
Dimensions: 80X167X122X187		
Ownership: Hoffman Estates	Fee Simple	Subdivision: White Oak
Corp Limits: Hanover	Township: Hanover	Model: Waterford
Coordinates: N:12 W:31	Rooms: 12	County: Cook
Rooms: 12	Bathrooms (full/half): 3 / 1	# Fireplaces: 1
Bedrooms: 5+1 bsmt	Master Bath: Full	Parking: Garage
Basement: Full	Bsmnt. Bath: Yes	# Spaces: Gar:2
		Parking Incl. In Price: Yes
Buyer Ag. Comp.: 2.5% - \$450.00 ON NET (% of Net Sale Price)		
Mobility Score: -		

Remarks: There's a lot to like here! You will enjoy comfortable living at its best in this nicely attired and spacious home. Dramatic two-story Family Room with Fireplace and Hardwood Floors. Attractive kitchen with Cherry Cabinets, Stone Backsplash, Stainless Steel appliances, Corian countertops and nice eating area. First floor bedroom. Master Bedroom with Cathedral Ceiling, Spa Bathroom with 2 Walk-in Closets. Finished Basement with Recreation Room, 6th bedroom, Workout Room and beautiful Full Bathroom. Newer furnace, appliances and hot water heater. King-Size deck overlooking fabulous backyard. This home has over 4,500 Square Feet of living area and backs to a Serene Nature Area with Walking Path. Located near Expressways, Shopping and Parks. Welcome to your new home!

School Data		Assessments		Tax		Miscellaneous	
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$10,060.57	Waterfront: No				
Junior High: Larsen (46)	Frequency: Not	PIN: 06084110040000	Appx SF: 4565**				
High School: Elgin (46)	Applicable	Mult PINs: No	SF Source: Estimated				
	Special Assessments: No	Tax Year: 2021	Bldg. Assess. SF: 3065				
	Special Service Area: No	Tax Exmps: Homeowner	Acreage: 0.41				
	Master Association:						
	Master Assc. Freq.: Not Required						

Square Footage Comments:

Level Square Footage Details: **Main Sq Ft: 3065, Above Grade Total Sq Ft: 3065, Finished Basement Sq Ft: 1500, Total Basement Sq Ft: 1500, Aprox. Total Finished Sq Ft: 4565, Total Finished/Unfinished Sq Ft: 4565

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Hardwood	None	Master Bedroom	18X14	2nd Level	Carpet	None
Dining Room	13X12	Main Level	Hardwood	None	2nd Bedroom	13X11	2nd Level	Carpet	None
Kitchen	14X10	Main Level	Hardwood	None	3rd Bedroom	12X12	2nd Level	Carpet	None
Family Room	20X16	Main Level	Hardwood	None	4th Bedroom	12X11	2nd Level	Carpet	None
Laundry Room	8X6	Main Level							
Eating Area	12X10	Main Level	Hardwood	None					
5th Bedroom	13X12	Main Level	Carpet		6th Bedroom	12X13	Basement	Carpet	
Recreation Room	20X25	Basement	Carpet						

Interior Property Features: **Vaulted/Cathedral Ceilings**

Exterior Property Features: **Deck, Front Porch**

Age: 16-20 Years	Laundry Features: In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Eating Area, 5th Bedroom, 6th Bedroom, Recreation Room	Sewer: Sewer-Public, Sewer-Storm
Style: Traditional	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Aluminum Siding, Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space, Island, Pantry-Butler, Pantry-Walk-in	Parking Ownership:	Asmt Incl: None
Appliances: Oven-Double, Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Finished	Foundation: Concrete	Green Feats:
Bath Amn: Whirlpool, Separate Shower, Double Sink	Exst Bas/Fnd:	Sale Terms: Conventional
Fireplace Details: Gas Logs	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers, 200+ Amp Service	Exposure:	Rural:
Equipment: TV-Cable, Fire Sprinklers, Ceiling Fan, Sump Pump	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Other Structures: Shed(s)	Lot Size Source:	Broker Owned/Interest: No
Door Features:	Lot Desc: Landscaped Professionally, Park Adjacent, Wooded, Rear of Lot, Backs to Trees/Woods, Sidewalks	Relist:
Window Features: All		Zero Lot Line:

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MLS #: 11804745 Detached Single 1414 Essex DR Hoffman Estates IL 60192



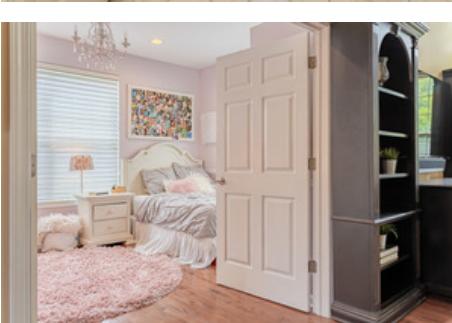
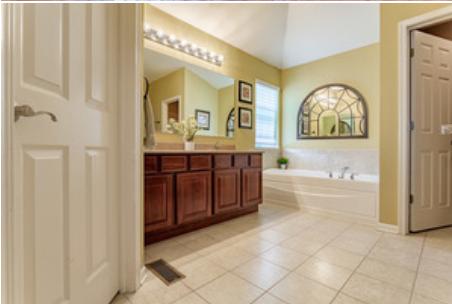
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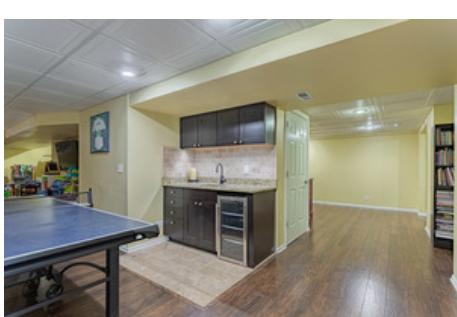
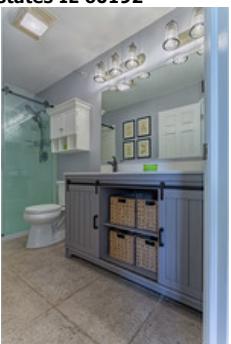


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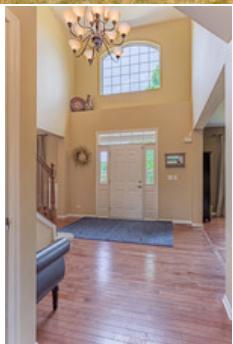


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MLS #: 11804745

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11854349	List Price:	\$639,000
Status: CLSD	List Date:	08/08/2023	Orig List Price:	\$639,000
Area: 194	List Dt Rec:	08/08/2023	Sold Price:	\$606,000
Address: 5804 Red Oak Dr , Hoffman Estates, IL 60192				
Directions: Shoe Factory Rd, south on Essex, left on Red Oak Dr, to home				
Closed: 10/06/2023	Contract:	09/01/2023	Concessions:	
Off Market: 09/01/2023	Financing:	Conventional	Contingency:	
Year Built: 2004	Blt Before 78:	No	Curr. Leased:	
Dimensions: 15005				
Ownership: Fee Simple	Subdivision:		Model:	
Corp Limits: Hoffman Estates	Township:	Hanover	County:	Cook
Coordinates:			# Fireplaces:	1
Rooms: 14	Bathrooms (full/half):	3 / 1	Parking:	Garage
Bedrooms: 5+1 bsmt	Master Bath:	Full	# Spaces:	Gar:2.5
Basement: Full	Bsmnt. Bath:	Yes	Parking Incl. In Price:	Yes
Buyer Ag. Comp.: 2.25%-\$395 (% of Net Sale Price)				
Mobility Score: -				

Remarks: **SPACIOUS 5+1 BSMT BEDROOM IN SOUGHT AFTER WHITE OAK SUBDIVISION. NEW ROOF, GUTTERS, AND DOWNSPOUT TO BE DONE IN TWO WEEKS! FIRST FLOOR BEDROOM CAN BE OFFICE ROOM, FAMILY ROOM HAS SOARING CEILINGS AND A FIRE PLACE. A CUSTOM BUILT PANTRY BY 'CLOSET BY DESIGN' NEAR THE KITCHEN. MASTER BATHROOM SUITE HAS A SOAKER TUB & SEPARATE SHOWER. ALL BEDROOMS HAVE 'CLOSET BY DESIGN' CLOSETS.. FULL LOOKOUT ENGLISH BASEMENT BEAUTIFULLY FINISHED, ENOUGH SPACE TO BUILD THEATER, BAR, GYM, OR CHILDREN'S PLAYROOM, ETC. THE GARAGE COMES WITH "MYQ" THAT CAN BE ACCESSED BY AN APP & "EV" OUTLET THAT CAN BE USED FOR ELECTRIC VEHICLE. WALKING DISTANCE FROM MULTIPLE PARKS & FOREST PRESERVES. MINUTES FROM I-90 & SUTTON FOR EASY COMMUTING. DON'T MISS THIS BEAUTIFUL HOME!**

School Data		Assessments		Tax		Miscellaneous	
Elementary: (46)	Amount:			Amount: \$10,738.48		Waterfront:	No
Junior High: (46)	Frequency:	Not Applicable		PIN: 06082040260000		Appx SF:	4068
High School: (46)	Special Assessments:	No		Mult PINs:		SF Source:	Estimated
	Special Service Area:	No		Tax Year:	2021	Bldg. Assess. SF:	3028
	Master Association:			Tax Exmps:	Homeowner	Acreage:	
	Master Assc. Freq.:	Not Required					

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Wood		Master Bedroom	19X14	2nd Level	Carpet	
			Laminate						
Dining Room	14X12	Main Level	Wood		2nd Bedroom	13X12	2nd Level	Carpet	
			Laminate						
Kitchen	14X9	Main Level	Wood		3rd Bedroom	12X12	2nd Level	Carpet	
			Laminate						
Family Room	19X18	Main Level	Wood		4th Bedroom	15X11	2nd Level	Carpet	
			Laminate						
Laundry Room	12X6	Main Level	Vinyl		6th Bedroom	16X11	Basement	Wood	
5th Bedroom	16X11	Main Level	Wood					Laminate	
			Laminate						
Breakfast Room	12X10	Main Level	Wood		Recreation Room	34X15	Basement	Wood	
			Laminate					Laminate	
Game Room	10X10	Basement	Wood		Theatre Room	16X13	Basement	Wood	
			Laminate					Laminate	
Foyer	15X8	Main Level	Vinyl						

Interior Property Features:

Exterior Property Features: **Deck**

Age: 16-20 Years	Laundry Features:	Roof:
Type: 2 Stories	Additional Rooms: 5th Bedroom, 6th Bedroom, Breakfast Room, Recreation Room, Game Room, Theatre Room, Foyer	Sewer: Sewer-Public
Style:		Water: Lake Michigan, Public
Exterior: Vinyl Siding, Brick	Garage Ownership: Owned	Const Opts:
Air Cond: Central Air	Garage On Site: Yes	General Info: School Bus Service, Interstate Access
Heating: Gas	Garage Type: Attached	Amenities: Park/Playground, Pond/Lake, Curbs/Gutters, Street Paved
Kitchen: Eating Area-Breakfast Bar	Garage Details:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances	Parking Ownership:	HERS Index Score:
Dining: Separate	Parking On Site:	Green Discl:
Attic:	Parking Details:	Green Rating Source:
Basement Details: Finished	Driveway: Asphalt	Green Feats:
Bath Amn: Separate Shower, Double Sink, Soaking Tub	Foundation:	Sale Terms:
Fireplace Details: Wood Burning, Gas Logs, Gas Starter	Exst Bas/Fnd:	Possession: Closing
Fireplace Location: Living Room	Disability Access: No	Occ Date:
Electricity:	Disability Details:	Rural:
Equipment: CO Detectors, Fan-Whole House, Sump Pump	Exposure:	Addl. Sales Info.: None
Other Structures:	Lot Size: .25-.49 Acre	Broker Owned/Interest: No
Door Features:	Lot Size Source:	Relist:
Window Features:	Lot Desc:	Zero Lot Line:

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MLS #: 11854349 Detached Single 5804 Red Oak DR Hoffman Estates IL 60192

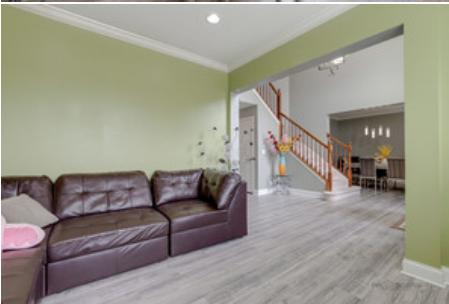
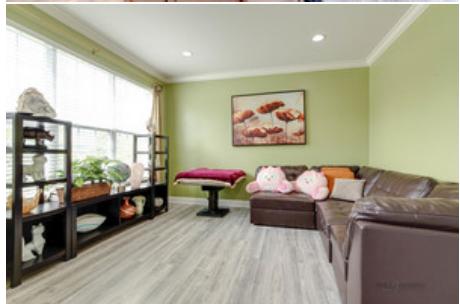


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MLS #: 11854349

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11854349 Detached Single 5804 Red Oak DR Hoffman Estates IL 60192

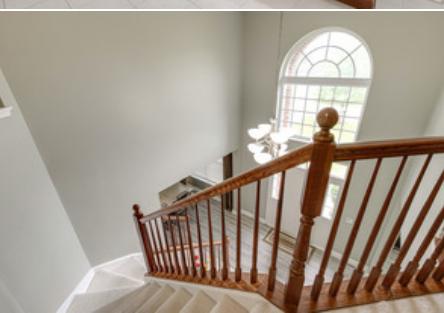


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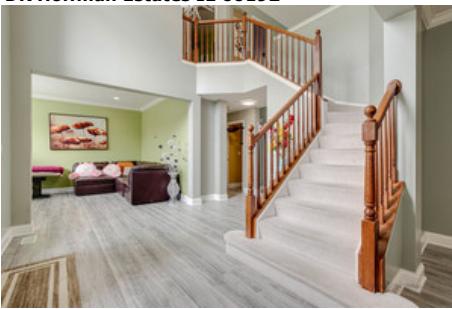


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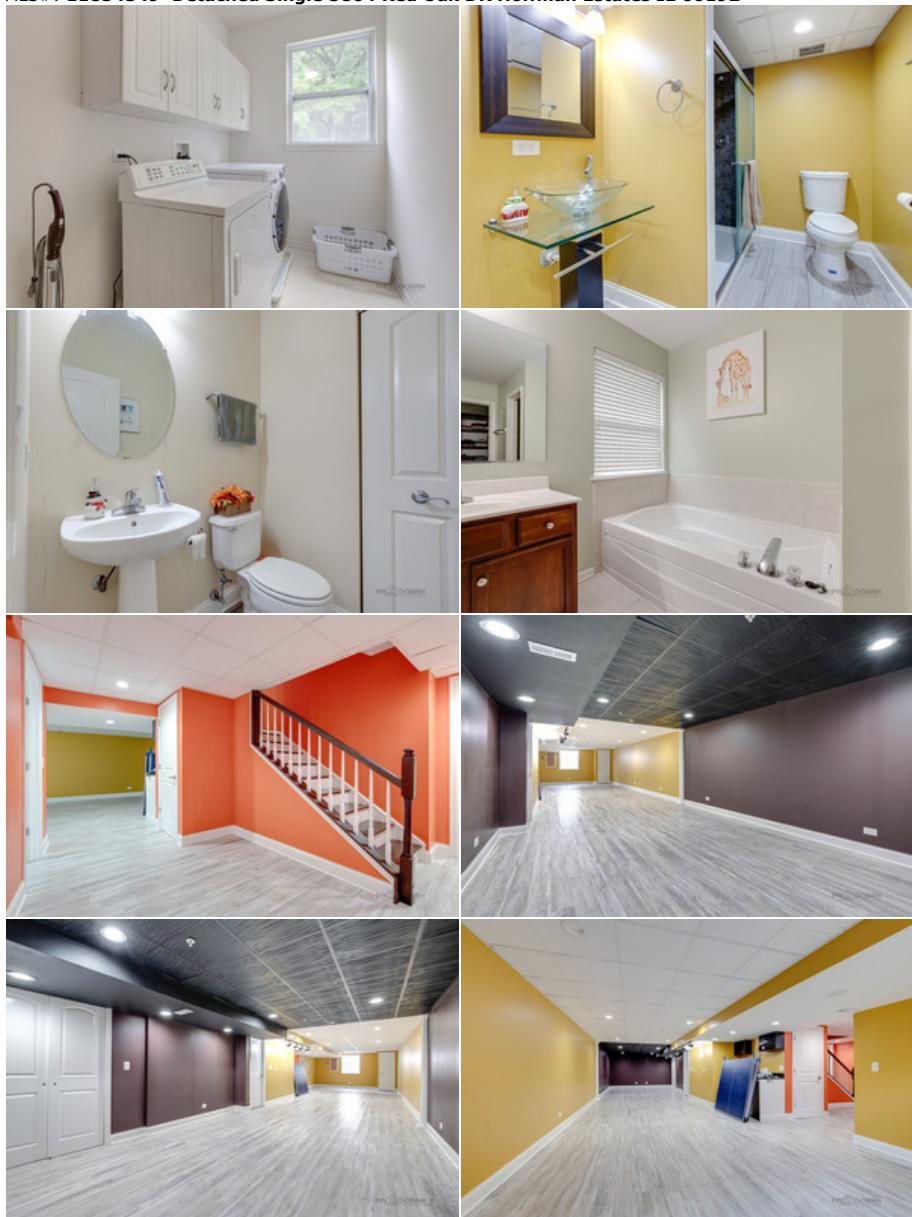


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MLS #: 11854349

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single	MLS #:	11907905	List Price:	\$599,000
Status:	CLSD	List Date:	11/13/2023	Orig List Price: \$609,000
Area:	194	List Dt Rec:	11/13/2023	Sold Price: \$610,000
Address:	1239 Mallard Ln , Hoffman Estates, IL 60192			
Directions:	From I-90, exit south onto Sutton Rd (59). Turn west (right) on Golf Rd. Turn north (right) on Rohrsen Rd. Turn east (right) on Fox Path Ln. Turn right on Hunters Ridge. Turn on Mallard Ln.			
Closed:	02/09/2024	Contract:	01/14/2024	Lst. Mkt. Time: 63
Off Market:	01/14/2024	Financing:	Conventional	Concessions:
Year Built:	2004	Blt Before 78:	No	Contingency:
Dimensions:	15473			Curr. Leased: No
Ownership:	Fee Simple	Subdivision:	Winding Trails Hanover	Model: Ellsworth
Corp Limits:	Hoffman Estates	Township:	Hanover	County: Cook
Coordinates:	N:12 W:30			
Rooms:	13	Bathrooms (full/half):	3 / 1	# Fireplaces: 1
Bedrooms:	4+1 bsmt	Master Bath:	Full	Parking: Garage, Exterior Space(s)
Basement:	Full	Bsmnt. Bath:	Yes	Gar: 3 Ext: 1
Buyer Ag. Comp.:	2.5% - \$475 (Net Sale Price)			Parking Incl. In Price: Yes
Clsd Buyer Ag. Comp.:	2.5% - \$475 (% of Gross Sale Price)			
Mobility Score:	-			

Virtual Tour

Remarks: This beautiful Ellsworth model with 3 car garage is one of the largest homes in the entire neighborhood and backs to the forest preserve! The recently updated exterior boasts wonderful curb appeal with mature landscaping, covered front porch, flagpole, and the concrete driveway includes a side apron for parking additional vehicles. The private back yard is partially fenced, it includes a new concrete pad for a shed, raised garden beds, and the huge deck is freshly painted. A grand foyer with cathedral ceiling and chandelier welcomes guests properly. The tile floor easily accommodates heavy foot traffic from all exterior entries: the front door, the back door, and the garage. The formal living/dining rooms are located in front along with the office which has updated wainscoting (currently being used as a bedroom). The large kitchen features ample cabinet storage, a pantry closet, an island, Corian countertops, stainless steel appliances, table space, and natural light from the south corner windows. The kitchen wall is open to the giant family room with a soaring cathedral ceiling and brick fireplace. Moving upstairs, the catwalk hallway overlooks the main level and distributes natural light throughout. The master bedroom features a vaulted ceiling, two walk-in closets, and the lovely bathroom has a separate shower/tub. The three additional bedrooms are all generously sized and two of them have walk-in closets. The full finished basement could be great for parties, guests, or an in-law arrangement especially since the 2nd garage door opens right to the basement door. The basement boasts a big open layout with wet bar, bedroom, office/exercise room, and a full bathroom. New roof (2023), siding (2023), gutters (2023), soffits (2023), concrete driveway + shed pad (2023), kitchen backsplash (2023), painting (2023), basement stairs carpet (2023), hallway light fixtures (2023), air conditioner (2022), water heater (2022), water softener (2022), and appliances (2021). The house is equipped with a radon mitigation system and fire sprinkler system. Photos of the basement and 3 car tandem garage are from the home's previous listing when they were empty. See the walk through video from the virtual tour link. Veterans ask about assuming the seller's VA loan at 3.99%!

School Data		Assessments		Tax		Miscellaneous	
Elementary:	Timber Trails (46)	Amount:		Amount:	\$12,167.72	Waterfront:	No
Junior High:	Larsen (46)	Frequency:	Not Applicable	PIN:	06093120220000	Appx SF:	3755
High School:	Elgin (46)	Special Assessments:	No	Mult PINs:	No	SF Source:	Assessor
		Special Service Area:	No	Tax Year:	2022	Bldg. Assess. SF:	3755
		Master Association:		Tax Exmps:	Homeowner	Acreage:	0.3552
		Master Assc. Freq.:	Not Required				

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X14	Main Level	Wood Laminate		Master Bedroom	19X17	2nd Level	Carpet	
Dining Room	15X9	Main Level	Wood Laminate		2nd Bedroom	17X12	2nd Level	Carpet	
Kitchen	18X9	Main Level	Ceramic Tile		3rd Bedroom	17X12	2nd Level	Carpet	
Family Room	22X21	Main Level	Wood Laminate		4th Bedroom	15X12	2nd Level	Carpet	
Laundry Room	8X4	Main Level	Ceramic Tile		Office	13X10	Main Level	Wood Laminate	
5th Bedroom	15X12	Basement	Carpet		Exercise Room	12X11	Basement	Carpet	
Recreation Room	26X23	Basement	Wood Laminate						
Eating Area	15X9	Main Level	Ceramic Tile		Bar	15X11	Basement	Ceramic Tile	

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors**

Exterior Property Features: **Deck, Porch**

Age: 16-20 Years	Laundry Features:	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: 5th Bedroom, Office, Recreation Room, Exercise Room, Eating Area, Bar	Sewer: Public
Style: Contemporary	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air, Zoned	Garage Type: Attached	General Info: School Bus Service
Heating: Gas, Forced Air, Indv Controls, Zoned	Garage Details: Garage Door Opener(s), Tandem	Amenities: Park/Playground, Curbs/Gutters, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry, Closet	Parking Ownership: Owned	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances	Parking On Site: Yes	HERS Index Score:
Dining: Combined w/ LivRm	Parking Details: Side Apron, Driveway	Green Discl:
Attic: Unfinished	Driveway: Concrete, Side Drive	Green Rating Source:
Basement Details: Finished	Foundation: Concrete	Green Feats:
Bath Amn: Separate Shower, Double Sink, Soaking Tub	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA
Fireplace Details: Gas Logs	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure: W (West)	Rural: No
Equipment: Security System, Fire Sprinklers, CO Detectors, Ceiling Fan,	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
	Lot Size Source: County Records	Broker Owned/Interest: No
	Lot Desc: Forest Preserve Adjacent, Landscaped Professionally, Mature Trees, Backs to Trees/Woods	Relist:
		Zero Lot Line:

**Sump Pump, Radon Mitigation
System(s)**

Other Structures:

Door Features:

Window Features:

Gas Supplier:**Nicor Gas**

Electric Supplier:**Commonwealth Edison**

Broker: **Coldwell Banker Realty (8256) / (847) 541-5000**

List Broker: **Matt Melull (242188) / (847) 354-2565 / matt@melull.com**

CoList Broker:

More Agent Contact Info:**Questions? TEXT Matt: 847-354-2565**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11907905

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11907905 Detached Single 1239 Mallard LN Hoffman Estates IL 60192



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MLS #: 11907905

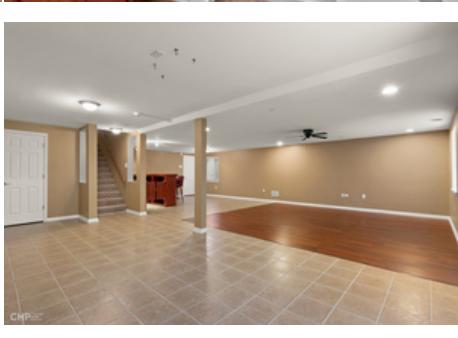
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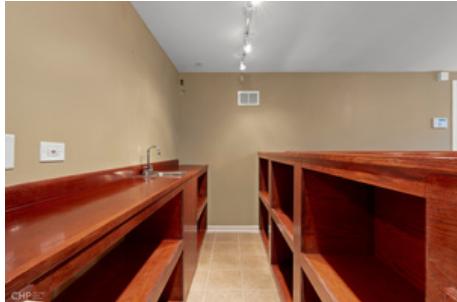


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MLS #: 11907905

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Status: CLSD	MLS #: 11838346	List Price: \$629,900
Area: 194	List Date: 08/09/2023	Orig List Price: \$629,900
Address: 5740 Providence Dr , Hoffman Estates, IL 60192	List Dt Rec: 08/09/2023	Sold Price: \$648,000
Directions: ROHRSEN N OF GOLF 2 RED OAK L 2 CARIBOU L 2 PROVIDENCE.		
Closed: 10/16/2023	Contract: 08/13/2023	Lst. Mkt. Time: 5
Off Market: 08/13/2023	Financing: Conventional	Concessions: 500
Year Built: 2004	Blt Before 78: No	Contingency:
Dimensions: 149X90X141X89		Curr. Leased: No
Ownership: Fee Simple	Subdivision: White Oak	Model:
Corp Limits: Hoffman Estates	Township: Hanover	County: Cook
Coordinates: N:12 W:30		
Rooms: 11	Bathrooms (full/half): 2 / 1	# Fireplaces: 1
Bedrooms: 4	Master Bath: Full	Parking: Garage
Basement: Full	Bsmnt. Bath: No	# Spaces: Gar:3
		Parking Incl. In Price: Yes
Buyer Ag. Comp.: 2.5%-\$395 (% of Net Sale Price)		
Mobility Score: -		

Remarks: Welcome to this stunning 4 bedroom, 3 bathroom home with over 3600 Sqft of living space and a 3 car garage located in the highly sought-after White Oak subdivision of Hoffman Estates! Move-in ready with tons of updates. As you enter the home, you will be greeted with cathedral pillars giving you a grand feel. The entire home has been updated with beautiful hardwood flooring and canned LED lighting throughout. Enjoy the breathtaking open family room with 20' ceilings offering an abundance of natural light and beautiful floor to ceiling stone fireplace as the centerpiece. Entertain with ease in the eat-in kitchen featuring custom 42" maple cabinets and granite countertops. Huge island with breakfast bar, newer stainless steel appliances including Fridge & Dishwasher installed in (2020). A massive walk-in pantry with custom cabinetry. No shortage of space as home also offers open concept living room and dining room. Bonus on the main floor is a den/office space, perfect for working from home. Laundry room is conveniently located on main floor with closet and cabinet storage. **UPSTAIRS** Walk up the dramatic open staircase to 4 spacious bedrooms and 2 full updated bathrooms. Each bedroom has had custom closet organizers installed from Closets By Design. Master bedroom is huge and will be your personal oasis as it includes 2 sinks and vanities, soaking tub, updated glass shower and 2 separate walk-in closets. **BASEMENT** 1700 sq ft of Unfinished space waiting your finishing touches or perfect for all your storage needs. Rough-in plumbing is installed and ready for another bathroom if desired. **EXTERIOR** Enjoy your large maintenance free deck for years to come! Spacious backyard with beautiful landscaping. You don't have to worry about expenses as big ticket items have been recently replaced including; Roof (2019), Furnace (2022), AC (2020), Asphalt Driveway (2020), Water Heater (2018), Sump Pump & Injector Pump (2019), as well as Indoor Fire Sprinkler System that is maintained every year. Great location in a quiet neighborhood, walkable to multiple parks and forest preserves. Minutes to I-90 and Sutton Rd/59 for easy commuting. Schedule your showing today!

School Data		Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$11,215.04	Waterfront: No	
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06084090130000	Appx SF: 3614**	
High School: Elgin (46)	Special Assessments: No	Mult PINs: No	SF Source: Builder	
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF: 	
	Master Association: 	Tax Exmps: Homeowner	Acreage: 	
	Master Assc. Freq.: Not Required			

Square Footage Comments:

Level Square Footage Details: **Main Sq Ft: 3614, Above Grade Total Sq Ft: 3614, Unfinished Basement Sq Ft: 1700, Total Basement Sq Ft: 1700, Aprox. Total Finished Sq Ft: 3614, Total Finished/Unfinished Sq Ft: 5314

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X13	Main Level	Hardwood		Master Bedroom	24X15	2nd Level	Hardwood	
Dining Room	14X11	Main Level	Hardwood		2nd Bedroom	15X14	2nd Level	Hardwood	
Kitchen	16X9	Main Level	Ceramic Tile		3rd Bedroom	13X12	2nd Level	Hardwood	
Family Room	22X15	Main Level	Hardwood		4th Bedroom	17X12	2nd Level	Hardwood	
Laundry Room	6X16	Main Level	Ceramic Tile						
Breakfast Room	11X11	Main Level	Hardwood		Den	14X10	Main Level	Hardwood	
Foyer	12X7	Main Level	Ceramic Tile		Library	17X10	Main Level	Hardwood	

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Laundry, Walk-In Closet(s), Open Floorplan, Granite Counters, Pantry**

Exterior Property Features: **Deck**

Age: 16-20 Years	Laundry Features: Gas Dryer Hookup, Electric Dryer Hookup, In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Breakfast Room, Den, Foyer, Library	Sewer: Sewer-Public
Style: 	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s)	Amenities: Park/Playground
Kitchen: Eating Area-Table Space, Island, Pantry-Butler, Pantry-Closet	Parking Ownership: 	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel	Parking On Site: 	HERS Index Score:
Kitchen Appliances	Parking Details: 	Green Discl:
Dining: Separate	Driveway: Asphalt	Green Rating Source:
Attic: 	Foundation: 	Green Feats:
Basement Details: Unfinished	Exst Bas/Fnd: 	Sale Terms: Conventional, FHA, VA, Cash Only
Bath Amn: Whirlpool, Separate Shower	Disability Access: No	Possession: Closing
Fireplace Details: Attached Fireplace	Disability Details: 	Occ Date:
Doors/Screen, Gas Logs	Exposure: S (South)	Rural:
Fireplace Location: Family Room	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Electricity: Circuit Breakers	Lot Size Source: 	Broker Owned/Interest: No
Equipment: Fire Sprinklers, CO Detectors, Ceiling Fan, Sump Pump, Backup Sump Pump, Water Heater-Gas	Lot Desc: 	Relist:
Other Structures: 		Zero Lot Line:

Door Features:

Window Features:

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MLS #: 11838346 Detached Single 5740 Providence DR Hoffman Estates IL 60192



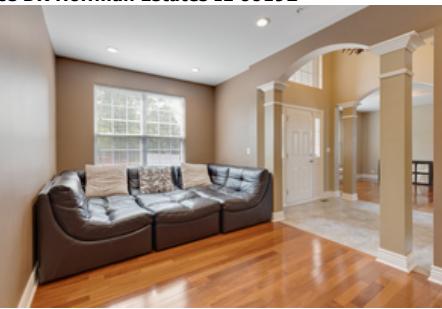
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MLS #: 11838346

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11838346 Detached Single 5740 Providence DR Hoffman Estates IL 60192

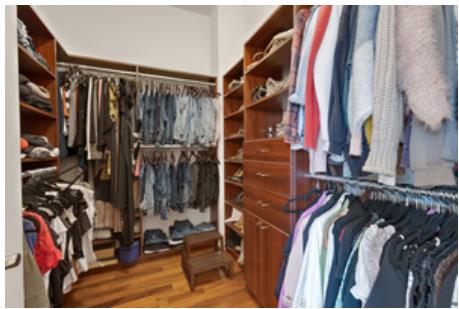


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MLS #: 11838346 Detached Single 5740 Providence DR Hoffman Estates IL 60192



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MLS #: 11838346

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Status: CLSD	MLS #: 11841523	List Price: \$624,999
Area: 194	List Date: 07/28/2023	Orig List Price: \$624,999
Address: 1184 Hunters Ridge East , Hoffman Estates, IL 60192	List Dt Rec: 07/28/2023	Sold Price: \$650,000
Directions: Golf rd to rt 59, n to Shoe Factory rd, west to Rohrsen rd then south to property.		
Closed: 08/11/2023	Lst. Mkt. Time: 4	
Off Market: 07/31/2023	Contract: 07/31/2023	Concessions: 13000
Year Built: 2001	Financing: Cash	Contingency: No
Dimensions: 90X250	Blt Before 78: No	Curr. Leased: No
Ownership: Fee Simple	Subdivision: Hunters Ridge	Model:
Corp Limits: Hoffman Estates	Township: Hanover	County: Cook
Coordinates: 		# Fireplaces: 1
Rooms: 12	Bathrooms: 4 / 1	Parking: Garage
Bedrooms: 5	Master Bath: Full	# Spaces: Gar:3
Basement: Full	Bsmnt. Bath: Yes	Parking Incl. Yes
In Price: Buyer Ag. Comp.: 2.5%-\$450 (% of Net Sale Price)		
Mobility Score: -		

Remarks: **Absolutely amazing 5 bedroom 4.5 bath, 3 car garage located in a great neighborhood. Immaculately updated with high end finishes throughout the property. Fresh modern paint colors with lots of natural light. The open flowing floor plan is perfect for entertaining family and friends. The kitchen was fully rehabbed in 2019, including all new stainless steel appliances, double oven. Custom kitchen cabinets, tile back-splash, butler's pantry, Quartz countertops, and an island with cooktop and downdraft hood. All four full bathrooms were rehabbed in 2020. Upgrades include glass shower enclosures, body spray jets, double sink, custom tiles, and soaking tub. Spacious Mater bedroom suite, with vaulted ceiling. Walk-in his and her closets. In addition, there is a large second bedroom with an en suite bath. Lots of storage, closet space, and recessed lighting throughout the house. Laundry room with Quartz countertops. Fully finished basement, with a massive recreation room. Gorgeous wet-bar in the bonus room. The backyard is your own private oasis. Enjoy the stunning custom built pool deck and large above ground pool. Or relax in the beautiful covered patio that has built-in lights and ceiling fan. All this, and the yard is close to half of an acre. Prime location close to parks, expressway, shopping, and restaurants.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$11,690.76	Waterfront: No
Junior High: Larsen (46)	Frequency: Not	PIN: 060930700070000	Appx SF: 3513
High School: Elgin (46)	Applicable	Mult PINs:	SF Source: Assessor
	Special Assessments: No	Tax Year: 2021	Bldg. Assess. SF:
	Special Service Area: No	Tax Exmps: Homeowner	Acreage: 0.449
	Master Association: No		
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X14	Main Level	Other	Drapes	Master Bedroom	19X17	2nd Level	Carpet	Drapes
Dining Room	22X16	Main Level	Ceramic	Drapes	2nd Bedroom	12X12	2nd Level	Carpet	Drapes
Kitchen	14X12	Main Level	Tile	Blinds	3rd Bedroom	12X12	2nd Level	Carpet	Drapes
Family Room	20X16	Main Level	Ceramic	Drapes	4th Bedroom	14X12	2nd Level	Carpet	Drapes
Laundry Room	7X7	Main Level	Tile	None					
5th Bedroom	14X13	2nd Level	Carpet	Drapes	Den	12X12	Main Level	Other	Drapes
Foyer	12X10	Main Level	Ceramic	None	Bonus	22X14	Basement	Vinyl	None
Recreation Room	54X14	Basement	Tile						
			Vinyl	None					

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Wet, 1st Floor Laundry, Walk-In Closet(s)**

Exterior Property Features: **Deck, Patio, Brick Paver Patio, Pool Above Ground**

Age: 21-25 Years, Rehab in 2019	Laundry Features: In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: 5th Bedroom, Den, Foyer, Bonus, Recreation Room	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: Commuter Train, Interstate Access
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Park/Playground, Curbs/Gutters, Street Lights, Street Paved
Kitchen:	Parking Ownership:	Asmt Incl: None
Appliances:	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Finished	Foundation: Concrete	Green Feats:
Bath Arn: Separate Shower, Double Sink, Full Body Spray Shower, Soaking Tub	Exst Bas/Fnd:	Sale Terms: Conventional, FHA, VA, Cash Only
Fireplace Details: Gas Logs	Disability Access: No	Possession: Closing
Fireplace Location: Family Room	Disability Details:	Occ Date:
Electricity: Circuit Breakers	Exposure:	Rural:
Equipment: CO Detectors, Sump Pump	Lot Size: .25-.49 Acre	Addl. Sales Info.: None
Other Structures:	Lot Size Source: County Records	Broker Owned/Interest: No
Door Features:	Lot Desc: Landscaped Professionally	Relist:
Window Features:		Zero Lot Line:

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MLS #: 11841523

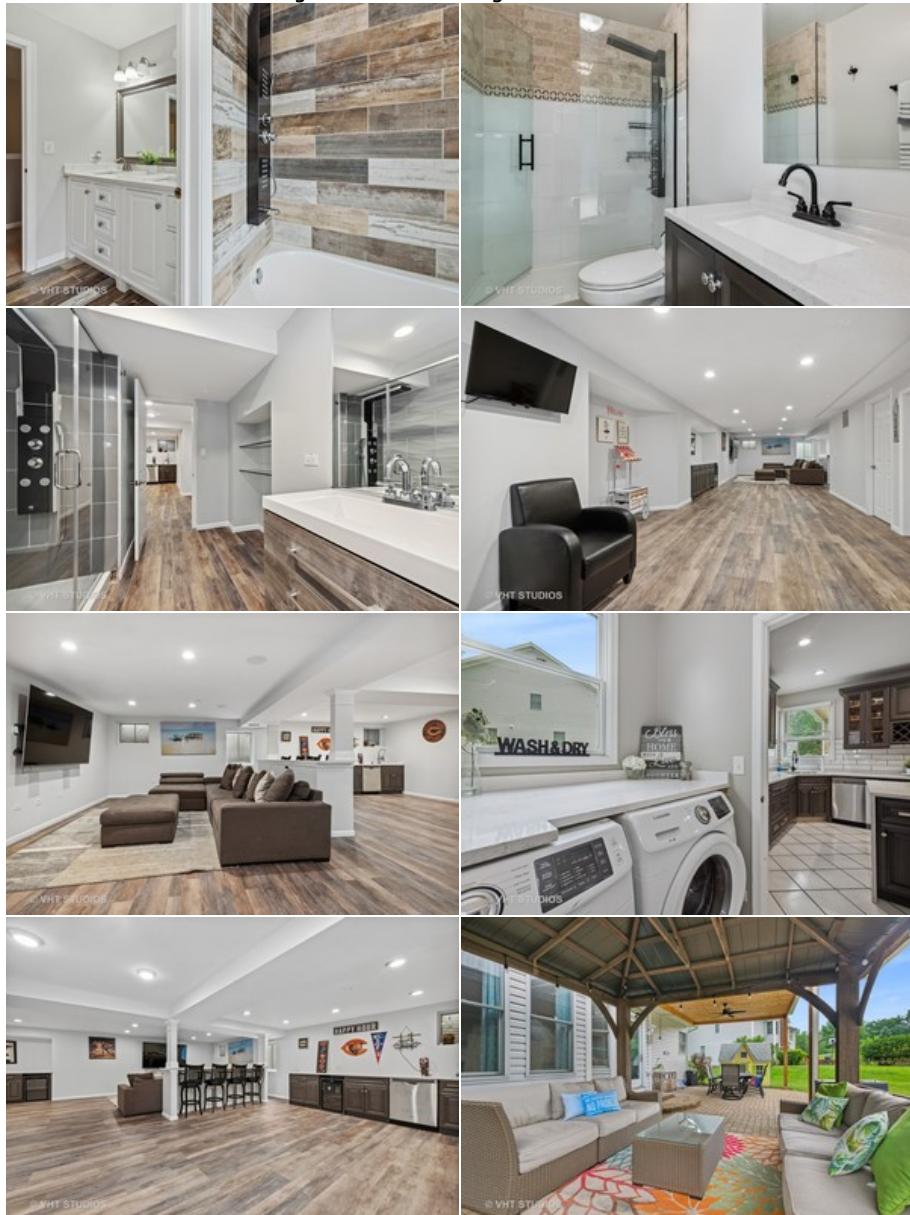
Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



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MLS #: 11841523

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11841523 Detached Single 1184 Hunters Ridge East Hoffman Estates IL 60192



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MLS #: 11841523

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single		MLS #:	11905007	List Price:	\$675,000
Status: CLSD		List Date:	10/28/2023	Orig List Price:	\$675,000
Area: 194		List Dt Rec:	10/28/2023	Sold Price:	\$650,000
5779 Acorn Ct , Hoffman Estates, IL 60192					
59 to Shoe Factory Rd West to White Oak ,to Acorn Ct		Lst. Mkt. Time:	3		
Closed:	12/07/2023	Contract:	10/30/2023	Concessions:	6000
Off Market:	10/30/2023	Financing:	Cash	Contingency:	
Year Built:	2004	Blt Before 78:	No	Curr. Leased:	No
Dimensions:	138X90				
Ownership:	Fee Simple	Subdivision:		Model:	Regency
Corp Limits:	Hoffman Estates	Township:	Hanover	County:	Cook
Coordinates:				# Fireplaces:	
Rooms:	14	Bathrooms (full/half):	5 / 0	Parking:	Garage
Bedrooms:	5	Master Bath:	Full	# Spaces:	Gar:3
Basement:	Full	Bsmnt. Bath:	Yes	Parking Incl. In Price:	
Buyer Ag. Comp.:	2.5%-300 (% of Gross Sale Price)				
Clsd Buyer Ag. Comp.:	2.5%-\$300 (% of Gross Sale Price)				
Mobility Score:	-				

Remarks: **STUNNING 5 BEDROOM, 5 BATH WITH MANY DETAILED FEATURES. GOURMET KITCHEN WITH CORIAN COUNTERTOPS, STAINLESS STEEL APPLIANCES, 42" CABINETS, & WALK IN PANTRY. VAULTED & TRAY CEILINGS. RECESSED LIGHTING & CEILING FANS THROUGHOUT. MASTER BEDROOM SUITE. FINISHED BASEMENT WITH REC ROOM, EXERCISE ROOM & FULL BATH. SEVERAL STORAGE CLOSETS. MAIN LEVEL LAUNDRY ROOM. SUN ROOM, 2 TIER BRICK PATIO W/LIGHTS. WOODED LOT FACING FOREST PRESERVE. COY POND W/3 TIER WATERFALL. LARGE 1ST FLOOR BEDROOM COULD BE USED AS MASTER OR IN-LAW ARRANGEMENT. AUTOMATED SPRINKLER SYSTEM**

School Data	Assessments	Tax	Miscellaneous
Elementary: (46)	Amount: \$0	Amount: \$7,409	Waterfront: No
Junior High: (46)	Frequency: Not Applicable	PIN: 06082040090000	Appx SF: 4100
High School: (46)		Mult PINs:	SF Source: Estimated
	Special Assessments: Unknown	Tax Year: 2022	Bldg. Assess. SF:
	Special Service Area: No	Tax Exmps:	Acreage: 0.34
	Master Association: No		
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X14	Main Level	Carpet		Master Bedroom	22X19	2nd Level	Carpet	
Dining Room	13X11	Main Level	Carpet		2nd Bedroom	13X13	2nd Level	Carpet	
Kitchen	13X10	Main Level	Ceramic		3rd Bedroom	15X14	2nd Level	Carpet	
Family Room	25X18	Main Level	Carpet		4th Bedroom	13X11	2nd Level	Carpet	
Laundry Room	10X7	Main Level			Den	12X11	Main Level	Carpet	
5th Bedroom	13X12	Main Level	Carpet		Sun/Florida	18X15	Main Level	Carpet	
Eating Area	13X10	Main Level	Ceramic		Room Heated				
Recreation Room	50X28	Basement	Tile		Exercise Room	21X20	Basement	Carpet	
			Carpet						

Interior Property Features:

Exterior Property Features:

Age: 16-20 Years	Laundry Features:	Roof:
Type: 2 Stories	Additional Rooms: 5th Bedroom, Den, Eating	Sewer: Sewer-Public, Sewer-Storm
Style:	Area, Exercise Room, Recreation Room, Sun/Florida Room Heated	Water: Lake Michigan
Exterior: Vinyl Siding, Brick	Garage Ownership: Owned	Const Opt:
Air Cond: Central Air	Garage On Site: Yes	General Info: None
Heating: Gas, Forced Air	Garage Type: Attached	Amenities:
Kitchen: Eating Area-Breakfast Bar, Pantry-Walk-in	Garage Details:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances	Parking Ownership:	HERS Index Score:
Dining: Combined w/ LivRm	Parking On Site:	Green Discr:
Attic:	Parking Details:	Green Rating Source:
Basement Details: Finished, Crawl	Driveway:	Green Feats:
Bath Amn:	Foundation:	Sale Terms:
Fireplace Details:	Exst Bas/Fnd:	Possession: Closing
Fireplace Location:	Disability Access: No	Occ Date:
Electricity: Circuit Breakers, 200+ Amp Service	Disability Details:	Rural:
Equipment:	Exposure:	Addl. Sales Info.: None
Other Structures:	Lot Size: .25-.49 Acre	Broker Owned/Interest: No
Door Features:	Lot Size Source:	Relist:
Window Features:	Lot Desc:	Zero Lot Line:

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MLS #: 11905007 Detached Single 5779 Acorn CT Hoffman Estates IL 60192



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MLS #: 11905007 Detached Single 5779 Acorn CT Hoffman Estates IL 60192



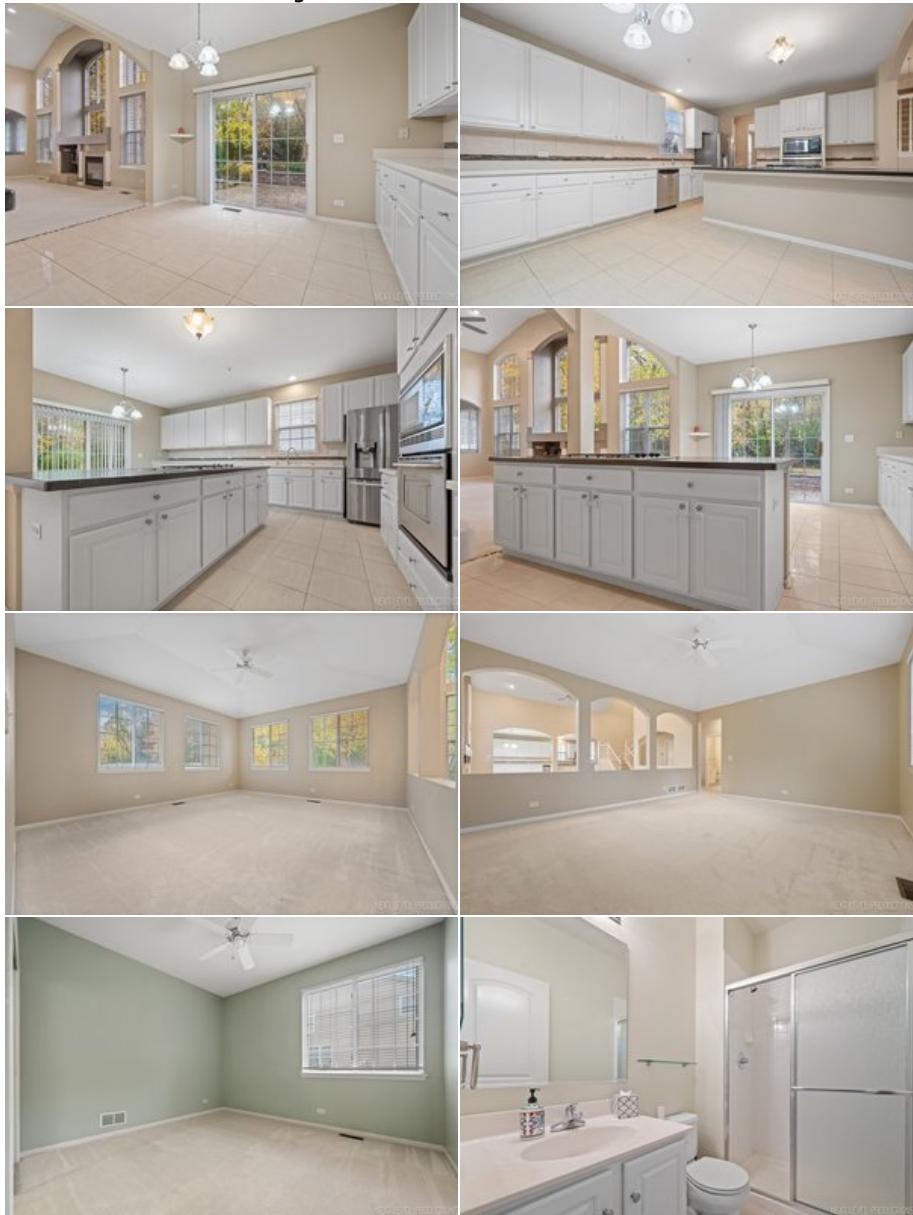
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MLS #: 11905007

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single		MLS #:	11948499	List Price:	\$660,000
Status:	PCHG	List Date:	12/18/2023	Orig List Price:	\$669,000
Area:	194	List Dt Rec:	12/18/2023	Sold Price:	
Address:	5336 Shotkoski Dr Dr South, Hoffman Estates, IL 60192				
Directions:	South on 59, West on Show factory Rd, North on McDonough Dr				
Closed:	Contract:			Lst. Mkt. Time:	54
Off Market:	Financing:			Concessions:	
Year Built:	1999	Blt Before 78:	No	Contingency:	
Dimensions:	146X 64	Subdivision:		Curr. Leased:	No
Ownership:	Fee Simple	Township:	Barrington	Model:	
Corp Limits:	Unincorporated	County:		County:	Cook
Coordinates:		# Fireplaces:		# Fireplaces:	1
Rooms:	9	Bathrooms (full/half):	3 / 1	Parking:	Garage
Bedrooms:	4+1 bsmt	Master Bath:	Full	# Spaces:	Gar:3
Basement:	Full	Bsmnt. Bath:	Yes	Parking Incl.	
		In Price:			

Virtual Tour

Other Media

Buyer Ag. Comp.: **2.5% - 495 (% of Net Sale Price)**

Mobility Score: -

Remarks: Welcome to this 4 beds above and 1 below bedroom with enough space to make more. 3700 sq ft on the first and second floors. When including the basement, you get an additional 1200sq with a total of 4900 sq ft of livable space! The front entrance welcomes you into the large and spacious living room and dining. The space then walks into the shared kitchen, family room, and 2nd dining area. The master bedroom has a grand tub and standing shower in addition to the proper powder seating, and his and her sinks. The large lot is 160x84, the perfect space for any avid gardener, or enough space to install a pool. South-facing allows for a great amount of natural light. Laundry is on the main level adjacent to the kitchen. From the kitchen, you also have an additional eat-in area while connected to the large sunroom. Details - Quartz countertops, SS appliances, and high ceiling height throughout - 2018 roof, HVAC, and large back deck, 3 car garage 15 feet high. Pre-paid 20-year lease on solar panels included. (62 panels - 2 inverters), sump pumps.

School Data	Assessments	Tax	Miscellaneous
Elementary: (46)	Amount: \$0	Amount: \$14,016	Waterfront: No
Junior High: (46)	Frequency: Not Applicable	PIN: 06042080480000	Appx SF: 3700**
High School: (46)	Special Assessments: No	Mult PINs: Yes	SF Source: Plans
	Special Service Area: No	Tax Year: 2022	Bldg. Assess. SF:
	Master Association: No	Tax Exmps: None	Acreage: 0.3
	Master Assc. Freq.: Not Required		

Square Footage Comments: **Matterport attached**

Level Square Footage Details: **Upper Sq Ft: 1400, Main Sq Ft: 1400, Finished Lower Sq Ft: 1250, Above Grade Total Sq Ft: 4050, Finished Basement Sq Ft: 1300, Total Basement Sq Ft: 1300, Aprox. Total Finished Sq Ft: 5350, Total Finished/Unfinished Sq Ft: 5350

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	24X28	Main Level	Wood Laminate	Double Pane Windows, Screens	Master Bedroom	27X14	2nd Level	Wood Laminate	Double Pane Windows
Dining Room	COMBO	Main Level			2nd Bedroom	13X16	2nd Level	Wood Laminate	Double Pane Windows
Kitchen	30X14	2nd Level	Wood Laminate	Double Pane Windows	3rd Bedroom	13X16	2nd Level	Wood Laminate	Double Pane Windows
Family Room	30X14	Main Level	Wood Laminate	Double Pane Windows	4th Bedroom	13X16	2nd Level	Wood Laminate	Double Pane Windows
Laundry Room	9X12	Main Level	Wood Laminate	None					
Foyer	7X7	Main Level	Wood Laminate	Double Pane Windows	Deck		24X10		
5th Bedroom	12X12	Basement	Ceramic Tile	None					

Interior Property Features: **Wood Laminate Floors, 1st Floor Laundry, 1st Floor Full Bath, Walk-In Closet(s), 10' Ceiling, Separate Dining Room, Walk-In Closet(s)**

Exterior Property Features: **Deck, Glass Enclosed, Patio, Rear Porch, Other Patio/Porch**

Age: 21-25 Years	Laundry Features: Gas Dryer Hookup, In Unit	Roof: Asphalt/Glass (Shingles), Wood Shakes/Shingles
Type: 2 Stories	Additional Rooms: Foyer, Deck, 5th Bedroom	Sewer: Sewer-Public
Style: Brownstone	Garage Ownership: Owned	Water: Public
Exterior: Stone, Concrete, Shingle Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: None
Heating: Gas	Garage Details: Garage Door Opener(s), Transmitter(s), 7 Foot or more high garage door, Multiple Garages	Asmt Incl: None
Kitchen: Eating Area-Breakfast Bar, Island, Pantry-Butler, Pantry-Closet, Breakfast Room	Parking Ownership:	HERS Index Score:
Appliances: Dishwasher, Portable, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Range Hood, Gas Cooktop, Gas Oven, Range Hood	Parking On Site:	Green Disc: No
Dining: Combined w/ LivRm	Parking Details:	Green Rating Source:
Attic: Unfinished	Driveway: Asphalt, Concrete	Green Feats: Photovoltaic/Solar System
Basement Details: Finished	Foundation: Concrete	Sale Terms: Conventional, FHA, VA
Bath Amn: Separate Shower, Soaking Tub	Exst Bas/Fnd:	Possession: Closing
Fireplace Details: Wood Burning, Gas Starter	Disability Access: No	Occ Date:
Fireplace Location: Family Room	Disability Details:	Rural: Yes
Electricity: 200+ Amp Service	Exposure: S (South)	Addl. Sales Info: Home Warranty
Equipment: Humidifier, CO Detectors, Ceiling Fan	Lot Size: .25-.49 Acre	Broker Owned/Interest: No
Other Structures: Pergola, Garage(s)	Lot Size Source: County Records	Relist:
Door Features:	Lot Desc: Cul-de-sac, Horses Allowed, Backs to Trees/Woods, Garden	Zero Lot Line:
Window Features: Insulated Windows		
Gas Supplier: Nicor Gas		
Electric Supplier: Cornbelt Electric		

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MLS #: 11948499 Detached Single 5336 Shotkoski Dr DR Hoffman Estates IL 60192



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MLS #: 11948499

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

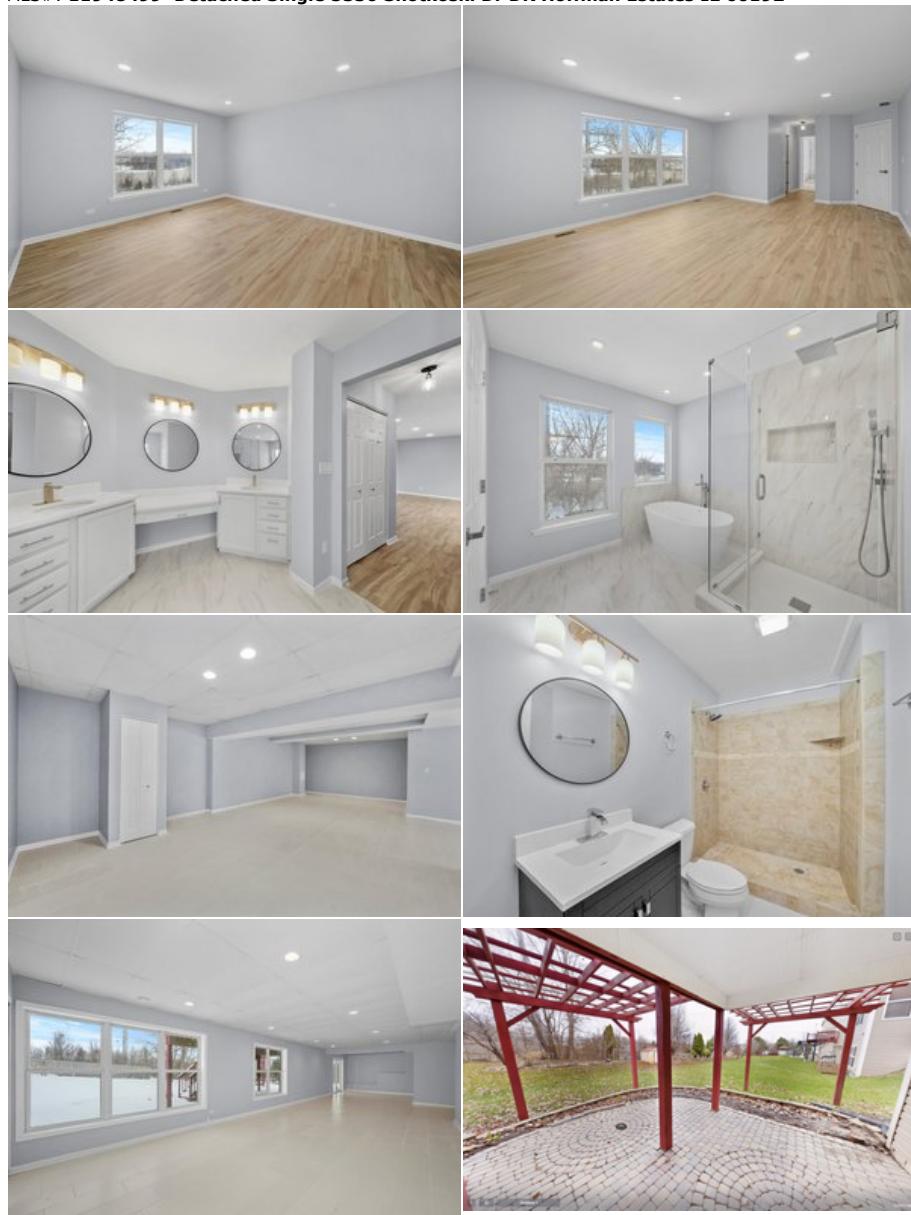
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MLS #: 11948499

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



3D Tour

Detached Single	MLS #:	11851531	List Price:	\$650,000
Status: CLSD	List Date:	08/07/2023	Orig List Price:	\$650,000
Area: 194	List Dt Rec:	08/07/2023	Sold Price:	\$662,500
Address: 2064 Amelia Ln , Hoffman Estates, IL 60192				
Directions: 90 to Beverly, to Beacon Pointe Drive Left on Amelia				
			Lst. Mkt. Time:	3
Closed: 09/13/2023	Contract:	08/09/2023	Concessions:	
Off Market: 08/09/2023	Financing:	Conventional	Contingency:	
Year Built: 2007	Blt Before 78:	No	Curr. Leased:	No
Dimensions: 110X77				
Ownership: Fee Simple	Subdivision:	Beacon Pointe Barrington	Model:	
Corp Limits: Hoffman Estates	Township:	Barrington	County:	Cook
Coordinates: Rooms: 15	Bathrooms (full/half):	3 / 1	# Fireplaces:	1
	Master Bath:	Full, Double Sink, Tub & Separate Shwr	Parking:	Garage
Bedrooms: 5			# Spaces:	Gar:3
Basement: Full	Bsmnt. Bath:	Yes	Parking Incl.	Yes
			In Price:	
Buyer Ag. Comp.: 2.5% LESS \$495 (% of Net Sale Price)				
Mobility Score: -				

Remarks: Welcome Home! You'll ABSOLUTELY LOVE this Impeccable Modernized & Updated Home in Highly Sought-After Beacon Pointe Subdivision! Nearly 4700 SQ Ft of Finished Space this Home Boasts 5 Bedrooms, 3.5 Baths, Loft & 3 Car Garage! Freshly Painted throughout in Modern Tones you'll enter into the Soaring 2-Story Foyer and be greeted by the Gorgeous Newly Refinished Hardwood Floors! White Trim Package throughout, 9 Foot Ceilings, Dining / Living Separated by Columned Divides! Enter into the Family Room there is a Beautiful Tile Surround Fireplace with Custom Mantel, Flat Screen TV, Recessed Lights & Built-In Speakers! Eat-In Kitchen with Granite Tops, 42" Custom Oak Cabs, SS Appliances, Large Pantry & Set Off the Rear Lot & Sliding Doors to a Gorgeous Paver Patio! Back- inside the 1st Level Hall Bath has been Completely Remodeled with Glass Top Vanity & Bowl, Custom Stone Accent Walls, Backlit Mirror & one of 2 Mecor Intelligent Toilets (Master Bed has the other) with Heated Seat, Heated Water and Bidet System! 1st Floor Laundry with Raised Washer/Dryer & 5th Bedroom Optionally Used as an Office! Upstairs you'll find the Massive Loft & 4 Spacious Bedrooms, each with Ceiling Fans and 3 of 4 with Walk-In Closets Including the Master Suite which has Two Walk-In Closets, a Tray Ceiling & Master Bath with Huge Soaker Tub, Tile Surround Shower with Sitting Ledge, Raised Dual Vanity & Mecor Intelligent Toilet! Finally head downstairs to the Amazing Finished Deep Poor Basement which Boasts a Full Bath with Shower, Large Rec Room, 200 Gallon Fish Tank (can stay or go), Pool Table, Media Room with Projector & Screen that Stay, Built-In Speakers, Dining Area, Work-Station with Granite Tops & 2nd Full Kitchen with Granite Tops, Refrigerator, Range, Hood & Dishwasher! In addition the Home offers Loads of Storage & Multiple Updates Including New Carpet, LED Lighting & New Fixtures Throughout, New Backlit Mirrors in Upstairs Hall Bath & Powder Room, New Garage Doors (2021), New Roof (2021), 90% of all switches converted to Z-WAVE for Home Automation, Home is Wired for CAT5e Cabling throughout, Attic with Skylight for Better Lighting, Battery Back-Up, Two New Powered Attic Vents & Powered Attic Antenna for OTA Channels! So Much Home & Perfect Area Close to 190 & South Barrington Arboretum, Shopping/Dining & So Much More! COME SEE IT TODAY!

School Data		Assessments		Tax		Miscellaneous	
Elementary: Timber Trails (46)	Amount: \$220	Amount: \$8,464	Waterfront:	No			
Junior High: Larsen (46)	Frequency: Annual	PIN: 06053020090000	Appx SF:	4670**			
High School: Elgin (46)	Special Assessments: No	Mult PINs:	SF Source:	Estimated			
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF:	3098			
	Master Association: No	Tax Exmps: Senior, Senior	Acreage:				
	Master Assoc. Freq.: Not Required	Freeze					

Square Footage Comments: **3098 Main Two Levels - 1572 Basement**

Level Square Footage Details: **Upper Sq Ft: 1508, Main Sq Ft: 1590, Above Grade Total Sq Ft: 3098, Finished Basement Sq Ft: 1572, Total Basement Sq Ft: 1572, Aprox. Total Finished Sq Ft: 4670, Total Finished/Unfinished Sq Ft: 4670

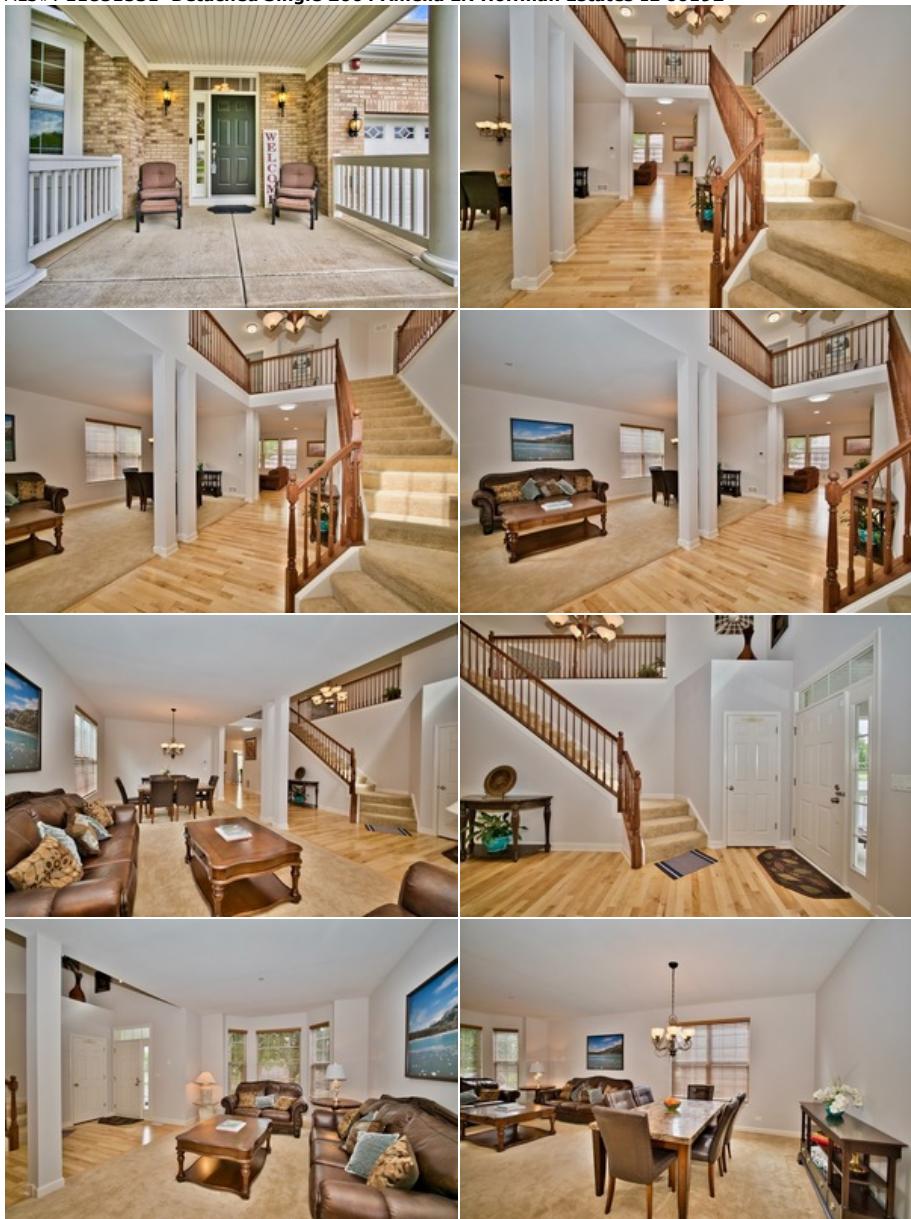
Room	Name	Size	Level	Flooring	Win Trmt	Room	Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level		Carpet		Master Bedroom	20X18	2nd Level		Carpet	
Dining Room	12X12	Main Level		Carpet		2nd Bedroom	15X12	2nd Level		Carpet	
Kitchen	18X14	Main Level		Hardwood		3rd Bedroom	14X12	2nd Level		Carpet	
Family Room	18X18	Main Level		Hardwood		4th Bedroom	12X11	2nd Level		Carpet	
Laundry Room	8X7	Main Level		Hardwood		Eating Area	16X9	Main Level		Hardwood	
5th Bedroom	11X10	Main Level		Carpet		Family Room -	16X15	Basement		Wood	
Recreation Room	19X16	Basement		Wood		Down				Laminate	
2nd Kitchen	9X8	Basement		Laminate		Bonus				Wood	
				Ceramic			16X10	Basement		Laminate	
Loft			2nd Level	Carpet							

Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, Walk-In Closet(s), 9' Ceilings**

Exterior Property Features: **Front Porch, Brick Paver Patio**

Age: 16-20 Years	Laundry Features: In Unit	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: 5th Bedroom, Eating Area, Recreation Room, Family Room - Down, 2nd Kitchen, Bonus, Loft	Sewer: Sewer-Public
Style:		Water: Public
Exterior: Vinyl Siding, Brick	Garage Ownership: Owned	Const Opts:
Air Cond: Central Air	Garage On Site: Yes	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air	Garage Type: Attached	Amenities:
Kitchen: Eating Area-Table Space, Island, Pantry-Closet, Granite Counters	Garage Details: Garage Door Opener(s)	Asmt Incl: None
Appliances: Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Range Hood, Other (Appliances)	Parking Ownership:	HERS Index Score:
	Parking On Site:	Green Discl:
	Parking Details:	Green Rating Source:
	Driveway: Asphalt	Green Feats:
Dining: Separate	Foundation: Concrete	Sale Terms:
Attic: Unfinished	Exst Bas/Fnd:	Possession: Closing
Basement Details: Finished, 9 ft + pour, Rec/Family Area, Storage Space	Disability Access: No	Occ Date:
Bath Amn: Separate Shower, Double Sink, Bidet	Disability Details:	Rural:
Fireplace Details: Gas Starter	Exposure:	Addl. Sales Info.: None
Fireplace Location: Family Room	Lot Size: Less Than .25 Acre	Broker Owned/Interest: No
Electricity: Circuit Breakers, 200+ Amp Service	Lot Size Source: County Records	Relist:
Equipment:	Lot Desc: Landscaped Professionally	Zero Lot Line:
Other Structures:		
Door Features:		
Window Features:		

MLS #: 11851531 Detached Single 2064 Amelia LN Hoffman Estates IL 60192



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MLS #: 11851531

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



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MLS #: 11851531 Detached Single 2064 Amelia LN Hoffman Estates IL 60192



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MLS #: 11851531

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Video 3D Tour

Detached Single		MLS #:	11895622	List Price:	\$689,999
Status: CLSD		List Date:	10/05/2023	Orig List Price:	\$689,999
Area: 194		List Dt Rec:	10/05/2023	Sold Price:	\$680,000
5864 Betty Gloyd Dr , Hoffman Estates, IL 60192					
RT 59 2 SHOE FACTORY W PASSED BEVERLY 2 ESSEX N2					
Chatham W2 Edgartown N2 Betty Gloyd					
				Lst. Mkt. Time:	5
Closed: 11/16/2023		Contract:	10/09/2023	Concessions:	
Off Market: 10/09/2023		Financing:	Conventional	Contingency:	
Year Built: 2007		Blt Before 78:	No	Curr. Leased:	No
Dimensions: 72X130					
Ownership: Fee Simple		Subdivision:	Beacon Pointe Hanover	Model:	Nottingham
Corp Limits: Hoffman Estates		Township:	Hanover	County:	Cook
Coordinates: N:12 W:31				# Fireplaces:	1
Rooms: 13		Bathrooms (full/half):	5 / 0	Parking:	Garage
Bedrooms: 5+1 bsmt		Master Bath:	Full	# Spaces:	Gar:3
Basement: Full		Bsmnt. Bath:	Yes	Parking Incl.	
Buyer Ag. Comp.: 2.5% MINUS \$475 (Net Sale Price)		In Price:			
Cld Buyer Ag. Comp.: 2.5% MINUS \$475 (% of Net Sale Price)					
Mobility Score: -					

Remarks: Welcome to this exquisite 6-bedroom, 5-bathroom home in the Beacon Pointe community boasting over 6100 square feet of appointed living space. With its elegant design and upscale features, this property offers the perfect blend of luxury and comfort. As you step inside, you'll be greeted by the grandeur of cathedral ceilings that create a sense of space and openness throughout the estate. The abundant natural light filters in through large windows, creating a inviting ambience. The kitchen is a culinary masterpiece equipped with stainless steel appliances, ample granite counter space, and breakfast bar that serves as a focal point for both meal preparation and family gatherings. Adjoining the kitchen, the breakfast room flows seamlessly into the family room with gas fireplace with custom built-ins, making it an ideal space for entertaining. The main level also features an inviting living room, separate formal dining room, a convenient 1st-floor laundry room, mud area, guest bedroom/den and a full bathroom. One of the standout features of this home is the stunning dual staircase that leads to the upper level. Its intricate design adds a touch of elegance to the property's interior, making every trip upstairs a visual delight. The master bedroom suite, offers a private sanctuary where you can unwind. The en-suite bathroom boasts large walk-in closet with dressing area, modern fixtures, a luxurious soaking tub, and a separate shower, providing a spa-like experience. With a total of 5 baths, each bedroom enjoys its own private or adjacent bathroom, ensuring convenience and privacy for all family members and guests. Full finished basement with 9 ft ceilings offers multiple spaces with a built-in dry bar, beverage refrigerator, 2nd full kitchen, theater room, game room, full bathroom, 6th bedroom or office and a tons of closet and storage space making this the perfect area for entertaining or in-law arrangement. BONUS this estate features zoned climate control for efficiency plus a fire sprinkler system for added protection. Step outside onto the wooden deck with pergola that overlooks the oversized backyard. This outdoor space is perfect for hosting summer parties, enjoying morning coffee, or simply relaxing while taking in the serene surroundings. Situated on over a quarter acre lot, this home offers ample outdoor space for gardening, play, or even the possibility of adding additional outdoor amenities. The attached 3-car garage provides secure parking. Located in the highly sought-after community of Hoffman Estates, you'll have access to top-rated schools, charming local shops, restaurants, and convenient transportation options with easy access to all major expressways and interstates. Don't miss the opportunity to own this remarkable home that combines modern luxury with timeless charm.

School Data		Assessments		Tax		Miscellaneous	
Elementary: Timber Trails (46)	Amount:			Amount: \$15,298.91		Waterfront:	No
Junior High: Larsen (46)	Frequency:	Not Applicable		PIN: 06054060040000		Appx SF:	6158**
High School: Elgin (46)				Mult PINs: No		SF Source:	Estimated
				Tax Year: 2021		Bldg. Assess. SF:	
				Tax Exmps: None		Acreage:	0.2486

Square Footage Comments:

Level Square Footage Details: **Upper Sq Ft: 2174, Main Sq Ft: 2174, Above Grade Total Sq Ft: 4348, Finished Basement Sq Ft: 1810, Total Basement Sq Ft: 1810, Aprox. Total Finished Sq Ft: 6158, Total Finished/Unfinished Sq Ft: 6158

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	13X12	Main Level	Wood		Master Bedroom	18X16	2nd Level	Wood	
			Laminate					Laminate	
Dining Room	13X13	Main Level	Wood		2nd Bedroom	14X13	2nd Level	Wood	
			Laminate					Laminate	
Kitchen	15X14	Main Level	Wood		3rd Bedroom	15X12	2nd Level	Wood	
			Laminate					Laminate	
Family Room	20X18	Main Level	Wood		4th Bedroom	17X11	2nd Level	Wood	
			Laminate					Laminate	
Laundry Room	8X6	Main Level	Wood						
			Laminate						
Breakfast Room	17X10	Main Level	Wood		Deck	18X24	Main Level		
			Laminate		2nd Kitchen	12X14	Basement		
Foyer	17X9	Main Level	Wood		Walk In Closet	15X12	2nd Level		
			Laminate						
Bar	10X14	Basement			5th Bedroom	10X12	Main Level	Wood	
								Laminate	
Recreation Room	17X24	Basement			6th Bedroom	14X13	Basement		

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Dry, Hardwood Floors**

Exterior Property Features: **Deck**

Age: 16-20 Years, Rehab in 2022	Laundry Features: Sink	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: 2nd Kitchen, Bar, 5th Bedroom, 6th Bedroom, Breakfast Room, Deck, Foyer, Recreation Room, Walk In Closet	Sewer: Sewer-Public
Style: Contemporary, Traditional	Garage Ownership: Owned	Water: Lake Michigan
Exterior: Aluminum Siding, Vinyl Siding, Brick	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service, Commuter Train
Heating: Gas, Forced Air	Garage Details: Garage Door Opener(s)	Amenities: Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry, Closet	Parking Ownership:	Asmt Incl: None
Appliances: Oven-Double, Dishwasher, Disposal	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Finished	Foundation: Concrete	Green Feats:
Bath Amn: Whirlpool, Separate Shower, Double Sink	Exst Bas/Fnd:	Sale Terms: Conventional, Cash Only
Fireplace Details: Wood Burning, Gas Starter	Disability Access: No	Possession: Closing
	Disability Details:	Occ Date:
	Exposure: S (South)	Rural:
		Addl. Sales Info.: None

Fireplace Location: **Family Room**

Lot Size: **Less Than .25 Acre, .25-.49 Acre**

Broker Owned/Interest: **No**

Electricity: **Circuit Breakers**

Lot Size Source:

Relist:

Equipment: **Humidifier, Fire Sprinklers, CO**

Lot Desc:

Zero Lot Line:

Detectors, Ceiling Fan, Sump Pump

Other Structures: **Pergola**

Door Features:

Window Features:

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

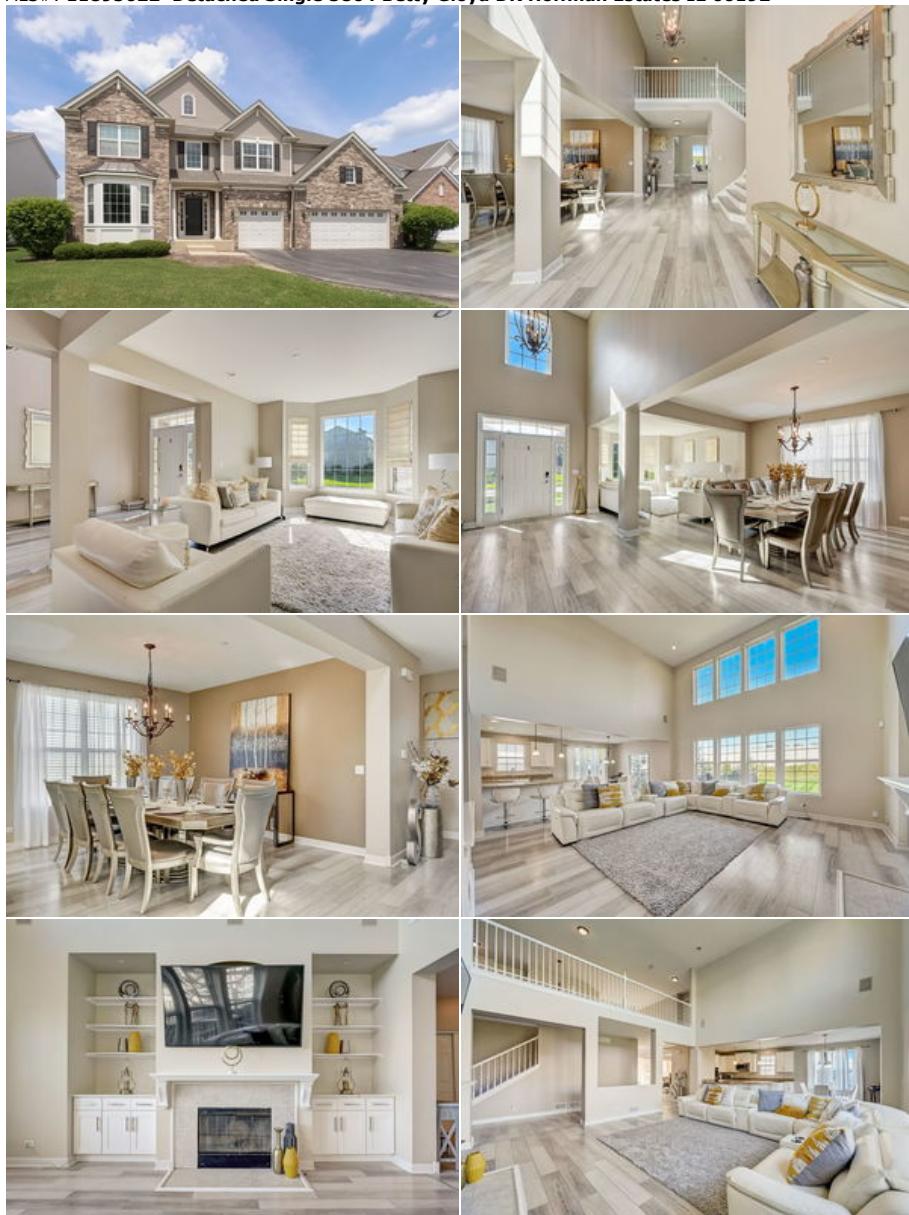
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MLS #: 11895622

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS#: 11895622 Detached Single 5864 Betty Gloyd DR Hoffmann Estates IL 60192



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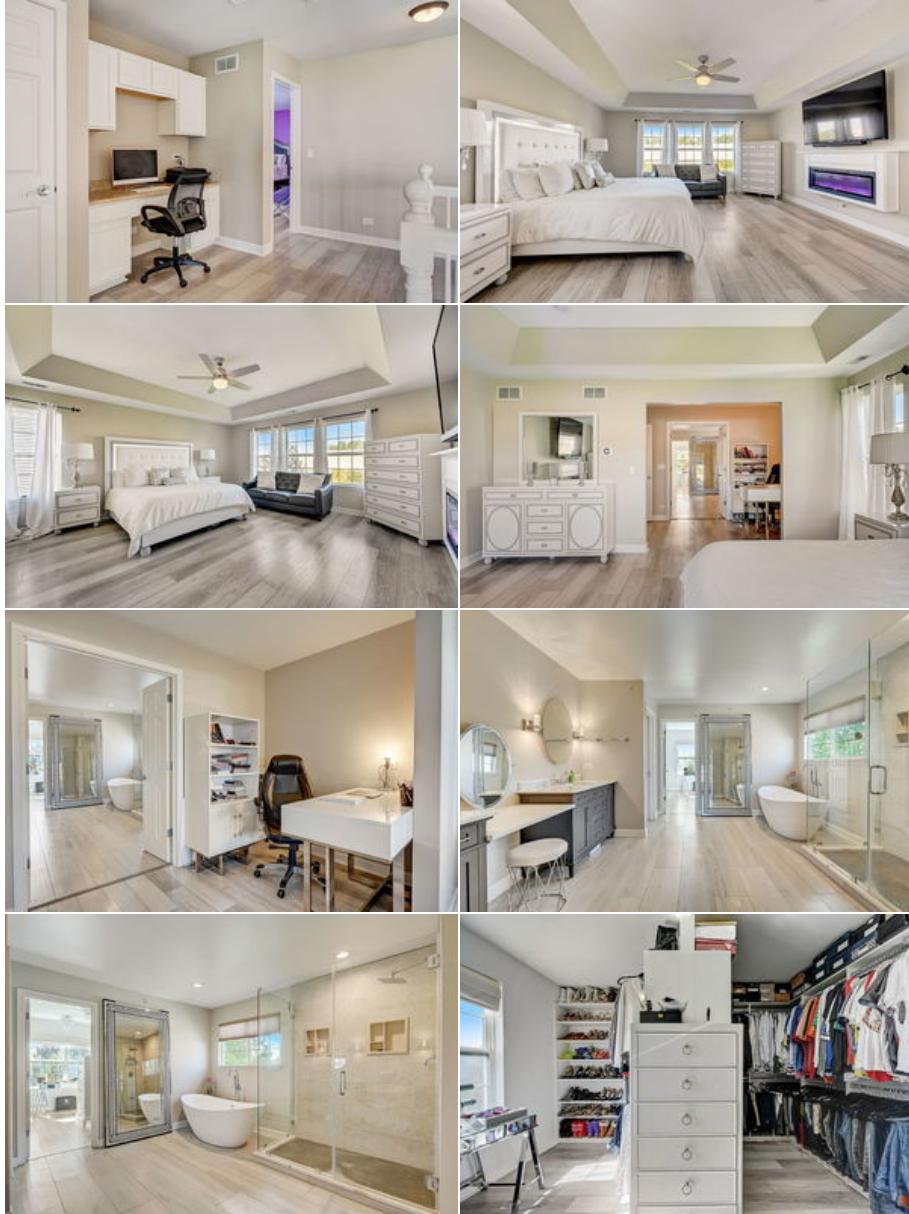
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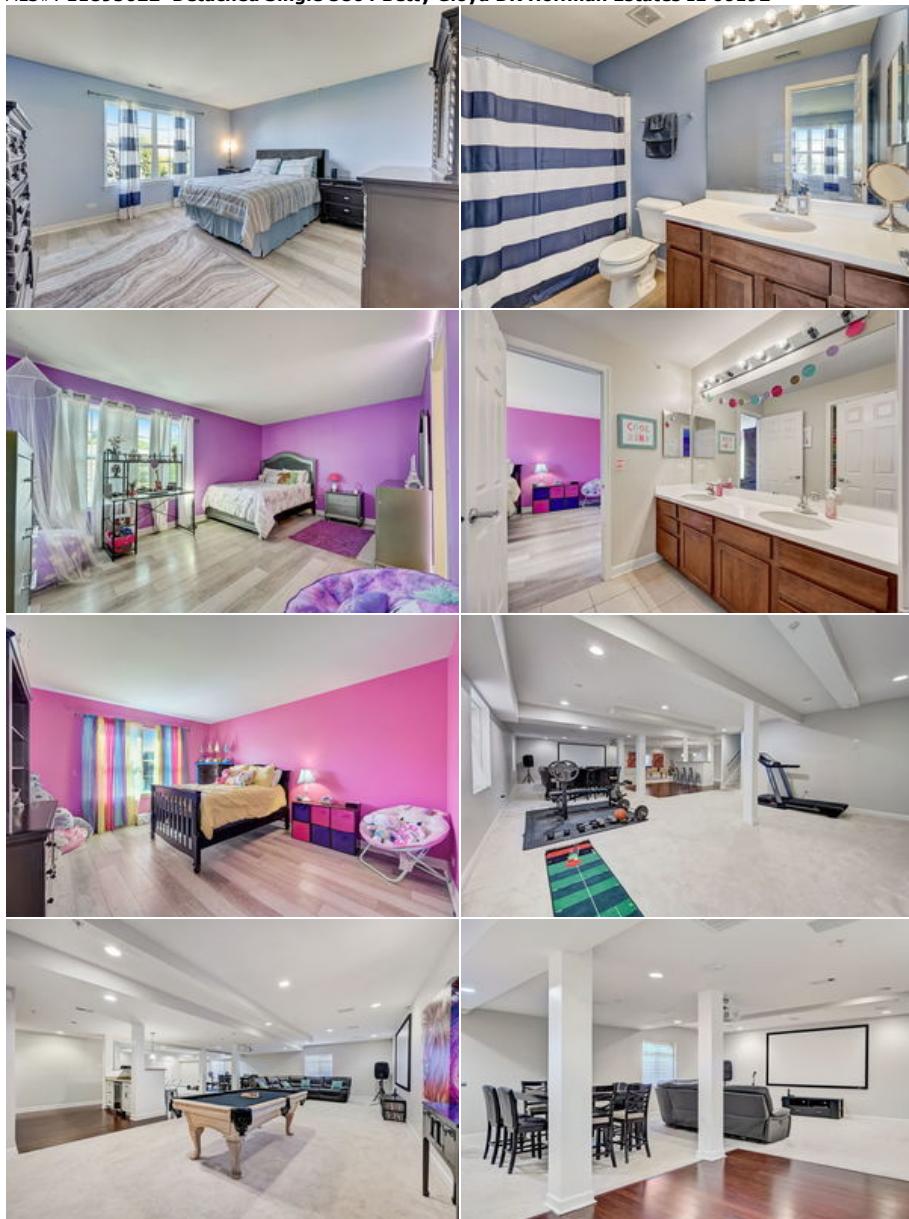


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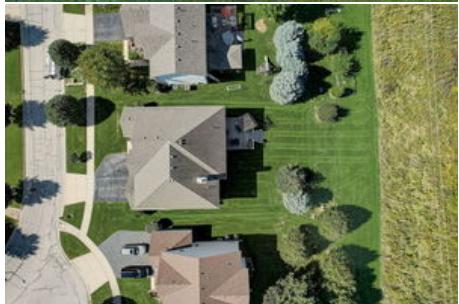


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MLS #: 11895622

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024



Detached Single		MLS #:	11951932	List Price:	\$689,000
Status: CLSD		List Date:	01/03/2024	Orig List Price:	\$689,000
Area: 194		List Dt Rec:	01/03/2024	Sold Price:	\$680,000
5430 Nicholson Dr, Hoffman Estates, IL 60192		Shoe Factory Road west of Sutton Road (Rt 59). Left onto McDonough Road. Right onto Nicholson Drive, to home.			
Directions: 5430 Nicholson Dr, Hoffman Estates, IL 60192		Lst. Mkt. Time: 6			
Closed:	01/23/2024	Contract:	01/08/2024	Concessions:	
Off Market:	01/08/2024	Financing:	Cash	Contingency:	
Year Built:	2007	Blt Before 78:	No	Curr. Leased:	No
Dimensions:	15514	Fee Simple:	Yorkshire Woods	Model:	
Ownership:	w/ HO Assn.	Subdivision:	Hoffman Estates	Township:	Hanover
Corp Limits:	Hoffman Estates	County:	Cook		
Coordinates:					
Rooms:	12	Bathrooms (full/half):	3 / 1	# Fireplaces:	1
Bedrooms:	4	Master Bath:	Full	Parking:	Garage
Basement:	Full	Bsmnt. Bath:	No	# Spaces:	Gar:3
				Parking Incl.	Yes
				In Price:	
Buyer Ag. Comp.:	2.5% - \$400 (% of Net Sale Price)				
Clsd Buyer Ag. Comp.:	2.5% - \$400 (% of Net Sale Price)				
Mobility Score:	-				

Remarks: **Don't miss this beautiful 4,500 sqft custom-built Yorkshire Woods home with stunning brick-front elevation.** Located on a large premium lot that backs to a quiet nature preserve! Both furnaces and AC units were replaced in 2021!! The new stone entryway and front door welcome you into the home's wide open floorplan, featuring high ceilings and tons of windows that bathe the entire home in warm natural sunlight! The turret style living room flows nicely into the formal dining room. Around the corner, the gorgeous four-season sunroom is the home's best kept secret, and is a perfect spot to relax and take in all of the nature views! The gourmet kitchen is perfect for gathering, and features loads of cabinetry with crown molding, granite countertops, all stainless-steel appliances including a double oven, a large center island with breakfast bar seating, an additional eating area with table space, and a walk in pantry. The soaring two-story family room showcases a floor-to-ceiling brick fireplace flanked by large windows with views of the backyard, and features a quiet library nook. The private home office could function as a 5th bedroom, or whatever suits your needs! The laundry room and a half bath complete the main level. Upstairs, the massive owner's suite includes a large attached sitting room, a huge walk-in closet, and a private en suite bath with double sink vanity, whirlpool tub, and separate shower. The 2nd bedroom also has its own private en suite bath. The 3rd and 4th bedrooms share a Jack & Jill bathroom. Downstairs, the large basement could be finished in the future with the potential to provide up to 2,900 additional sqft of space! The attached three-car finished garage provides plenty of parking and storage space. The backyard is peaceful and private, backing to open nature space - NO neighbors behind! The fantastic location is just blocks to multiple parks and the elementary school. Easy access to shopping at the Arboretum of South Barrington, and also convenient to other amenities, dining, I-90, and O'Hare airport. This one truly has it all... WELCOME HOME!!!

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$990	Amount: \$15,765.93	Waterfront: No
Junior High: Larsen (46)	Frequency: Annual	PIN: 06091070080000	Appx SF: 4513**
High School: Elgin (46)	Special Assessments: No	Mult PINs:	SF Source: Assessor
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF:
	Master Association: No	Tax Exmps: Homeowner	Acreage: 0.3562
	Master Assc. Freq.: Not Required		

Square Footage Comments:

Level Square Footage Details: **Main Sq Ft: 4513, Above Grade Total Sq Ft: 4513, Unfinished Basement Sq Ft: 2250, Total Basement Sq Ft: 2250, Aprox. Total Finished Sq Ft: 4513, Total Finished/Unfinished Sq Ft: 6763

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X17	Main Level	Carpet	All	Master Bedroom	27X16	2nd Level	Carpet	All
Dining Room	14X15	Main Level	Carpet	All	2nd Bedroom	14X19	2nd Level	Carpet	All
Kitchen	20X18	Main Level	Hardwood	All	3rd Bedroom	17X16	2nd Level	Carpet	All
Family Room	23X24	Main Level	Carpet	All	4th Bedroom	14X18	2nd Level	Carpet	All
Laundry Room	16X6	Main Level	Ceramic Tile	All					
Breakfast Room	12X18	Main Level	Hardwood	All	Sitting Room	12X19	2nd Level	Carpet	All
Sun/Florida Room	14X16	Main Level	Ceramic Tile	All	Walk In Closet	10X13	2nd Level	Carpet	All
Room Heated Office			Carpet	All					

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Laundry, Walk-In Closet(s), Some Carpeting, Separate Dining Room**

Exterior Property Features: **Storms/Screens**

Age: 16-20 Years	Laundry Features: In Unit, Sink	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories	Additional Rooms: Breakfast Room, Sitting Room, Sun/Florida Room Heated, Walk In Closet, Office	Sewer: Sewer-Public
Style: Traditional		Water: Public
Exterior: Brick, Cedar	Garage Ownership: Owned	Const Opt:
Air Cond: Central Air, Zoned, 2 Separate Systems	Garage On Site: Yes	General Info: School Bus Service, Interstate Access
Heating: Gas, Forced Air, 2+ Sep Heating Systems, Zoned	Garage Type: Attached	Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry, Closet	Garage Details: Garage Door Opener(s)	Asmt Incl: Common Insurance
Appliances: Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Cooktop	Parking Ownership:	HERS Index Score:
Dining: Separate	Parking On Site:	Green Discr:
Attic:	Parking Details:	Green Rating Source:
Basement Details: Unfinished	Driveway: Concrete	Green Feats:
Bath Arn: Whirlpool, Separate Shower, Double Sink	Foundation: Concrete	Sale Terms:
Fireplace Details: Attached Fireplace	Ext Bas/Frd:	Possession: Closing
Doors/Screen	Disability Access: No	Occ Date:
Fireplace Location: Family Room	Disability Details:	Rural: No
Electricity:	Exposure: S (South)	Addl. Sales Info: None
Equipment: CO Detectors, Sump Pump	Lot Size: .25-.49 Acre	Broker Owned/Interest: No
Other Structures: None	Lot Size Source: County Records	Relist:
Door Features:	Lot Desc: Nature Preserve Adjacent, Mature Trees	Zero Lot Line:
Window Features:		

MLS #: 11951932 Detached Single 5430 Nicholson DR Hoffman Estates IL 60192



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MLS #: 11951932

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

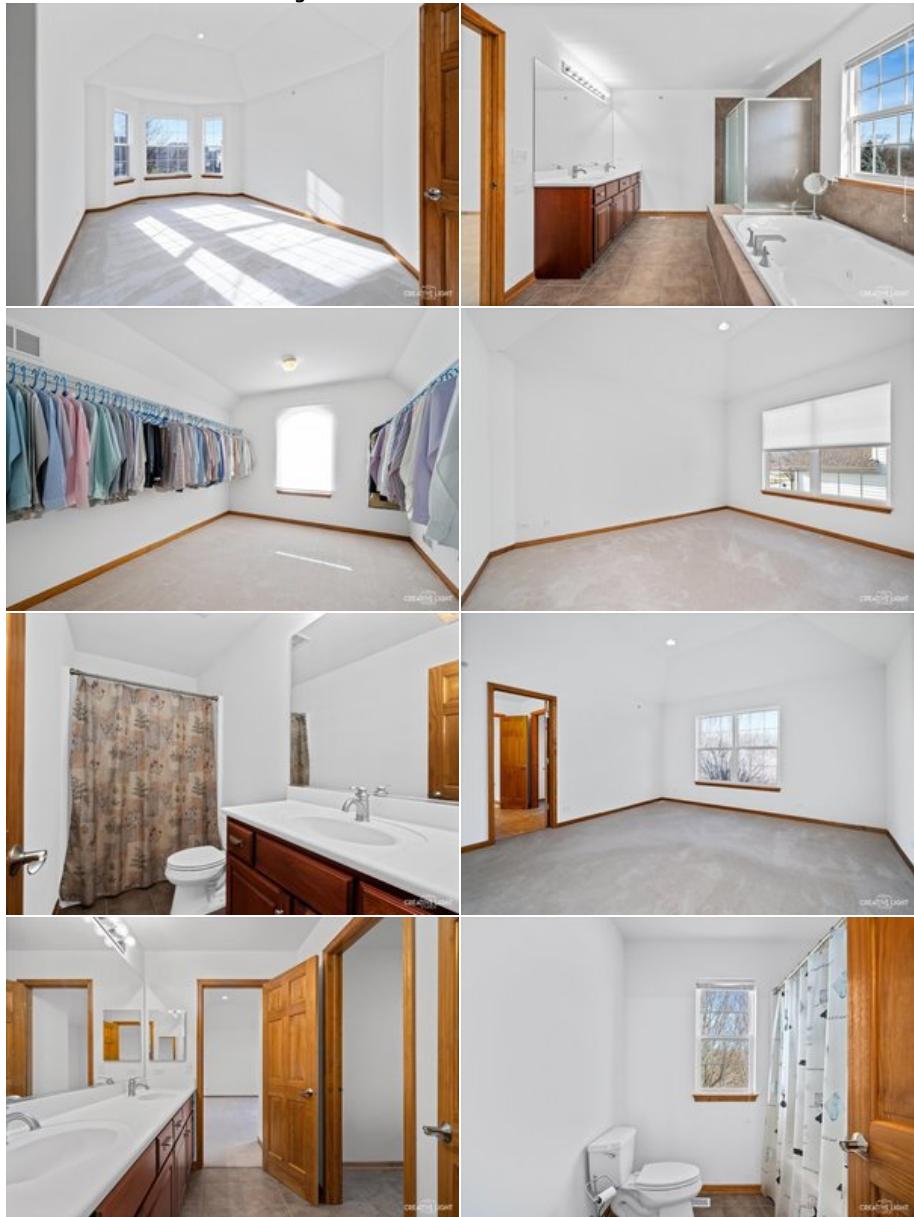


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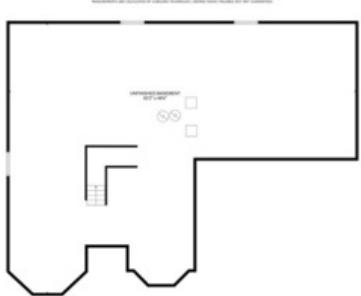
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MLS #: 11951932

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Detached Single		MLS #:	11914156	List Price:	\$689,900
Status: ACTV		List Date:	10/21/2023	Orig List Price:	\$689,900
Area: 194		List Dt Rec:	10/21/2023	Sold Price:	
Address: 1435 Hunters Ridge W , Hoffman Estates, IL 60192					
Directions: RT 58 WEST OF 59 TO ROHRSSEN N TO FOXPATH E TO HUNTERS RIDGE N TO HOME					
Closed:		Contract:		Lst. Mkt. Time:	112
Off Market:		Financing:		Concessions:	
Year Built:	1996	Blt Before 78:	No	Contingency:	
Dimensions:	164X168X84X182			Curr. Leased:	No
Ownership:		Fee Simple	Subdivision: Hunters Ridge	Model:	Custom
Corp Limits:	Hoffman Estates	Township: Hanover		County:	Cook
Coordinates:	N:12 W:30			# Fireplaces:	1
Buyer Ag. Comp.:	2.5% - \$495 (Net Sale Price)				
Mobility Score:	-				

Virtual Tour

Rooms:	12	Bathrooms (full/half):	4 / 1	Parking:	Garage
Bedrooms:	5	Master Bath:	Full	# Spaces:	Gar:3
Basement:	Full, English	Bsmnt. Bath:	No	Parking Incl. In Price:	Yes

Buyer Ag. Comp.: **2.5% - \$495 (Net Sale Price)**

Mobility Score: **-**

Remarks: **Welcome to your dream home nestled in the heart of a highly sought-after community! This exquisite home features almost 5,000 sq feet of living space with 5-bedroom, 5-bathroom and a perfect blend of luxury, comfort, and convenience. As you step inside, you'll be greeted by a grand foyer that leads to a Formal Living and Separate Dining Room. The main level also boasts a chef's paradise - a large kitchen adorned with brand new stainless steel appliances, abundance of cabinet and counter space and large Dinette area that opens to the large deck. In addition, the main level also features an expansive first-floor office, providing the ideal space for productivity or relaxation along with a large 1st floor laundry (There's also on the 2nd floor!!). The charm continues as you explore the generously sized bedrooms, each offering its own unique touch and ample natural light. The owners suite features a Huge walk in closet along with 2 additional smaller closets and private on-suite with dual vanities, separate tub and shower. The 2nd bedroom suite is designed with space and private bath. There are 3 additional bedrooms on the 2nd floor along with a large full bath with separate sink area so everyone will enjoy their own private space, ensuring comfort for all family members and guests. Did I mention the 2nd Laundry room?? Yes, there is ANOTHER laundry room on the 2nd floor! But that's not all! Descend into the sprawling English basement, a true entertainment haven. This space has been thoughtfully finished with an open concept layout that seamlessly blends recreation, relaxation, and even a convenient kitchenette. Whether you're hosting game nights, movie marathons, or social gatherings, this basement provides the perfect backdrop. Storage woes will become a thing of the past with the copious storage space available throughout the home, ensuring you can keep everything organized and tidy. Outside, the home features a stately curb appeal with brick exterior, 3 car side load garage, expansive premium lot and location in the neighborhood. Huge deck and lush landscaping and tucked perfectly in this highly desired neighborhood. Location, as they say, is everything, and this home delivers on that front as well. Situated just moments away from shopping destinations, expressways, and the renowned Woodfield Mall, your every need and desire is within easy reach. Don't miss the chance to make this exceptional residence your own. Schedule a showing today and experience firsthand the luxurious living that awaits you in this highly coveted community. Your dream home is here - seize the opportunity!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Timber Trails (46)	Amount: \$0	Amount: \$10,905	Waterfront: No
Junior High: Larsen (46)	Frequency: Not Applicable	PIN: 06093030080000	Appx SF: 4941**
High School: Elgin (46)	Special Assessments: No	Mult PINs:	SF Source: Estimated
	Special Service Area: No	Tax Year: 2021	Bldg. Assess. SF:
	Master Association: No	Tax Exmps: Homeowner, Senior, Senior Freeze	Acreage: 0.52
	Master Assoc. Freq.: Not Required		

Square Footage Comments:

Level Square Footage Details: **Upper Sq Ft: 1553, Main Sq Ft: 1600, Above Grade Total Sq Ft: 3153, Finished Basement Sq Ft: 1488, Unfinished Basement Sq Ft: 300, Total Basement Sq Ft: 1788, Aprox. Total Finished Sq Ft: 4641, Total Finished/Unfinished Sq Ft: 4941

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X13	Main Level	Carpet	Blinds, Drapes	Master Bedroom	24X16	2nd Level	Carpet	Blinds, Drapes
Dining Room	16X12	Main Level	Carpet	Blinds, Drapes	2nd Bedroom	19X12	2nd Level	Carpet	Blinds, Drapes
Kitchen	20X16	Main Level	Ceramic Tile	Blinds	3rd Bedroom	15X12	2nd Level	Carpet	Blinds, Drapes
Family Room	19X15	Main Level	Carpet	Blinds, Drapes	4th Bedroom	12X11	2nd Level	Carpet	Blinds, Drapes
Laundry Room	8X6	Main Level	Ceramic Tile	Blinds	Eating Area	15X10	Main Level	Ceramic Tile	Blinds, Drapes
5th Bedroom	11X11	2nd Level	Carpet	Blinds, Drapes				Ceramic Tile	Blinds, Drapes
Den	12X10	Main Level	Carpet	Blinds, Drapes	Foyer	16X10	Main Level	Ceramic Tile	None
Utility Room-	8X7	2nd Level	Vinyl	None	Recreation Room	56X23	Basement	Carpet	
2nd Floor Storage					Other	17X16	Basement		

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Wet, 1st Floor Bedroom, 1st Floor Laundry, 2nd Floor Laundry**

Exterior Property Features: **Deck, Porch**

Age: 26-30 Years	Laundry Features: Gas Dryer Hookup, Multiple Locations	Roof: Asphalt/Glass (Shingles)
Type: 2 Stories		Sewer: Sewer-Public
Style:	Additional Rooms: 5th Bedroom, Eating Area, Den, Foyer, Utility Room-2nd Floor, Recreation Room, Storage, Other	Water: Lake Michigan
Exterior: Vinyl Siding, Brick	Garage Ownership: Owned	Const Opt:
Air Cond: Central Air, Zoned	Garage On Site: Yes	General Info: School Bus Service
Heating: Gas, Forced Air, Zoned	Garage Type: Attached	Amenities: Curbs/Gutters, Sidewalks, Street Lights
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry, Closet	Garage Details: Garage Door Opener(s), Transmitter(s)	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal	Parking Ownership:	HERS Index Score:
Dining: Separate	Parking On Site:	Green Discl:
Attic:	Parking Details:	Green Rating Source:
Basement Details: Finished, Bathroom Rough-In, Lookout, Rec/Family Area, Storage Space	Driveway:	Green Feats:
Bath Amn: Whirlpool, Separate Shower, Double Sink	Foundation: Concrete	Sale Terms: Conventional, FHA, VA
Fireplace Details: Wood Burning, Gas Logs, Gas Starter	Ext Bas/Fnd:	Possession: Closing
	Disability Access: No	Occ Date:
	Disability Details:	Rural:
	Exposure:	Addl. Sales Info: Home Warranty
	Lot Size: .25-.49 Acre	Broker Owned/Interest: No
		Relist:
		Zero Lot Line:

Fireplace Location: **Family Room**

Electricity:

Equipment: **Humidifier, TV-Cable, CO Detectors, Sump Pump**

Other Structures:

Door Features:

Window Features:

Lot Size Source: **County Records**

Lot Desc: **Corner, Landscaped Professionally**

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MLS #: 11914156

Prepared By: Matt Melull | Coldwell Banker Realty | Cell: (847) 354-2565 | Email: matt@melull.com | 02/09/2024

MLS #: 11914156 Detached Single 1435 Hunters Ridge W Hoffman Estates IL 60192



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