



Detached Single MLS #: **10335269** List Price: **\$475,000**
 Status: **NEW** List Date: **05/13/2019** Orig List Price: **\$475,000**
 Area: **35** List Dt Rec: **05/13/2019** Sold Price:
 Address: **1260 Sherwood Rd , Highland Park, IL 60035-2936**
 Directions: **Deerfld Rd to Richfld, W to Sherwood, N to 1260/Ridge NW from Dfld Rd to Richfld, E to Sherwood, N**

Closed: Contract: Lst. Mkt. Time: **1**
 Off Market: Financing: Concessions:
 Year Built: **1927** Blt Before 78: **Yes** Contingency:
 Dimensions: **100 X 146** Subdivision: **Sherwood Forest** Model: **Custom**
 Ownership: **Fee Simple** Township: **West Deerfield** County: **Lake**
 Corp Limits: **Highland Park** # Fireplaces: **1**
 Coordinates: **N:21 W:9** Parking: **Garage**
 Rooms: **10** Bathrooms **2 / 1** (full/half):
 Bedrooms: **4** Master Bath: **Full** # Spaces: **Gar:2.5**
 Basement: **Partial** Bsmnt. Bath: **No** Parking Incl. **Yes**
 In Price:

Mobility Score: **39 - Minimal Mobility. ?**



Remarks: **A CLASSIC GEM WITH LIMITLESS POTENTIAL IN THIS VINTAGE, SHERWOOD FOREST TREASURE LOCATED ON A DOUBLE-WIDE 100'X146' THIRD-ACRE LOT. CHECK WITH CITY OF HIGHLAND PARK FOR POTENTIAL TO SUB-DIVIDE. A CENTER ENTRY DESIGN FEATURES A MAIN FOYER LEADING ON THE EAST SIDE TO THE LARGE LIVING ROOM WITH FIREPLACE AND AN ADJOINING OFFICE/SUNROOM. THE SEPARATE DINING ROOM WITH KITCHEN ACCESS AND A LARGE ADJACENT FAMILY ROOM ARE BOTH LOCATED ON THE WEST SIDE OF THE FOYER. THE SECOND FLOOR INCLUDES A MASTER BEDROOM SUITE WITH A FULL BATH AND WALK-IN CLOSET, THREE MORE FAMILY BEDROOMS, A FULL HALL BATH AND A LIBRARY/STUDY. ADDTNL HIGHLIGHTS INCLUDE A LARGE UNFINISHED BASEMENT, 2.5-CAR GARAGE WITH SPACE FOR A 3-CAR GARAGE, MATURE TREES/LANDSCAPE AND LUSH PERENNIAL GARDENS. ADD AN ULTRA-CONVENIENT LOCATION WITH NEARBY HIGHWAY ACCESS, 2 METRA TRAIN LINES AND SHOPPING AND THE CHOICE OF DEERFIELD OR HIGHLAND PARK HIGH SCHOOLS. DON'T MISS THIS TRULY UNIQUE OPPORTUNITY! ESTATE SALE -- PROPERTY SOLD AS IS.**

School Data

Elementary: **Sherwood (112)**
 2nd/Alternate: **Red Oak**
 Junior High: **Edgewood (112)**
 High School: **Highland Park (113)**
 2nd/Alternate: **Deerfield**

Assessments

Amount: **\$0**
 Frequency: **Not Applicable**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**

Tax

Amount: **\$12,036.18**
 PIN: **16282230170000**
 Mult PINs: **No**
 Tax Year: **2018**
 Tax Exmps: **Homeowner, Senior**

Miscellaneous

Waterfront: **No**
 Appx SF: **2816****
 SF Source: **Assessor**
 Bldg. Assess. SF: **2816**
 Acreage: **0.3508**

Square Footage Comments: **Level square footage as provided on floor plan is slightly varied from assessors representation.**

Level Square Footage Details: **Upper Sq Ft: 1208, Main Sq Ft: 1336, Finished Lower Sq Ft: 0, Unfinished Lower Sq Ft: 818, Above Grade Total Sq Ft: 2544, Finished Basement Sq Ft: 0, Unfinished Basement Sq Ft: 818, Total Basement Sq Ft: 818, Aprox. Total Finished Sq Ft: 2544, Total Finished/Unfinished Sq Ft: 4180

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	24X13	Main Level	Carpet	All, Curtains/Drapes	Master Bedroom	20X12	2nd Level	Carpet	Blinds, Curtains/Drapes
Dining Room	14X13	Main Level	Hardwood	Curtains/Drapes	2nd Bedroom	13X13	2nd Level	Hardwood	Shades
Kitchen	16X11	Main Level	Ceramic Tile	None	3rd Bedroom	12X12	2nd Level	Parquet	Blinds
Family Room	22X15	Main Level	Hardwood	Curtains/Drapes	4th Bedroom	13X12	2nd Level	Parquet	None
Laundry Room					Library	10X10	2nd Level	Carpet	All, Blinds
Office	16X10	Main Level	Carpet	Curtains/Drapes	Walk In Closet	6X4	2nd Level	Carpet	None
Foyer	13X7	Main Level	Ceramic Tile	None	Utility Room-	18X9	Basement	Other	None
Storage	25X24	Basement	Other	None	Lower Level				

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

Exterior Property Features: **Patio, Porch, Storms/Screens**

Age: **91-100 Years**
 Type: **2 Stories**
 Style: **Traditional**
 Exterior: **Aluminum Siding**
 Air Cond: **Central Air**

Laundry Features: **Gas Dryer Hookup, In Unit, Sink**
 Additional Rooms: **Office, Library, Foyer, Walk In Closet, Storage, Utility Room-Lower Level**
 Garage Ownership: **Owned**
 Garage On Site: **Yes**

Roof: **Asphalt/Glass (Shingles)**
 Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:

Heating: **Gas, Forced Air**
Kitchen: **Eating Area-Table Space**
Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Dryer, Disposal**
Dining: **Separate**
Attic: **Unfinished**
Basement Details: **Unfinished**
Bath Amn:
Fireplace Details: **Wood Burning, Attached Fireplace Doors/Screen**
Fireplace Location: **Living Room**
Electricity:
Equipment: **Humidifier, TV-Cable, Security System, CO Detectors, Ceiling Fan, Sump Pump, Sprinkler-Lawn, Backup Sump Pump**
Other Structures:
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Garage Type: **Detached**
Garage Details: **Garage Door Opener(s), Transmitter(s)**
Parking Ownership:
Parking On Site:
Parking Details:
Driveway: **Asphalt**
Foundation: **Block**
Exst Bas/Fnd:
Disability Access: **Yes**
Disability Details: **Grab Bars in Bathroom(s)**
Exposure: **N (North), S (South), E (East), W (West)**
Lot Size: **.25-.49 Acre**
Lot Desc: **Landscaped Professionally, Wooded, Mature Trees**

General Info: **School Bus Service, Interstate Access**
Amenities: **Park/Playground, Curbs/Gutters, Sidewalks, Street Paved**
Asmt Incl: **None**
HERS Index Score:
Green Discl:
Green Rating Source:
Green Feats:
Sale Terms: **Conventional**
Possession: **Closing**
Occ Date:
Rural: **No**
Addl. Sales Info.: **None**
Broker Owned/Interest: **No**
Relist:
Zero Lot Line: **No**

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

MLS #: 10335269

Prepared By: Allyson Hoffman | RE/MAX Villager | Direct: (847) 310-5300 | 05/13/2019 10:51 AM



Exterior Front

Welcome to 1260 Sherwood Road in Highland Park's convenient and friendly Sherwood Forest area.



Yard/Garden

This vintage two-story boasts a third-acre double lot, mature trees, and abundant perennial plants, ground cover and flowers.



Exterior Front

Built in 1927, and later expanded to roughly 2800 square feet, this charming home provides endless possibilities.



Exterior Front

Enjoy easy access to convenience shopping and eateries, nearby highway access and two equidistant Metra stations.



Exterior Front

A lovely front porch and covered entry for your pleasure and your guests' convenience.



Exterior Front

A sunny view from the southeast to the front porch and covered entry.



Exterior Front

Step out for invigorating fresh air, and enjoy a relaxing morning coffee or evening night cap on warm weather days.



Exterior Front

Sunshine is abundant with the entry's full south exposure.



Exterior Front

Ample charm welcomes you to this one-of-a-kind classic.



Foyer

Step in from the covered entry to the foyer. It's center entry design anchors the expansive view from front to back with the living room and office/sunroom on one side, and dining room and family room on the other.



Foyer

The foyer leads to all living areas, includes a convenient guest closet, the stairway leading to the second floor, and provides views through to the front of the house or the back -- open concept here, before its time!



Living Room

The grand living room with 8.5'+ ceilings opens from the foyer and to the adjacent office/sunroom. Sunny and bright, the living room features a mantled wood burning fireplace. The owner believes that there are wood floors beneath the carpeting.



Sun/Florida Room Heated

Located at the front of the house overlooking a large bed of perennial plants, ground cover and flowers, you'll find this inviting office/sunroom with windows on three sides.



Office

Used as an office, the sunroom includes built-in shelving, attached cabinets, recessed can lighting and direct access from the adjacent living room. The owner believes that there are wood floors beneath the carpeting.



Living Room

A view across the living room spanning the house from one side to the other. Built-in shelving, crown molding and a classic wood burning fireplace add inviting touches to this spacious room.



Living Room

The wide opening from the living room, across the foyer, through the dining room and to the family room, provides a view clear to the back of the house -- entertain here with abundant ease.



Dining Room

The large formal dining room is located off the foyer, adjacent to the family room and additionally opens up to the adjoining kitchen.



Dining Room

As viewed from the kitchen, the large, separate dining room boasts both access and a view to the foyer on the left and the family room on the right.



Dining Room

Dining room highlights include pegged oak flooring, wainscot and chair rail accents, crown moldings, a view clear through to the front of the house and a doorway opening to the kitchen and eating area.



Family Room

As viewed from the dining room, the family room features paneled walls, ceiling beams, pegged oak flooring, built-in cabinetry, closet storage and windows on three sides.



Family Room

The family room with its abundant windows offers views to three sides of the house and a doorway opening out to the large patio which can also be accessed from the kitchen eating area.



Family Room

From the back of the family room, enjoy a view right through to the front of the house. Convenient bi-fold wood doors can be closed to segregate the family room, if preferred.



Kitchen

Adjacent to the dining room, the eat-in kitchen provides an abundance of cabinets and counters, direct access to the patio and yard, and a doorway to the powder room and stairway to the large unfinished basement.



Kitchen

Lots of natural light floods this cheerful kitchen. Add windows on two sides, ample recessed can lighting and a doorway to the private patio.



Eating Area

Convenient for entertaining family and friends in the adjacent dining room, the kitchen also features an eating nook, great for casual snacks and meals.



1/2 Bath

The powder room is located at the far end of the kitchen through a doorway across from the stairs to the basement.



Hallway

Stairs from the main foyer lead up to the wide second floor hallway with it's linen closet, second closet with an attic hatch, access to the main family bath, master area and library/study.



Master Bedroom

The master suite spans the front of the second floor and includes a 6'x4' walk-in closet, a large double door closet and full ensuite bath.



Master Bath

The master bedroom ensuite bath includes a glass tub enclosure and linen closet.



Master Bedroom

This inviting master retreat boasts a windowed sitting area at one end, wide crown & base moldings, recessed lighting and a ceiling fan. The owner believes that there are wood floors beneath the carpeting.



2nd Bedroom

The second bedroom, located near the top of the stairs, includes a built-in knotty-pine desk and convenient bookshelves.



2nd Bedroom

Enjoy oak flooring, natural light from windows on two walls, crown molding, wide base molding, overhead lighting and a step-in closet.



Bathroom

The family bath is located at the south end of the upper hallway and features subway tiling, classic vintage floor tiles and a glassed tub enclosure.



Library

Separating the master bedroom, main hallway and the second bedroom from a separate bedroom wing with two more large bedrooms, you'll find this quaint library/study -- ideal for reading, a homework space or any creative use suited to your family.



Study

This library/study leads from the main second floor hallway to an additional hallway wing with two family bedrooms.



3rd Bedroom

The third bedroom offers parquet flooring, a built-in wall desk, cabinetry and counter, mini-blinds and overhead lighting.



3rd Bedroom

This room includes a large double-door closet with ample storage space.



4th Bedroom

The sunny fourth bedroom features windows on two sides and great views of the outdoor landscape.



4th Bedroom

Features include recessed can lighting, parquet flooring, a lighted ceiling fan and large double-door closet.



Exterior Back

Enjoy a natural backyard landscape, where perennial plants, ground cover and flowers will produce a springtime panorama of lush gardens.



Patio

The large private patio is sheltered by mature trees and accessible from both the family room and kitchen eating area. Relax and enjoy the serene outdoors right here.



Garage

This large garage incorporates both room for two-car parking and a large multi-purpose 22'x10' garden room on the south end with its own entrance.



Yard/Garden

A view of the driveway, gardens and house from the garage.



Yard/Garden

A view to the street with perennial plants, ground cover, and flower gardens now sprouting as the weather warms.



Yard/Garden

From the front porch, enjoy an expansive view of the perennial plants, ground cover and flower gardens that will establish as the weather warms.

MLS#: 10335269

Detached Single

1260 Sherwood RD Highland Park, IL 60035

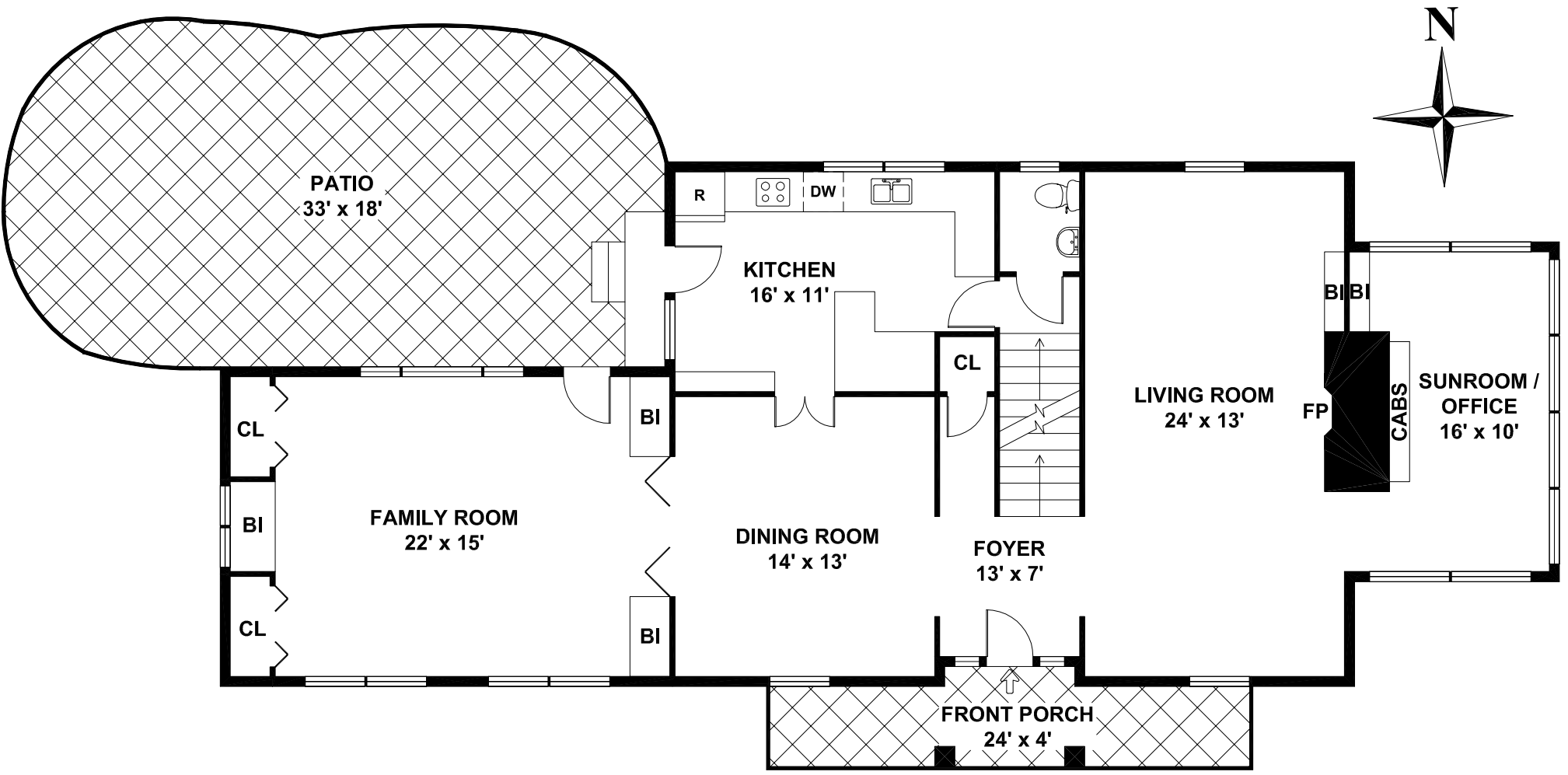


Exterior Front

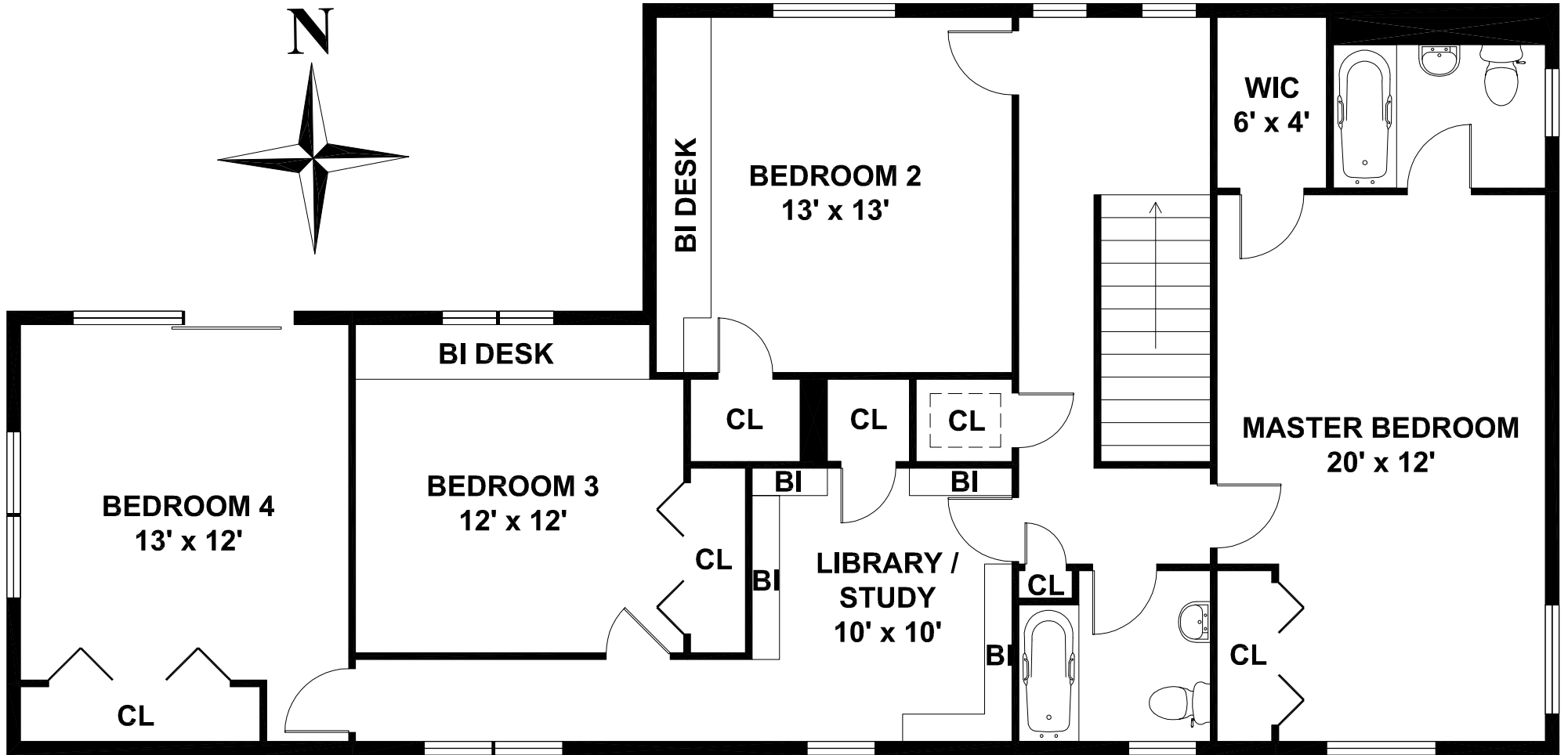
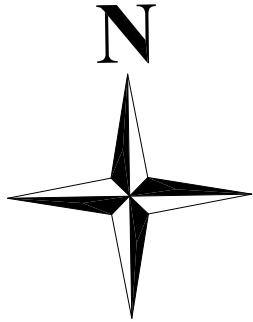
Thank you for visiting 1260 Sherwood in Highland Park. This home offers the unique opportunity to enjoy a true vintage gem with an exceptional setting. Check with the City of Highland Park regarding subdivision potential.

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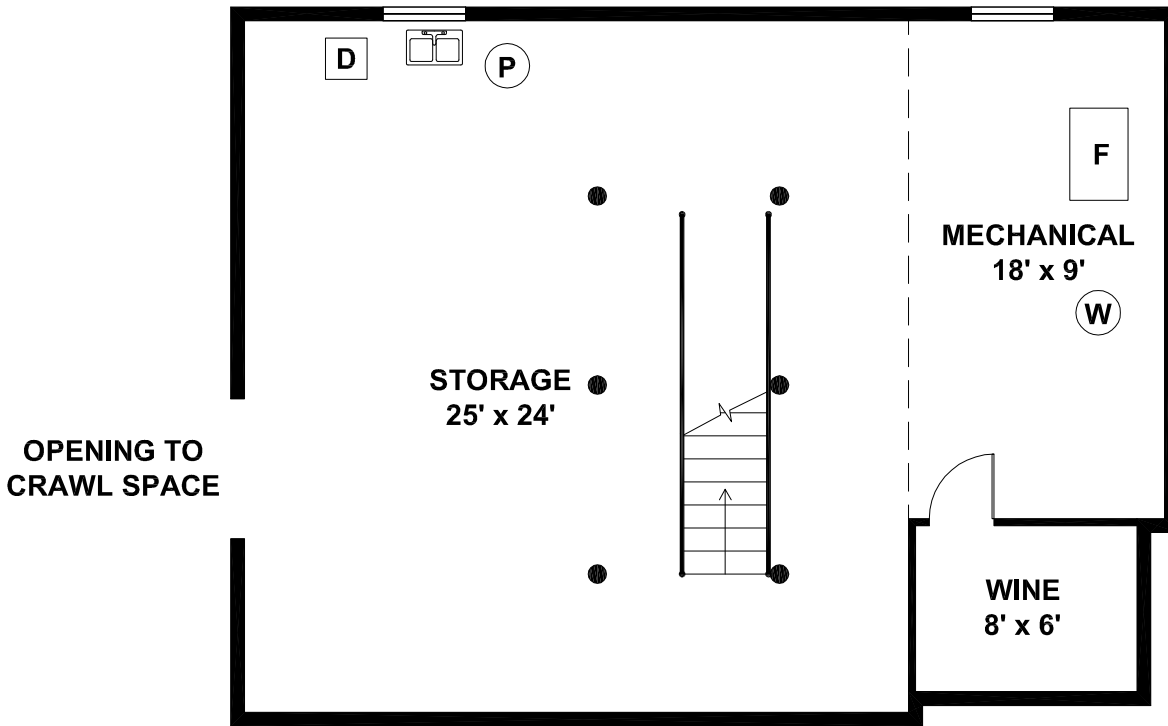
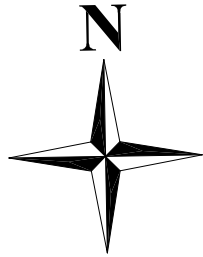
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FIRST FLOOR
1260 SHERWOOD ROAD, HIGHLAND PARK, IL
APPROX. GROSS INTERNAL FLOOR AREA 1336 SQ FT

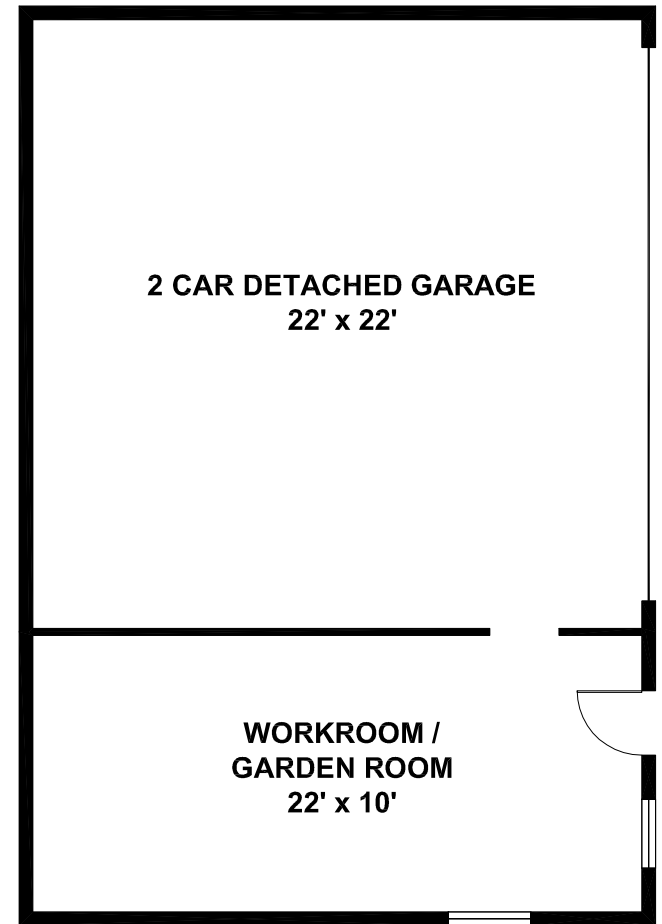


SECOND FLOOR
1260 SHERWOOD ROAD, HIGHLAND PARK, IL
APPROX. GROSS INTERNAL FLOOR AREA 1208 SQ FT



BASEMENT
1260 SHERWOOD ROAD, HIGHLAND PARK, IL

APPROX. GROSS INTERNAL FLOOR AREA 818 SQ FT



GARAGE / GARDEN ROOM
1260 SHERWOOD ROAD, HIGHLAND PARK, IL

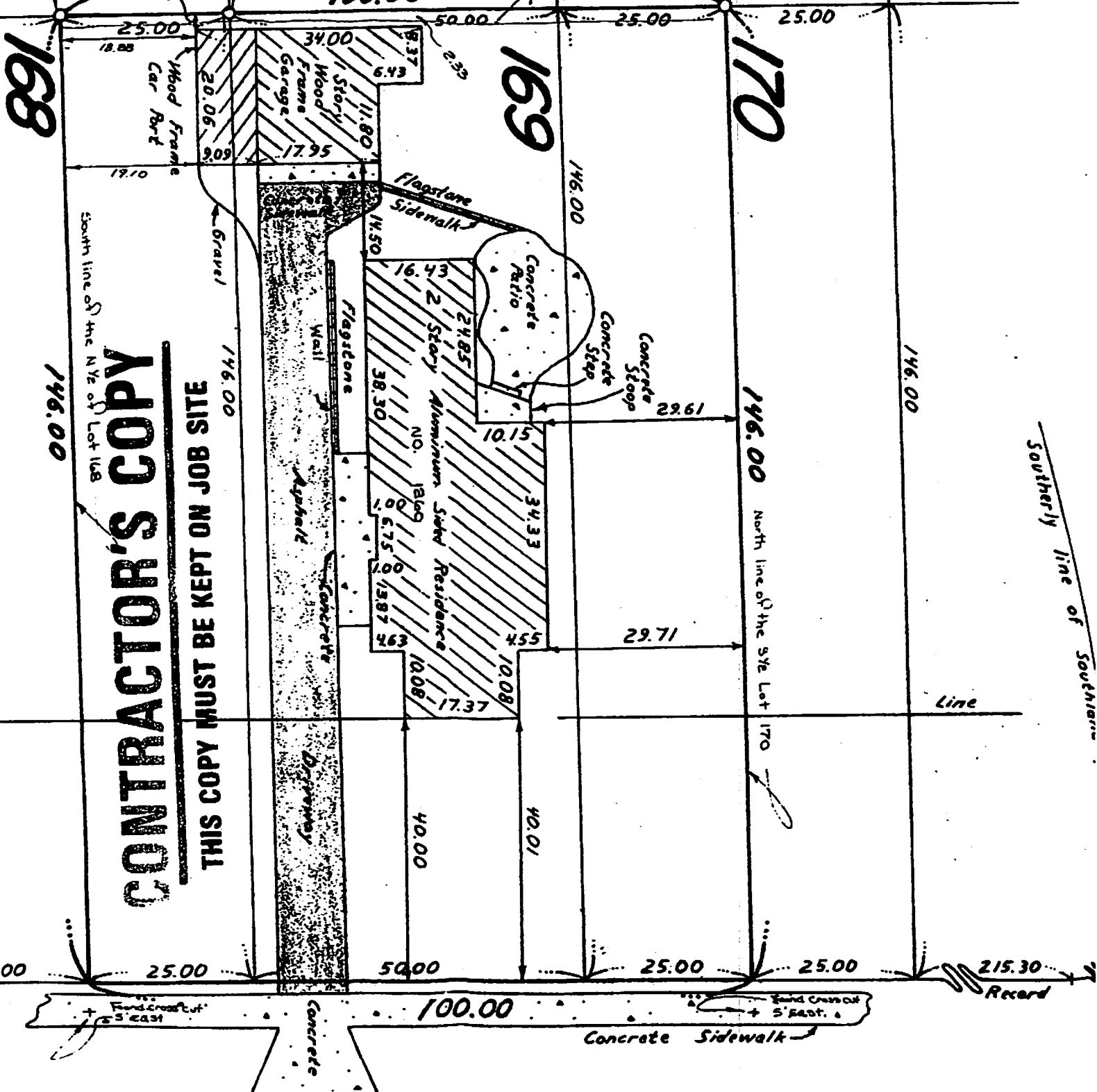
APPROX. GROSS INTERNAL FLOOR AREA 220 SQ FT
(EXCLUDING GARAGE)

168

169

170

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1260
Glenwood Avenue
 Sherwood Asphalt

Concrete Curbing

Southerly line of Southside

Line

Record

146.00 North line of the 5/16 Lot 170

146.00

146.00

146.00

146.00

South line of the NE 1/4 of Lot 168

25.00 50.00 25.00 25.00 215.30

100.00

Concrete Sidewalk

5' sand crest

5' sand crest

25.00 18.25 20.06 9.06 17.10

Wood Frame Car Port

34.00 8.37 5.49 11.80 5.62 17.95

2-Story Wood Garage

Flagstone Sidewalk

14.50

16.43 24.85

38.30

NO. 1860

2-Story Aluminum Sided Residence

34.33 10.15

4.55

10.08 17.37

40.00

40.01

10.08

Concrete Patio

Concrete Step

Concrete Sloop

29.61

29.71

Gravel

Flagstone Wall

Asphalt

Concrete

Concrete

Asphalt

Concrete

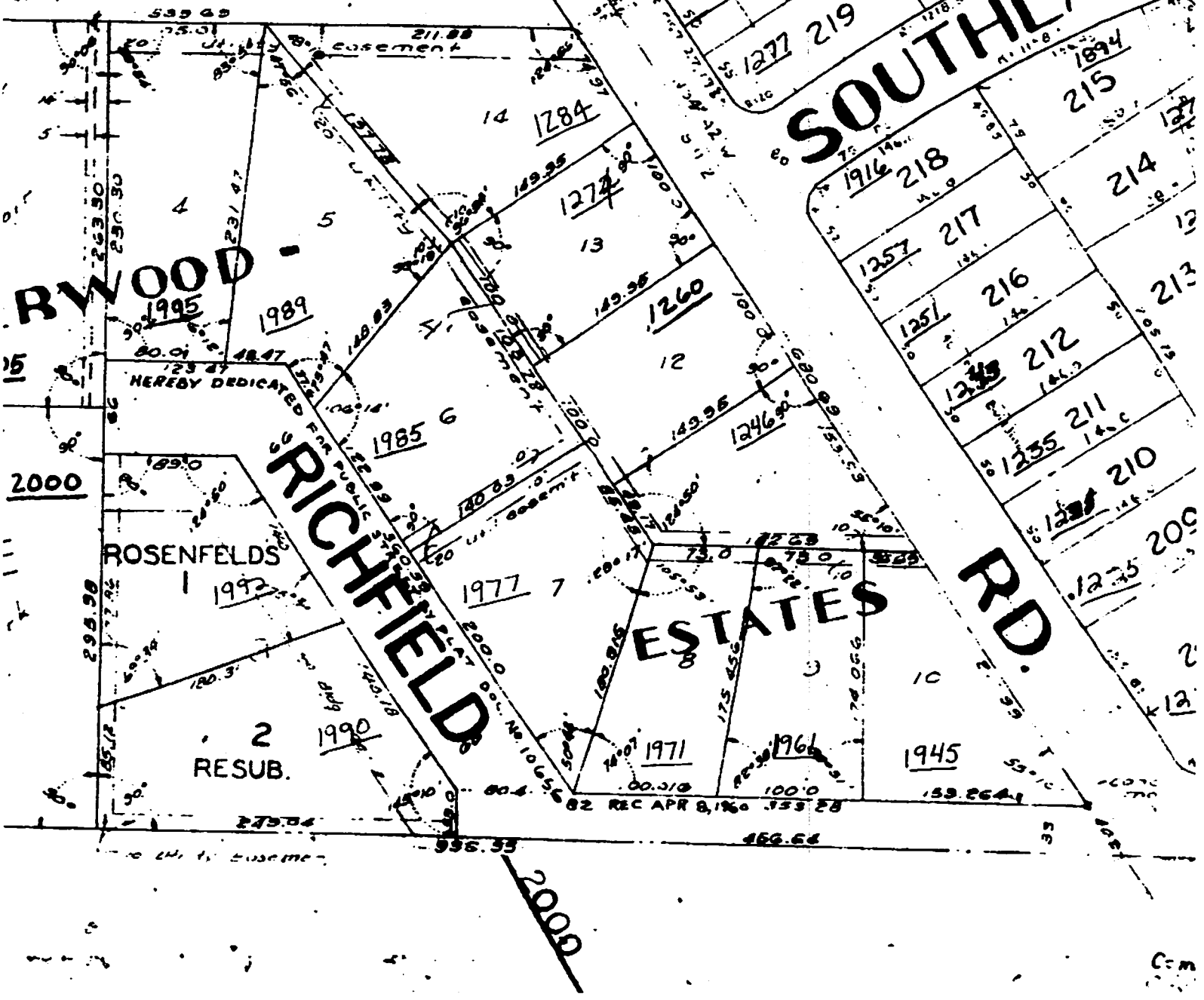
338-

1274
Suburb 1312

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Commenced by Edison
Latham
Oct 17



BRWOOD

RICHFIELD

SOUTHLAND

ESTATES

RD

2
RESUB.

2000

2000

C.M.