



☆☆☆ Introducing ☆☆☆

www.1640FreesiaCircle.com, Highland Park 60035

\$1,299,900 - Listing #05095593 MLSNI/1055663 MAP

ASSESSMENT - \$515/MONTHLY

DETACHED RESIDENTIAL SINGLE FAMILY

Zip: 60035-5524 Cit/Crp: Highland Park Sub: **HYBERNIA** Model: **CUSTOM** C: LAKE T: WDEER  
 Area: 35/260 Dim: 84X84 CT: 8647 Acr: .16 Blt: 1991 AGE: 14 B 78:N Own: FS w/HO ASSN.  
 Tx: \$21,836.11 (2004) Txc: H Asf: 3612 SAS: N LIST: E HEM: Y SCI: N NC: N PIN: 16212070160000 MP: N

Dir: Park Ave between 41 & Ridge to Hybernia, north to Aster, East to St. Coords: N: 22 W: 10  
 Rms: 8 BR: 3 BTH: 2.1 MBB: Y FP: 1 BMT: Y BB: N PKN: G CARS: 3 WF: Y

	L	C	W		L	C	W		
LR:	26X20	1	C	Y	MB:	22X15	1	C	Y
DR:	18X13	1	C	Y	BR2:	16X15	1	C	Y
KT:	25X15	1	T	Y	BR3:	18X13	1	C	Y
FR:	*BR3*	1	C	Y	OFC:	12X10	1	H	Y
FYR:	18X14	1	H	Y	LDY:	12X10	1	T	N

CC: 2.5% - \$150  
 SHO: Call Lst Ofc. Removes shoes/Use covers  
 GRS: WAYNE THOMAS 112  
 JH: NORTHWOOD 112  
 HS: HIGHLAND PARK/DEERFIELD 113

*Elegant, stunning, dramatic Hybernia contemporary ranch w/superb pond views -- a one-of-a-kind dream in pristine condition features huge Great Room w/fireplace & window walls & fab remote-operated built-ins; spectacular island kitchen & breakfast area; sep formal DR; main flr office; fab MBR suite w/3 custom walk-ins & exquisite spa bath! A true 10+ home w/light neutral decor, volume ceilings & pond/conservancy views!!! Note: Choice of either Highland Park or Deerfield HS. Window treatments and built-ins in Great Room operate on remote control devices!! Built-in TV in Great room included.*

Owner: OF RECORD	AON: N	Ph: 847-272-7070
Broker: RE/MAX NORTH	Id#4018/015002	Ph: 847-272-7070
Agent: ALLYSON HOFFMAN	Id#33055/10439	Ph: 847-849-8016
(ABR CRP CRS E-PRO GRD)		Email: allyson@allyson.com

AGE	11-25 YEARS	EXT	BRICK	LDS	PRF LNDS CPD,CORNER
AIR	CENTRAL AIR	FEA	9+ FT CEILINGS,DECK		POND,WATER VIEW
AMN	POND/LAKE		SKYLIGHTS,BAR-WET		CUL-DE-SAC
APP	MICROWAVE,DISHWASHER		VAULTD/CATHEDRL CLNG		CONSERVANCY ADJCENT
	OVEN-DBLE,CONVECTN OVEN		THERMOPANE WINDOWS	LSZ	LESS THAN .25 ACRE
	BLT-IN/DWNRFT, OVEN RNG	FND	CONCRETE	MAI	COMMON INSURANCE
	SUB-ZERO REFRIGERATOR	FPL	LOC-GREAT RM (LR)		SNOW REMOVAL
	GRL-OUTDOORS,WASHR/DRYR		GAS LOGS/GAS START		LAWN CARE,OTHER
	DISPOSAL		ATT FPL DOORS/SCREENS	MGT	OFF-SITE,LIEBERMAN MGT
ATC	UNFINISHED	GAR	ATTACHED,OWNED	OTR	IN-LAW ARRANGEMENT
BAS	PARTIAL,UNFINISHED		3 CAR GAR,ON-SITE		DEN/OFFICE/STUDY
BAT	WHRLPL,STM SHWR,DBL SINK		AUTO DR OPENER,TRNSMT		1 <sup>ST</sup> FLR BEDROOM
	MBR-FULL,SEPRT SHOWER	HEA	GAS,FORCED AIR		GALLERY/FOYER
DIN	SEPARATE	IMPO	STRTS PVD,CRBS/GTTRS		UTL/LNDRY-1 <sup>ST</sup> FLR
DRV	AGGREGATE	IMPS	SEWER-PUBLIC	POS	CLOSING,AFTER 6/9/05
ELC	CIRCUIT BRKRS,400+ AMP SVC	IMPW	LAKE MICHIGAN,PUBLIC	PRK	OFF STREET,ON-SITE
EQP	CLNG FAN,INTERCOM,HUMID	INF	SCHOOL BUS SERVICE	ROF	WOOD SHAKES/SHINGLES
	TV-CABLE,SECURITY SYSTEM	KIT	EAT AREA-BREAKFST BAR	STY	CONTEMPORARY RANCH
	SUMP PUMP,AIR CLEANER		EAT AREA-TABLE SPACE	TPE	1-STORY
	SPRINKLER SYSTEM (ASSN)		PANTRY-CLOSET	TRM	CONVENTIONAL,CASH
			PLANNING DESK		

**ALLYSON HOFFMAN**  
**RE/MAX NORTH**  
**847-849-8016**

INFO NOT GUARANTEED-CHECK FLOOD INSURANCE  
 RM SZ ROUNDED TO NEAREST FOOT