

2205 E. Amhurst Court Arlington Heights

Comfort & Class!

PROPERTY DETAILS



Listing Price: **\$365,000**

Listing Address: 2205 E. Amhurst Court
Arlington Heights
IL 60004

Bedrooms: 3

Full Baths: 3

Partial Baths: 1

Lot Size: .2 Acres

Style: Two-Story Colonial

Garage: 2 Car+

Heat Source: Gas

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PROPERTY DESCRIPTION

SOLD - JUNE 2010

www.2205EastAmhurst.com

A cul-de-sac setting in the friendly Courts of Russetwood can be yours in this appealing, airy, family delight -- two inviting stories and a full finished basement and bath too!

Comfortable Living, Great Design and Classic Elegance combine in this 2-Story Colonial!

- * *Courts of Russetwood community -- cul-de-sac setting with community ponds, gardens & greenbelts!*
- * *Adjacent Formal Living and Dining Rooms -- elegantly entertain here!*
- * *Sunny, spacious Kitchen and Eating Area with new ceramic flooring opening to and overlooking the fabulous Family Room!*
- * *Dramatic Family Room with vaulted ceilings, raised-hearth brick fireplace, skylight and sliders opening to the Patio!*
- * *Dreamy Master Bedroom suite complete with dressing area, walk-in closet & full bath!*
- * *Two additional Family Bedrooms both with large double closets and access to shared hall bath!*
- * *Great finished lower level features huge recreation room, office niche and third full bath!*
- * *Main floor laundry room leading to attached two-car garage!*
- * *Great location for easy access to all school, K through 12!*

** Only minutes to shopping, trains, restaurants, parks, golf course, library and more!*

You'll find this exciting two-story "Memory Maker" in Courts of Russetwood on a quiet cul-de-sac with best-buy pricing! This pampered family delight features a great design with a formal Living Room and adjacent Dining Room. The large kitchen and breakfast area with new ceramic tile floors both opens to and overlooks a dramatic Family Room with new skylight, vaulted ceilings, a raised-hearth brick fireplace and sliders leading to the patio. The second floor features a great Master Bedroom Suite complete with its own dressing area, a walk-in closet and full master bath. Two more Family Bedrooms, each with a large closet share the hall bath. The finished lower level is an added bonus featuring a large recreation room, office niche and big full bath! This proudly-pleasing Colonial with a big sunny backyard is ready to grow a great new family!

Living Room - 17' x 13'

- * Located off entry Foyer*
- * Light neutral carpeting*
- * Large front picture window with wood ledge*
- * Cornices and custom draperies included*
- * Conveniently opens to dining room*

Dining Room - 12' x 10'

- * Opens to both Living Room and Kitchen -- great for entertaining*
- * Light neutral carpeting*
- * Dining Room fixture excluded but will be replaced*
- * Cornices and custom draperies included*

Kitchen & Eating Area - 17' x 13'

- * Opens to both Dining Room and Family Room*
- * Spacious Eating Area with Ceiling Fan*
- * Eating Area overlooks dramatic adjacent Family Room with fireplace view*
- * Ceramic Tile Flooring*
- * Newly varnished cabinets*
- * Newer appliances and sink*
- * Freshly painted*
- * Cable Ready Access*

Family Room - 19' x 12'

- * Opens to the Kitchen*
- * Dramatic vaulted ceiling*
- * New Skylight*
- * Raised-Hearth brick Fireplace with wooden mantel, gas started with convenient gas logs*
- * Sliding door access to patio surrounded with mature bushes and lighting and large backyard*
- * New cornices and window treatments included*
- * New Light Neutral Carpet*
- * Cable Ready Access*

Master Bedroom - 15' x 13' (Second Floor)

- * Features an attached Dressing Area with large dual vanity cabinets, countertop and view of the front cul-de-sac.*
- * Full bath located off the Dressing Area*
- * Custom-fitted walk-in closet*
- * Light neutral carpet*
- * Cable-ready Access*

Family Bedroom #1 - 13' x 11' (Second Floor)

- * Light neutral carpet*
- * Large double-sized closet*
- * Cable-ready Access*

- * *Window Treatments included*
- * *Sunny view to large backyard*

Family Bedroom #2 - 12' x 11' (Second Floor)

- * *Light neutral carpet*
- * *Large double-sized closet*
- * *Cable-ready Access*
- * *Window Treatments included*
- * *Sunny view to large backyard*

Recreation Room - 26' x 12' (Lower Level)

- * *Freshly painted in light neutral tones*
- * *New neutral color plush carpeting*
- * *Built-in bar with many oak cabinetry*
- * *Cable-ready Access*
- * *Newer neutral custom draperies included*
- * *Access to lower level full bath -- ideally convenient for guests, children and family members of all ages*

Office Niche - 8' x 6' (Lower Level)

- * *Adjacent to full Lower Level Bath*
- * *Light Neutral Carpet*
- * *Great for an in-home office space*

Foyer - 10' x 5'

- * *Ceramic tile*
- * *Opens to Living Room, Stairway, and Hall leading to Powder Room, Laundry Room & Kitchen*
- * *Guest Closet*
- * *Front Door with new electronic code able locks*
- * *New Mirror*
- * *New Etched Glass Door*

Laundry Room - 6'x 6' (First Floor)

- * *Located Off Foyer Hall*
- * *Ceramic Tile Flooring*
- * *Leads to Attached Two-Car Garage*

Baths (3 Full, 1 Half)

- * *Baths on EVERY level*
- * *Powder Room with ceramic tile floor on main floor conveniently located in Foyer hallway*
- * *Private Master Bath located in Master Suite off Master Bedroom Dressing Area*
- * *Second Floor Hall Bath shared by Family Bedroom, ceramic tile with cheerful bright decor*
- * *Lower Level Full Bath -- spacious and bright serving recreation room and office niche, ultra-convenient for guests & children*

Exterior Highlights

- * *Cul-de-sac Location*
- * *Covered porch-like entry*
- * *Large driveway -- big enough for several cars*
- * *Large Backyard*
- * *Private Patio off Family Room, both lighted and surrounded by lush landscape*

Recent Improvements

- * *New Exterior Lighting*
- * *2004 Roof - tear off, architectural shingles, ice/water shield*
- * *Newer Kitchen Window, Living Room Picture Window, Family Room Skylight*
- * *Newer Attic Exhaust Fan*
- * *Security System*

- * *Newer Stove, Refrigerator, Sink, Faucet, Garbage Disposal*
- * *Newer Etched Glass Front Door*
- * *Newer Electronic Deadbolt Locks*

Courts of Russetwood Information

- * *Annual Fee: Approximately \$825/year*
- * *Includes maintenance and snow removal of community roads*
- * *Includes maintenance of common cul-de-sac*
- * *Includes maintenance of common grounds, gardens, ponds*
- * *Familyfriendly association activities*

Other Information

- * *Great access to two Metra train lines and three train stations*
- * *Great access to shopping, restaurants, parks, Lake Arlington, bike trails, golf course, library, schools, museum, Arlington Racetrack, Metropolis Performing Arts Centre & more!*

CONTACT INFORMATION



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