

▶ people first



*1030 Huckleberry Lane  
Glenview, IL 60025*

Features Sheet

# 1030 Huckleberry Lane

## Glenview, IL 60025

*Experience a sense of country living on a quiet street in Glen Oak Acres. This new home's rear yard opens to Cole Park, a park district property with playground, ball fields, basketball court and a tennis player's heaven with both outdoor courts and the Glenview Tennis Club. Families can enjoy a short walk to historic Wagner Farm, another park district facility featuring a working farm.*

*This bright and spacious all brick home welcomes owners and guests with a circular drive with paver walkway leading to an inviting front porch and entryway with an arched mahogany door. Formal living and dining rooms flank a 2 story foyer that leads to the kitchen and family room that overlook the rear yard and park. The second floor features a spacious master suite with limestone master bath. Three additional bedrooms, each with an ensuite bath, and a centrally located laundry room complete the layout. The bright and open basement features a great room complete with wet bar including beverage center and dishwasher and offers several options for placement of home theatre. Additional rooms function as office or exercise room with a potential for use as bedrooms.*

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### First Floor:

#### Kitchen:

- » 42" Subzero side-by-side refrigerator with full overlay cabinet panels
- » 36" 6-burner Thermador stainless steel Professional Series cooktop
- » 30" Thermador stainless steel double wall oven with convection
- » Bosch stainless steel dishwasher
- » Blanco stainless steel undermount double sink with instant hot water feature
- » Stainless Panasonic microwave oven in island cabinet
- » Shilo cabinets by Woodworking Unlimited featuring: extensive kitchen island; 2 large custom designed roll-out spice racks next to cooktop, full extension/soft close drawers
- » Countertops feature 3cm granite with ogee edge
- » Tumbled marble tile backsplash

#### Powder Room:

- » Honed limestone marble floor and countertop
- » Custom vanity and mirror

#### Living Room:

- » Wood-burning fireplace with gas starter, Indiana limestone surround and mantel
- » 3.5" Oak hardwood flooring with rosewood finish



### Dining Room:

- » Paneled wainscoting and chair rail
- » Oil rubbed bronze chandelier

### Family Room:

- » French doors to patio with three-point locking system
- » Floor-to-ceiling stone wood-burning fireplace with gas starter and limestone mantel

### Foyer:

- » Inviting two-story entry with honed limestone floor
- » Oil rubber bronze chandelier with electric chandelier lift

### Mud Room:

- » 1st Floor Mud Room with exterior and garage access
- » Slate Tile Flooring
- » Built-in benches and shelves with bead board "Locker" space

## *Second Floor:*

### Master bedroom:

- » Expansive bedroom area with 12' vaulted ceiling
- » Pre-wired for wall-mounted plasma TV
- » Luxurious Master bathroom features: limestone countertops with decorative tiled floor; Sanijet whirlpool tub; multi-jet shower
- » Deep walk-in closet with extensive closets system and access to spacious storage
- » 3.5" Oak hardwood flooring with rosewood finish

### Bedrooms:

- » Three additional, spacious bedrooms, two with extensive volume ceilings
- » All bedrooms with en-suite bath
- » Mohawk carpeting

## *Other:*

- » Laundry Room with utility sink & porcelain flooring
- » Pull down stairs to attic furnace room
- » Convenient front and back staircases



## *Lower Level:*

- » Media area pre-wired and racked for ultimate home theatre equipment
- » Entertainment area with wet bar, wine cooler and dishwasher
- » Wood burning fireplace with gas starter, field stone surround and limestone mantel
- » Exercise room adjacent to marble bath with steam shower
- » Spacious swing room for office/study/hobbies
- » Large flexible closet area for additional storage
- » Two mechanical rooms with additional storage
- » Berber carpeting

## *Exterior:*

- » Low maintenance brick and limestone trim exterior
- » Professional landscaping
- » Rear yard contiguous to Cole Park
- » Brick paver patio off Family Room
- » Brick paver front porch and front and rear walkways
- » Three-car attached heated garage
- » Architectural quality asphalt roof with 30 year warranty
- » Underground lawn sprinkler system

## *Mechanical & Electrical Systems:*

- » Two high efficiency Carrier furnaces with 16 merv media filters and humidifiers (one furnace in attic)
- » Three heating zones: each floor has its own zone
- » 2- 50 gallon high efficiency water heater tanks with full recirculating hot water system
- » 400 amp electrical service

## *Home Electronics:*

- » Distributed whole house audio/video system with system components in Lower Level
- » Self-contained home theater with 5.1 surround sound in Family Room
- » Basement media center with 5.1 surround sound theatre system
- » Additional TV connections in kitchen, master bath and basement wet bar area
- » Door phone entry system
- » Security System



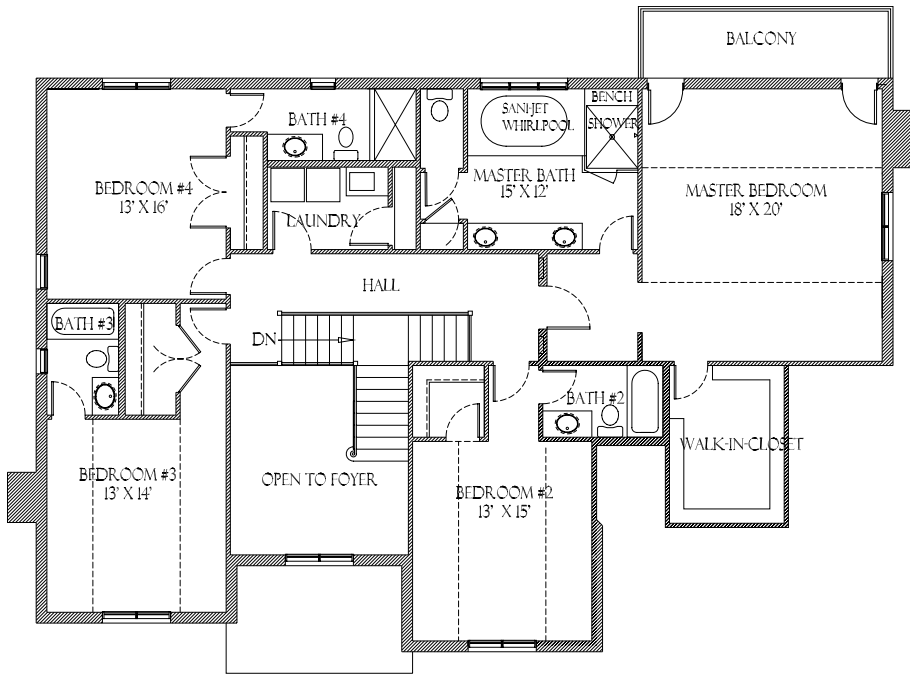
## *General Features:*

- » Crown moulding throughout first floor and in second floor hallway
- » 42" arched solid mahogany front entry door with sidelights
- » Solid oak stair system
- » White oak floors in living, dining and family rooms, upstairs hall and master bedroom
- » Carpeted lower level and second floor bedrooms
- » Jeld-Wen casement windows with divided lights (Low E, Argon gas filled)
- » 8' four-panel solid core doors
- » Oil-rubbed bronze door hardware
- » 9' ceilings on ground floor, second floor and basement
- » Professionally installed closet organizers in closets

## *General Construction:*

- » Mouldings are custom cut solid poplar
- » Soundproofing between floors and walls
- » R-19 fiberglass insulation in all exterior walls and basement perimeter walls and R-40 batt fiberglass insulation with additional blown-in fiberglass in attic
- » Poured concrete foundation with galvanized & concrete window wells with real stucco finish on concrete wells

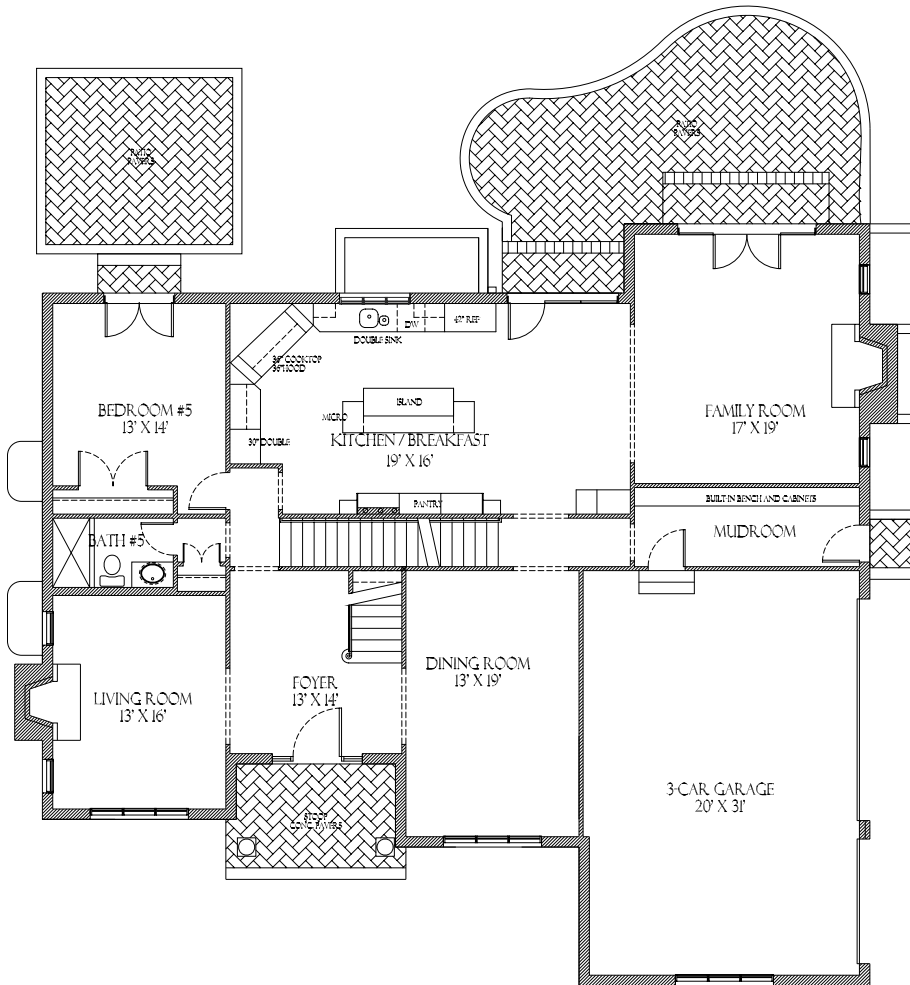




**SECOND FLOOR PLAN**

TOTAL FLOOR AREA: 2025 SF  
(DIMENSIONS ARE APPROXIMATE)

1030 HILCKLEBERRY LANE  
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GREENSPIRE PROPERTIES, LLC

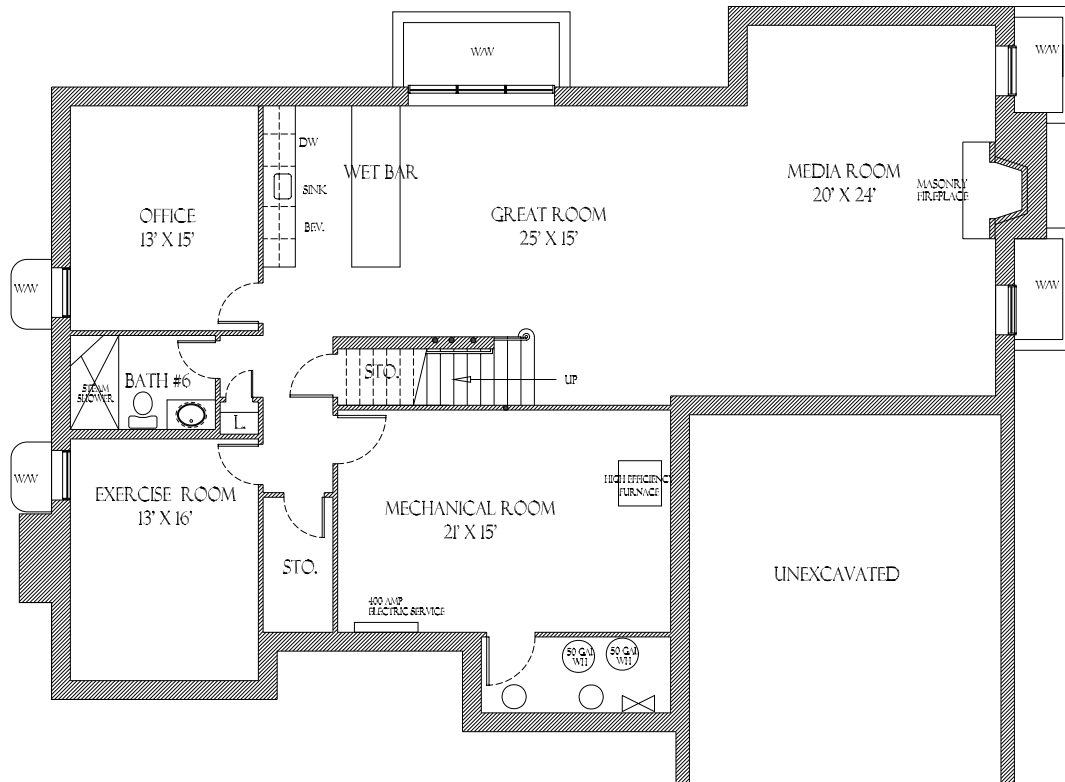


**FIRST FLOOR PLAN**

TOTAL FLOOR AREA: 2612 SF  
(DIMENSIONS ARE APPROXIMATE)

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**LOWER LEVEL PLAN**

TOTAL FLOOR AREA: 2025 SF  
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