

# 409 Neumann Drive

East Peoria, Illinois



## Relax, entertain, & play in your own luxury resort paradise!

Magnificent 3.67-acre wooded estate - renovated & updated inside & out!  
Two convenient driveway entrances - each with motorized gates!  
Includes separate guest house / executive office with kitchenette & views!  
4/5BR, 4/5BA, 3/4LA, 5400± tot. fin. sf., and garages for 8 vehicles!

### Relax

Spectacular landscaped grounds w/ 2 stone waterfalls/streams/4 bridges!  
Owner's suite w/ sitting area & balcony, spa-like bath, huge custom closet!  
Passive solar and high-efficiency HVAC with 11 zones!  
Smart home / smart phone-enabled!

### Entertain

Entertainer's dream kitchen with prof'l SS appls. & 8-seat quartz island!  
Kitchen open to great room, dining room, foyer & deck!  
Covered gazebo and 4+ decks/patios! Fire pit with stone seats!

### Play

Heated pool/spa with slide!  
Basketball/pickleball court, 9-hole mini golf course, horseshoe pits & more!  
Walkout basement with media/theater/rec room & billiard/game room!

**Continue Reading – 27 Pages of Addt'l Features!**  
**More pics & videos at [discount-realtor.com/409n](http://discount-realtor.com/409n)**



# Estate Overview

Relax, entertain, and play in this spectacular, meticulously renovated and updated inside & out, 3.67-acre wooded, gated, fenced luxury estate with separate guest house/executive office w/ kit.! 4/5BR, 4/5BA, 3/4LA, 5400± tot. fin. sf.! 8-car garages (3 climate controlled)! 2 convenient entrances with motorized gates! Large, lux, walkout basement! 4+ decks/patios! Park-like grounds with waterfalls, streams, bridges, and multiple play areas (basketball/pickleball, mini golf, horseshoe pits, open areas)! Entertainer's dream, huge, renovated, and updated open kitchen! Lux. owners retreat: sitting area & balcony w/ stunning views; custom spa-like bath; huge 21x18 custom closet! Main fl. BR2 ensuite! Large BRs #2-5 could also be offices! Passive solar, hi-eff HVAC w 11 zones, tankless water heaters, 2+ W/D hookups! Convenient, fast access to area schools/employers/shops/parks/etc.! Smart home/phone enabled! Ready to enjoy!

## **MAIN HOUSE, GUEST HOUSE/EXECUTIVE OFFICE, & OUTER GARAGE WITH GARAGE PARKING FOR 8+ VEHICLES!**

### **Main House: 3-Level, 4BR, 4BA, Finished Basement, Attached 3-Car Garage!**

- 4,754 sf. ± of meticulously renovated/updated living space in the Main House alone! (More space in Guest House/Exec. Office!)
- Large, entertainer's dream, eat-in kitchen open to great/family & dining rooms, with scenic views of pool/spa, rear water garden & woods! Faux tin ceiling; 12'8" island seating for 8; plentiful custom Amish oak cabs with rollouts; quartz & Corian-like counters; Frigidaire Prof'l SS appliances; huge frig/freezer; flex ovens-2 micro/3 convection; induction cooktop (with gas hookup); bev. frig.!
- Luxurious, private, owner's retreat overlooking pool/gardens; large bedroom with sitting area & balcony; spa-like bathroom (with oversized, custom dual vanity; large, custom walk-in shower with 2 large niches and 4 shower heads; genuine Jacuzzi tub; skylight; private commode; etc.); enormous custom, modular walk-in closet!
- Huge walkout bsmt w 2 lg living areas (media/theater/rec room & billiards/ping-pong/game rm) for extreme fun & entertaining!
- Flooring: Handscraped, engineered hardwood on all three levels and stairs! Decorative tile with inserts in bathrooms!
- Passive-solar, smartphone-controlled, 8-zone, high-efficiency, 5-ton Lennox HVAC for optimal efficiency & personal comfort!
- Super high-efficiency Takagi tankless water heater!
- Attached 3-car garage w car-showroom-like epoxy-painted floor w wall-to-wall built-in storage cabinets & modular wire shelving!

### **Separate Guest House/Executive Office/Bedroom Overlooking Rear Water Gardens with Three Attached Garages!**

- 690 sf. ± multi-use liv. area w kitchenette, full bath, & tankless water heater overlooking brick/stone water garden w 2 waterfalls!
- 3 smartphone-controlled HVAC zones w/ color thermostats (living area, 2-car garage, and additional 1-car garage)!
- Multi-zone, multi-sound-source interior/exterior audio capable!

### **Add'l 2-Car Outer Detached Garage with Motorized Garage Door, Work Bench, Electricity, and Additional Storage!**

#### **SMART-HOME, SMARTPHONE ENABLED!**

- 2 sets of motorized, dual-swing, magnetic-lock-controlled, driveway gates!
- Ring camera doorbells and flood lights; Arlo cameras!
- All 9 garage doors are smartphone-controllable!
- Push-button pedestrian door locks!
- All 11 HVAC zones with smartphone-controllable Honeywell Prestige color thermostats!

#### **SPECTACULAR, PARK-LIKE GROUNDS/LANDSCAPING FOR RELAXATION, ENTERTAINING, AND FUN!**

- Professionally landscaped by well-known regional landscape architect Dana Tauffer from Morton's D-Alan-T's Landscape Co.!
- Spectacular rear water garden with 2 stone waterfalls, streams, 4 wood bridges and brick and stone landscaping!
- Heated pool/spa & slide: in-ground gunite/fiberglass swimming pool, slide with self-lubricating water jet, attached spa!
- Covered cedar-shake gazebo! 4+ decks/patios (including 800+ sq ft deck with built-in seating)!
- Brick/stone fire pit area with multiple large stone seats!
- 2 sets of decorative iron & brick gates; iron & metal fencing; lighted, paver walkway to front door, & decorative globe lights!
- Beautiful, wooded ravine behind property!
- Painted and striped basketball/pickleball court (optional use for miniature golf, tennis, and more) and two horseshoe pits!
- 9-hole mini golf course: 7 elect. obstacles bought from Peoria's Wee Tee Mini Golf Ctr & renovated, 50+ putters, 80+ colored balls!
- Two huge open areas (shaded & unshaded) on north & south sides (great for football, baseball, wiffleball, frisbee, golf, etc.)!

#### **EASY/FAST ACCESS TO TRI-COUNTY AREA VIA TWO ENTRANCES WITH MOTORIZED, DUAL-SWING GATES!**

- Just 3 minutes to Eastside Centre, one of the Midwest's premier multi-sport athletic facilities and fitness centers!
- Less than 11 minutes to the East Peoria Levee District, downtown Peoria, and the Peoria Civic Center!
- Close to a wide variety of public and private schools! Only about:
  - 5 minutes to Central Jr. High & East Peoria Community HS (comprehensive courses incl dual-credit, AP & work-based learning)
  - 10 minutes to Morton High School
  - 14-25 minutes to other area high schools: 14 min to Peoria Notre Dame HS; 16 min to Washington HS; 25 min to Dunlap HS
- Just 16 minutes to PIA Airport!



# Construction & Security/Privacy

## CONSTRUCTION:

- Framing:
  - Main house = 2x6 with dense fiberglass insulation
  - Guest house & outer garage = 2x4
- Exterior Veneer: Genuine rough-sawn cedar siding on main and guest houses (wood-grained fiber-cement at soil level)
- Cedar-shake-covered gazebo by pool with ceiling fan, electrical outlets and storage below (roof replaced ~2018)
- Gutter guards on main house & guest house



## SECURITY/PRIVACY:

- Fencing: Extensive, genuine, Old Chicago decorative brick columns; decorative iron & metal fencing. One-acre± front yard is fenced/gated on all sides.
- Two Sets of Motorized Driveway Gates: Controllable via vehicle remotes & smartphones; underground sensor in main driveway for automated exits; manual pedestrian exit buttons
- Keyless Combination Locks: KwikSet SmartCode satin nickel combination locks on exterior doors facilitate security with easy push button locking/unlocking.
- Lighting: Large, dusk-to-dawn globe lights illuminate property; additional rear water garden globe & gazebo lights are controlled via switches.
- Wooded ravine in property's rear offers beauty, privacy, & convenient, hidden leaf disposal.





# Exterior Landscape Features

- Professionally landscaped by well-known regional landscape architect, Dana Tauffer from Morton's D-Alan-T's Landscape Co.
- Spectacular rear water garden with two stone waterfalls, streams, and four wood bridges -- perfect for relaxing and entertaining!  
(Convenient on/off switch for water pumps on rear patio near kitchen)
- Landscaped throughout with stones and brick pavers
- Large, brick-paved, partially covered walkout basement patio (20'5" x 18'2") with decorative pavers and channel drains
- Designer foliage includes white birch, Japanese Maple, and Lilac trees; "Burning Bushes"; Arbor Vitae; blue spruce; hostas; azaleas; tulips; & much more
- Oversized (800+ sq. ft), two-level, cedar-stained wood rear deck with doorbell and flood lighting by kitchen & nearly 28 linear ft. of built-in benches with storage for entertaining, with nearby gazebo lighting & electricity
- Fire pit with multiple large stone seats
- Curved front sidewalk and front porch with brick pavers and Malibu-low-voltage LED path lights





# Ext. Entertainment & Games: Part 1

- Heated In-Ground Pool/Spa/Slide:  
Spectacular, in-ground gunite & fiberglass pool, attached spa, slide with water jets, remote-controlled color LED underwater pool & spa lights, newer variable-speed pump, heater, chlorinator, pool paint, etc.
- Basketball/Pickleball Court:  
Painted/stripped half-court basketball & full pickleball court with adjustable-height Spalding backboard (05/2011)
- Horseshoe Pits
- Audio Controls & Speaker Hookups for Guest House exterior & interior
- Multiple Large, Open Areas for even more fun activities like football, baseball, softball, Wiffle Ball, volleyball, frisbee, croquet and more!





# Ext. Entertainment & Games: Part 2

## 9-Hole Mini Golf Course:

- Also includes 7 motorized obstacles bought from Peoria's former Wee Tee Mini Golf Center & renovated
- 50+ putters
- 80+ colored golf balls
- All obstacles, interlocking bricks, tee pads, cups with flags, etc., are reconfigurable and/or removable.



#1: Barn with Door that Moves Up & Down



#2: Loop-de-Loop



#3: Windmill with Moving Blades



#4: Bowling Pins that Move Up & Down



#5: Railroad Crossing  
with Moving Deflector Plate



#6: Grandfather Clock  
with Moving Pendulum



#7: Gingerbread House  
with Moving Hansel & Gretel



#8: Castle with Drawbridge  
that Lifts & Lowers



#9: Open



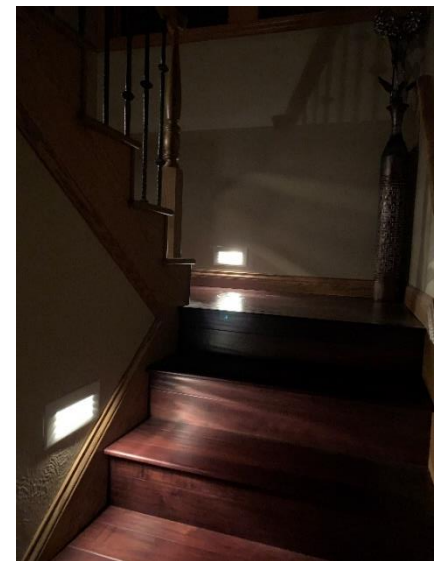
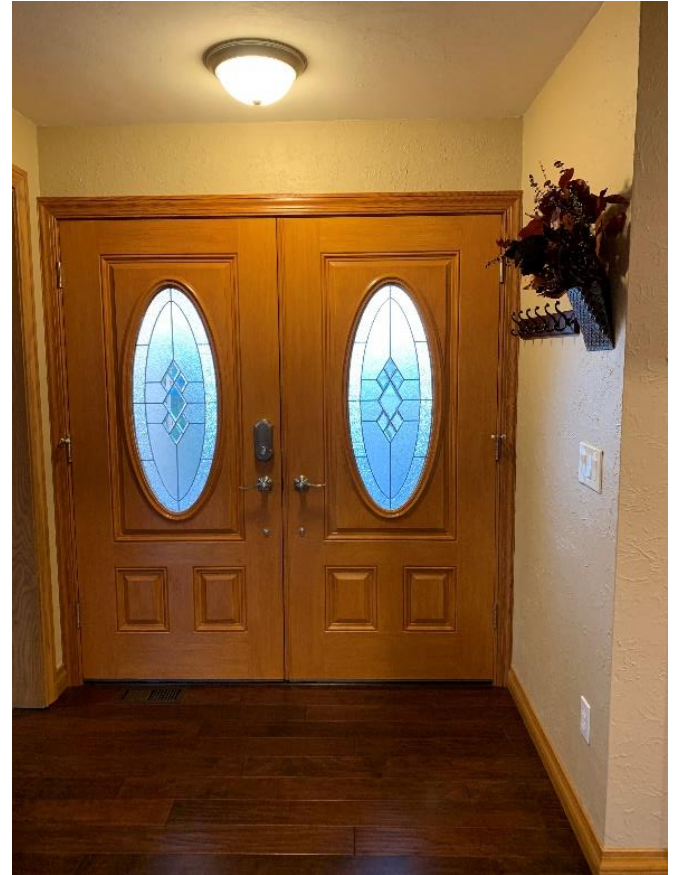
# Additional Exterior Photos





# General Interior Features

- Double front fiberglass JELD-WEN doors with decorative glass inserts offer add'l access, security, privacy, beauty & natural lighting.
- Four bedrooms in main house (3 could be offices) including two ensuites (main floor & upper floor) w/ large, custom, modular closets
- Ralph Lauren designer paint colors color-matched throughout
- Flooring: Handscraped, "Walnut Java" engineered hardwood (on all three floors and stairs); decorative tile w/ inserts (baths); woodgrain luxury laminate (owner's closet); ceramic tile (laundry/mudroom)
- Rich, solid wood, oak interior doors, windows, and trim (Rich golden oak color compliments exterior rough-sawn cedar siding.)
- KwikSet satin nickel door levers
- Updated Decora-style electrical rocker light switches (typically with at least one illuminated light switch per room)
- Updated electrical outlets, including multiple with built-in night lights for illuminating walkways at night
- Theater-style step lights on upper and lower staircases can gently and privately illuminate walking paths at night.
- High-efficiency Whirlpool water softener (12/2012)
- Super-high efficiency, Takagi whole-home tankless water heater (8/2014)
- Radon remediation system (5/2010)
- 2" oak color faux wood blinds throughout
- Passive solar
- Heat-reducing, UV resistant window films on front windows
- Openable main floor BR windows replaced with Pella double-hung windows with insulated Low-E SunDefense argon-gas-filled glass
- Generous number of Cable TV outlets installed throughout
- Lennox high-efficiency 5-ton/16-seer HVAC unit installed in main house (new 9/2020)
- 8 HVAC zones with Honeywell Prestige smart/color thermostats
- Nearly all closets are custom and modular with flexible shelving/hanging storage
- Abundant storage throughout
- Dark brown HVAC floor registers blend in beautifully and seamlessly with hardwood floors



Honeywell Prestige Color Thermostat  
(8 in Main House; 3 in Guest House)



# Dream Kitchen for Entertaining!

- Spectacularly renovated, updated, and expanded kitchen, perfect for entertaining and hosting (Q4 2019)
- Open to great/family room, dining room, foyer & deck – outstanding for family and/or group entertainment
- Magnificent faux-tin decorative ceiling
- Handscraped, “Walnut Java” engineered hardwood floor
- L-shaped room approx. 326 sq ft (19’ back wall width x 21’3” depth – less an approx. area of 6’4” x 12’3”)
- Frigidaire Professional stainless-steel appliances:
  - Huge refrigerator & freezer! (each 19 cu. ft. and 32”w x 71.375”h x 23.5”d)
  - 3 flexible oven options:
    - 2 microwave/convection combo ovens
    - 1 full-size conv. oven w/ many cooking options
  - Luxurious induction cooktop (also plumbed for gas!)
- Plentiful, custom Amish oak cabinets, large pantry with rollouts, two sets of combination trash/recycle pullouts, appliance garage, 2 tip-out trays, convenient large drawer beneath induction cooktop, & more
- Main double sink w HD garbage disposal (6/2014) & stainless Moen One-Handle Pull-Out Spot Resist faucet
- Second island SS prep sink with quiet garbage disposal, motion-activated faucet, reverse-osmosis-filtered water dispenser
- 12’8” long Cambria quartz island with seating for 8, separate beverage/wine fridge, separate trash/recycle, 2 pop-up electrical outlets, & add’tl outlets & switches
- Countertops: Cambria quartz & Corian-competitor LivingStone
- Elegant satin nickel LED light fixtures & cabinet pulls
- Two wood-trimmed casement windows w/ scenic views overlooking pool/spa, deck, gazebo & water gardens
- Anderson sliding glass doors to 2-level deck, pool, gazebo
- Door to mudroom/laundry room





# Private, Luxurious, Owner's Suite

## UPPER-LEVEL OWNER'S SUITE:

- Owner's Bedroom, Bathroom, & Closet encompass entire upper level for the utmost in privacy.
- Completely renovated, luxurious, secluded retreat
- Each room has its own smartphone-controllable color thermostat.
- Exclusive staircase & catwalk to Owner's Suite with hammered iron balusters & solid oak handrails & newels
- Rich, luxurious, Ralph-Lauren-themed designer green paint pairs easily with other colors.
- Combination door lock offers added privacy and security.

### Owner's Bedroom:

- 19' x 14'2"
- 11 ft tall cathedral ceiling
- Gorgeous, peaceful view overlooking pool/spa, rear water gardens, deck, gazebo, and scenic wooded setting from:
  - Sitting area with 2 Pella oak-trimmed, double-hung tall windows with insulated Low-E SunDefense argon-gas-filled glass and 2" faux oak blinds (12/2020)
  - Private master balcony (with Andersen sliding glass doors)
- Handscraped, "Walnut Java" engineered hardwood floor
- Dedicated, smartphone-enabled HVAC zone with Honeywell Prestige color thermostat - perfect for maintaining desired sleeping temperature without heating/cooling other rooms!
- Brushed nickel ceiling fan with lights
- Smoke detector



View from Owner's Balcony



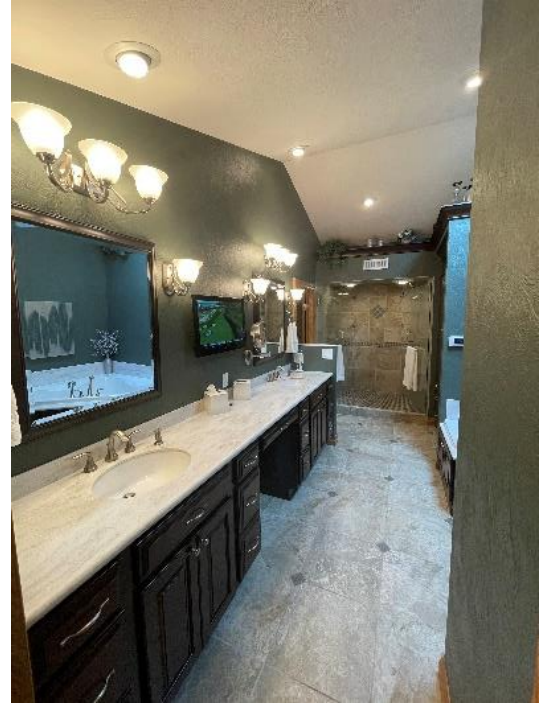


# Custom, Spa-Like Owner's Bath: Part 1

- Luxurious, custom amenities that maximize the use of space
- 19' x 10'8" are the longest width & depth dimensions in this L-shaped room
- 11 ft tall cathedral ceiling
- Newer Velux skylight provides ample natural light
- Recessed, dimmable can lights with 7 brightness settings
- Dedicated HVAC zone with Honeywell Prestige color thermostat - perfect for selecting desired room temperature without affecting other rooms!
- Designer Dal-Tile 18" "Villa Valleta" porcelain tile floor with decorative "Steel Motif" inserts
- Beautiful, oversized, custom, furniture-like, built-in "armoire" cabinet with large doors and drawers for ample storage & oversized crown molding
- Moen brushed nickel towel bars & toilet paper holder
- Separate, enclosed toilet room for personal privacy (3' x 5'3")
  - Kohler Cimmaron comfort-height elongated toilet
  - Storage cabinet above toilet
  - Broan ceiling exhaust fan
- Decorative ledge above shower & armoire with concealed LED rope lights for subtle, romantic, night lighting

## **10'3" Custom Vanity with Dual/Separate Sinks, Cabinets, Mirrors, Lights/Switches, and Exposed and Hidden GFCI Outlets**

- Martha Stewart "Sea Salt" genuine Corian counters & backsplash
- 2 Kohler porcelain under-mount sinks
- 2 Moen brushed nickel faucets with separate hot & cold handles
- 2 Kohler brushed nickel under-mount soap dispensers
- Decorative, brushed nickel, 3-light bars & sconces with separate his/hers switches for personal light control
- Area for wall-mounted TV with cable & electric outlets hidden in wall behind TV (to watch TV from the vanity or Jacuzzi tub!)
- 3 convenient countertop holes for trash disposal & electrical wires
- Multiple GFCI-protected electrical outlets located behind drawers to enable appliances to be kept in drawers to dramatically reduce counter clutter
- Custom KraftMaid cherry wood cabinets with soft-close drawers & brushed nickel hardware, center vanity drawer with seating area, plus each side has 6 drawers, 1 large center cabinet with 2 doors, top center tip-out tray (great for toothpaste, etc.)
- Two 30" x 36" wood-framed mirrors
- Wall-swing-arm-mounted, LED-lighted magnification mirror
- Arched, decorative wall niche with built-in electrical outlet

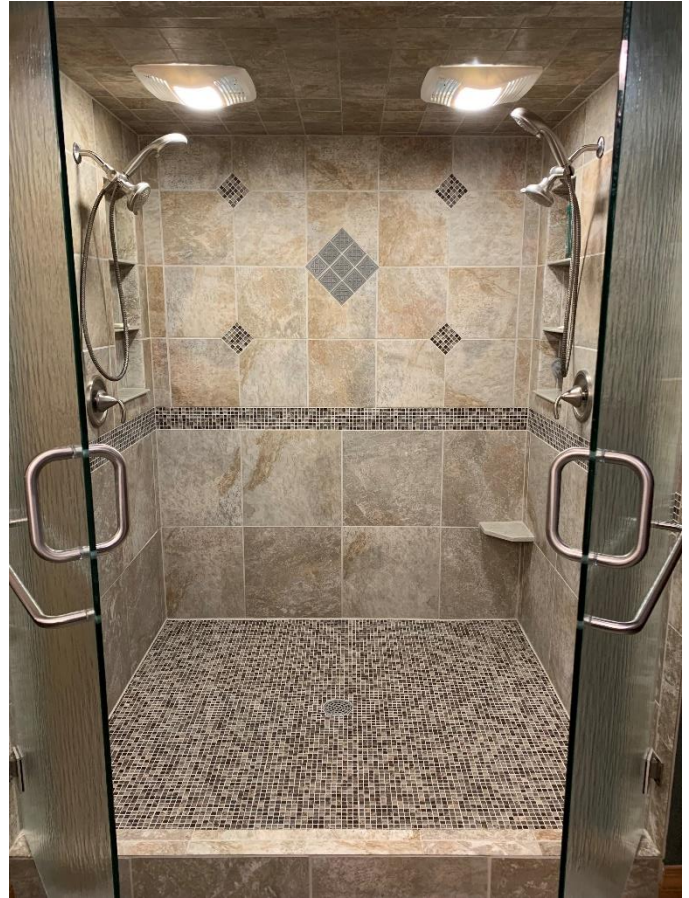




# Owner's Bath Part 2: Shower & Tub

## **Beautiful, Custom-Designed, 26 sf., Walk-In Shower for Two:**

- 4'9"d x 5'5"w x 7'h
- 2 large doors: tempered, opaque glass each with brushed nickel handle & towel rod
- 4 shower heads: Moen Refresh Spot Resist brushed nickel - each side with a 5-setting, detachable handheld sprayer and 5-setting wall-mount shower head
- 2 Moen brushed nickel faucets with Posi-Temp temperature-balancing valves for maintaining selected water temperatures
- Designer Dal-Tile 18" & 12" ceramic wall tiles, 6" ceiling tiles, decorative inserts & mosaic accents, and mosaic tile floor
- His & Hers custom storage shower niches – 13" wide
  - Each with 3 shelves & a soap holder routed for drainage
  - Hers = double depth (7") to hold numerous large bottles, shower cap, bath sponge, brush, etc.
- Two high-CFM NuTone, humidity-sensing, GFCI-protected exhaust fan/light/night light combo units with 3 separate switches
- Built-in "lady ledge" for her shaving needs



## **Genuine Jacuzzi Espree, Jetted, Acrylic Corner Tub:**

- 8 pulsating jets
- RapidHeat heater for maintaining water temperature
- Moen, brushed nickel, 2-handle, widespread Roman Tub faucet, hot/cold handles, with detachable hand shower
- Martha Stewart "Sea Salt" Corian tall backsplash & ledge surround
- Custom KraftMaid cherry wood cabinets beneath tub ledge for easy access to tub mechanicals & for extra storage



His Niche (3.5" deep)

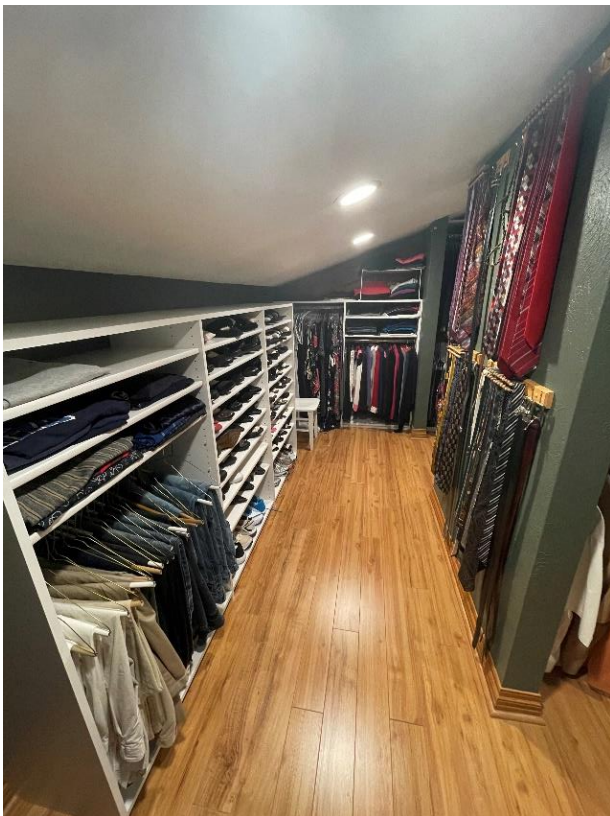


Her Niche (7+" deep)



# Huge, Custom Owner's Closet Room

- One of the largest owner's closets in the Peoria area!?
- Huge closet room - 21'5" x 18'6" at the longest width & depth dimensions
- Custom designed closet room with numerous separate His and Hers built-in storage areas
- Custom white modular storage enables easy conversion to/from hanging rods and/or shelves
- Currently configured with:
  - Over 56 linear feet of hanging space
  - Over 100 linear feet of shelves
  - 12 storage drawers
  - Storage for over 100 pairs of shoes
- 2-door laundry storage cabinet
- 42" long hanging shelf and rod for laundry materials
- Additional full-size washer and dryer hookups
- Additional electrical outlets
- Armstrong luxury laminate flooring with the look and feel of natural hickory wood grain
- Pella single-hung window with between-the glass blinds overlooking berm and Neumann Lane driveway
- Four Pella casement windows with 2" faux oak blinds overlooking west yard
- 9 ft tall cathedral ceiling with decorative wood beam
- Walk-in access to additional floored attic storage
- Dedicated, smartphone-enabled HVAC zone with Honeywell Prestige color thermostat to tailor closet / dressing room temperature the way you want it!





# Great/Family/Living & Dining Rooms

## GREAT/FAMILY/LIVING ROOM:

- Approx. 27'2" x 14'10"
- Dramatic, 2-story, vaulted ceiling open to upper-level catwalk to owner's suite
- Open to huge eat-in kitchen, formal dining room, & foyer
- Beautiful views of pool, spa, gazebo, deck, and woods
- Handscraped, "Walnut Java" engineered hardwood floor
- Gorgeous, custom, stone, wood-burning fireplace, w/ fan for circulating heat into room, wood mantel, side storage
- Pella casement windows
  - Two sets of double windows provide scenic views overlooking pool, gazebo, woods and water garden
  - One set of 3 windows w/ 2" faux oak blinds overlooks south yard and private, wooded, rear of property
- Oak-wood-trimmed ceiling beam
- Decorative pewter ceiling fan and light combo
- Three lighting zones
- 2 cable tv outlets for a variety of room configurations
- Smartphone-enabled color thermostat/HVAC zone servicing great room, dining room, kitchen, & mudroom

## FORMAL DINING ROOM (ADJACENT TO GREAT ROOM):

- 13'8" x 8'10", accommodates table for eight with large china cabinet (or a larger table without a china cabinet)
- Open to great/family/living room, kitchen, and foyer
- Handscraped, "Walnut Java" engineered hardwood floor
- Beautiful, stained wood, vaulted ceiling and walls
- Velux tempered, argon-filled, ventable/openable skylight
- 3 large dual-pane, oak-trimmed windows w/ 2" faux oak blinds overlooking entry & landscaped huge front yard
- Floor-mounted electrical box w optional, add'l CATV outlet





# Main Level Bedroom 2 Ensuite / Office

## MAIN-LEVEL BR2 ENSUITE / OFFICE WITH PRIVATE FULL BATHROOM AND LARGE WALK-IN CLOSET (NORTH SIDE)

- Also makes a great office, guest suite, teen suite, or other family member suite
- Dedicated, smartphone-enabled HVAC zone and Honeywell Prestige color thermostat for tailoring the ensuite temperature without affecting other rooms
- Beautifully landscaped exterior berm provides beauty and helps maintain comfortable temperature

### Bedroom 2 (North Side) Living Area

- 15'9" x 14'7"
- Handscraped, "Walnut Java" engineered hardwood floor in bedroom and large walk-in closet
- Dramatic, beautiful, decorative wood slat wall
- Decorative pewter ceiling fan/light combination
- Two newer (2011) Pella ProLine double-hung 29" x 41" windows with decorative grilles and insulated Low-E SunDefense argon-gas-filled glass & 2" faux oak blinds
- Oversized custom walk-in 7' x 6'2" closet with modular storage and easy conversion to/from hanging rods and/or shelves
- Naturally temperate due to outside landscaping berm and dense insulation
- Raised CATV outlet with top & bottom access panels for easy TV wall mounting and cable routing

### Bedroom 2 En-Suite Bathroom

- Designer Dal-Tile 12" "Villa Valleta" porcelain tile floor with decorative "Steel Motif" inserts
- Deluxe Sterling by Kohler Ensemble 32" tub/shower unit with corner shelves, sliding glass doors, brushed nickel handles, Moen Adler temperature-sensing valves and trim, Peerless handheld brushed nickel 6-spray/massage hand shower
- Water-temperature-balancing shower/tub valve for maintaining desired water temperature
- Storage cabinet with adjustable shelves over toilet
- Medicine cabinet with glass-front magnetic door
- 49" x 22" vanity with 4 storage drawers and 2 doors
- Decorative vanity light bar with satin nickel finish and alabaster glass
- Decorative brushed nickel GE lighted exhaust fan with frosted swirl glass
- 5'4" x 8'7"





# Main Level Bedroom 3 / Office

## MAIN-LEVEL BEDROOM #3 / OFFICE (NW CORNER)

- 13'3" x 18'5" at the longest width & depth dimensions
- Handscraped, "Walnut Java" engineered hardwood floor
- Vaulted ceiling with high-efficiency skylight
- Decorative pewter ceiling fan / light combination
- Three large 42" x 66" dual-pane, oak-trimmed windows with 2" faux oak blinds, overlooking master-landscaped front yard and paved path to front door
- Newer (2021) Pella 29" x 41" double-hung window with screen and insulated Low-E SunDefense argon-gas-filled glass, overlooking west yard, landscape berm, driveway, paved path to front door
- Dedicated, smartphone-enabled, HVAC zone with Honeywell Prestige color thermostat for tailoring the room temperature exactly the way you want it
- Large 7'9" x 2' custom closet with two oak bi-fold doors, two built-in drawers, and modular storage for easy conversion to/from hanging rods and/or shelves
- Centralized CATV/phone/wifi/Internet integration on top shelf in closet conveniently services main house, guest house, and outer garage





# Main Level Bedroom 4 / Office

## MAIN-LEVEL BEDROOM #4 / OFFICE (WEST)

- 14' x 14'4" at the longest width & depth dimensions
- Handscraped, "Walnut Java" engineered hardwood floor
- Vaulted ceiling with high-efficiency skylight
- Decorative pewter ceiling fan / light combination
- Three large 42" x 66", dual-pane oak-trimmed windows with 2" faux oak blinds, overlooking master-landscaped front yard
- Newer (2021) Pella 29" x 41" double-hung window with screen and insulated Low-E SunDefense argon-gas-filled glass, overlooking landscaped front paver sidewalk and front patio
- Dedicated, smartphone-enabled HVAC zone and Honeywell Prestige color thermostat to tailor the room temperature exactly the way you want it
- 2' x 8'5" custom closet with three, oak, bi-fold doors and modular storage enabling easy conversion to/from hanging rods and/or shelves





# Main House Foyer & Hall Bath

## FRONT FOYER/ HALLWAY:

- Grand double door entrance
- Open to kitchen, great room, and dining room
- Convenient, decorative, metal-and-wood, wall-mounted, coat-and-hat rack – with 6 dual (12 total) hooks
- Full-size coat/storage closet in hall
- Decorative, flush-mounted, ceiling light with brushed nickel and alabaster swirl glass
- Smart Ring doorbell just outside of front door alerts homeowners' smartphones, allows conversations, and plays elegant melody on nearby hallway doorbell chime.
- Decorative satin nickel/wood wired doorbell chime box in hallway with 10 selectable sound options and adjustable volume control
- Handscraped, "Walnut Java" engineered hardwood floor
- French door to basement has glass panes and decorative grilles to facilitate natural lighting and seeing others on other side of door



## MAIN-LEVEL HALL BATH:

- Designer Dal-Tile 18" "Villa Valleta" porcelain tile floor with decorative "Steel Motif" inserts
- Large, deluxe shower/tub combo unit with heat-retaining ceiling topper, sliding glass doors and brushed nickel handles with:
  - Water temperature maintaining Moen Adler shower/tub valves and trim
  - Peerless, brushed nickel, 6-spray / massage, detachable hand shower
- Kohler Cimarron comfort-height elongated toilet
- Decorative overhead brushed nickel flush-mount light with frosted swirl glass
- Decorative GE lighted exhaust fan with frosted swirl glass
- Abundant storage via:
  - Beautiful, oversized (4'w x 7'h x 1'3"d), furniture-like storage armoire unit with four doors and interior shelving
  - Large, 5'4" long, Corian-like vanity with 6 drawers and 2 doors





# Main Floor Laundry Room / Mudroom

## MUDROOM / LAUNDRY ROOM

(Between Attached 3-Car-Garage & Kitchen)

- 14' x 6'7"
- Ceramic tile floor
- Large, 65"w x 95"h x 35"d custom storage closet – for coats, gloves, hats, etc. – with two bi-fold oak doors and modular storage enabling easy conversion to/from hanging rods and/or shelves
- Full-size washer/dryer connections with custom-designed hot water supply shared with utility room sink's hot water supply to ensure hottest water to washing machine
- 4 convenient storage cabinet doors with shelving above washer/dryer
- Tall, free-standing, anchored-to-wall storage unit with door and adjustable shelves
- Room for sitting bench with built-in shoe storage and additional hanging storage
- Custom 36"w x 23.75"d x 35"h vanity with extra deep sink. Vanity also includes 2-door storage cabinet with tip-out tray and chrome, double handle, faucet with pull-out sprayer spout (08/2017).
- Custom drip-dry rod and storage shelf above sink for drying delicate clothing
- Plentiful space between washer and dryer for optional additional drying rack
- Convenient pedestrian access doors to kitchen and attached 3-car garage
- KwikSet SmartCode satin nickel combination lock to attached garage facilitates security and easy push-button locking/unlocking





# Finished, Walk-Out Basement

- 1450 finished sq ft (1743 total sq ft)
- Two large entertainment rooms with pass-thru oak bar counter (2/2016) for the ultimate in family fun and entertaining
  - 26'10" x 22' media/theater/rec. room with dual-zoned lighting and space for 100+'' screen, seating area, separate game table with chairs, foosball table, arcade game(s), and multiple pieces of exercise equipment
  - 30' x 14'5'' billiard/ping pong/game room with a wooden drink rail along 2 walls
- Crestline, French double security bsmt patio doors w argon glass windows, decorative wood grilles, wood int. & aluminum clad ext.
- Convenient walkout to basement patio with easy exterior stair access to/from pool and gazebo
- Glass-paned door with decorative wood grilles from main level to basement provides natural light and safety (11/2016)
- Handscraped, "Walnut Java" engineered hardwood floor
- Armstrong decorative ceiling tiles/grids provide coffered ceiling look with easy access to mechanicals above
- Dedicated, smartphone-enabled, HVAC zone with Honeywell Prestige color thermostat to tailor basement temperature without affecting other rooms
- Attractive, round HVAC vents blend in with ceiling tiles and lights
- Completely renovated 15'8" x 4'9" full bath with:
  - Sterling by Kohler Accord 48" shower unit with Delta hand-held, detachable, 5-spray hand shower with flexible hose
  - Temp./pressure balancing valve for maintaining water temp.
  - Designer Dal-Tile 12" "Villa Valleta" porcelain tile floor with decorative "Steel Motif" inserts
  - 49"x22" vanity with 4 storage drawers & 2 doors
  - Delta Lahara stainless 2-handle sink faucet
  - 3-light vanity light bar with satin nickel finish & alabaster glass
  - 26" w x 31" h wood-trimmed vanity mirror
  - Kohler Cimarron comfort-height elongated toilet
  - Storage shelving unit over toilet
  - Decorative Broan light/hi-capacity exhaust fan/night light combo
- Finished East game room storage/misc. room: L-shaped 13'2" x 9'10" at longest dimensions, with built-in shelves
- 3 unfinished storage areas:
  - NW corner storage/misc. room: 11'2" x 10'10" with 2 electrical breakers, finished walls & ceiling
  - W Mechanical/Utility Rm: 16' x 6' (HVAC, water softener, hi-efficiency tankless water heater)
  - Additional walk-in storage room under interior basement stairs





# Guest House / Exec. Office - Interior

- Three, smartphone-controlled, HVAC zones (7/2015) (zones: living area; attached 2-car garage; 1-car garage), each with Honeywell Prestige color thermostats
- KwikSet SmartCode satin nickel combination locks to facilitate security with easy access (GH double French doors, GH garage to basketball/pickleball/sports court, GH garage to GH living space, tractor garage to GH 2-car garage)
- Multi-zone, multi-sound-source, interior/exterior audio capable (liv. area/office, 2-car gar., 1-car gar., N/S exteriors)

## Living Area/Executive Office with Kitchenette

- 29'9" x 23'2" = approx. 689 sf. (including bath & closet)
- Spectacular views: Rear = pool, water garden with waterfalls, streams and landscaping; North = basketball/pickleball/sport court; open, park-like, grounds
- Kitchenette incl. custom Amish cabinets, Corian-competitor countertop, extra deep sink, motion-activated faucet, quiet yet heavy duty garbage disposal, peninsula w seating for 4
- High-Efficiency Rheem Tankless Water Heater (11/2012)
- Durable ceramic tile flooring
- 21 Hurd windows with oak trim and 2" faux oak blinds
- 3 separate ceiling fans with lights & glass blades
- Dedicated, smartphone-enabled HVAC zone and Honeywell Prestige color thermostat just for this living space
- Ceiling-mounted front and rear speakers
- Walk-in, modular closet with solid oak bi-fold doors and flexible shelving and/or clothes-hanging storage
- Double French doors to water gardens & pool (Q1 2021)
- 6-panel oak entry door from attached guest house garage
- Decorative oak base moldings throughout
- Updated Decora-style electrical rocker switches

## Full Bathroom

- Built-in shower unit with seats/leg rests
- Kohler elongated comfort height toilet
- Ceramic tile floor
- Oak-trim window with 2" faux wood blinds overlooking basketball / pickleball / sports court, landscaping
- Sink vanity with cultured marble countertop, storage cabinet, 3 drawers
- Medicine cabinet over sink with mirrors & Hollywood lights
- Exhaust fan





# Guest House - Garages & Porte Cochere

## Guest House's Attached 2-Car Garage:

- Both attached garage doors can be controlled by: remote controls, wall-mounted access panel, and smartphones
- Dedicated, smartphone-enabled HVAC zone and color Honeywell thermostat
- Durable "showroom-like" ceramic tile garage floor with luxurious, tall baseboards
- Wall-mounted interior speakers with volume control
- Volume controls to exterior north & south speaker pairs
- Overhead fluorescent lights
- Pedestrian door to Guest House living area
- Pedestrian door to basketball/pickleball court with Kwikset SmartCode combination lock & 2" faux oak blinds on door window
- Pedestrian door to 1-Car Garage with Kwikset SmartCode combination lock
- Attic scuttle access
- Convenient floor drain



## Guest House's Attached 1-Car Garage w/ 2 Motorized Doors (N & S):

- Both N. & S. garage doors can be controlled by: remote controls, wall-mounted access panels, and smartphones
- Dedicated, smartphone-enabled HVAC zone with Honeywell Prestige color thermostat
- 2 garage doors for north and/or south entry/exit
- Pedestrian door to double Guest House garage with Kwikset SmartCode combination lock
- Overhead fluorescent lights
- Ceiling-mounted speakers with volume control
- Modular, wall-mounted tool/equipment storage
- Convenient floor drain



## Guest House's Porte Cochere:

- Provides passage through Guest House building to interior driveway courtyard
- Provides additional covered parking for 1-2 vehicles
- Provides cover for HVAC condenser unit (relocated 06/2020 from basketball court)
- Convenient, adjacent yard faucet water access
- Convenient 50' Flexzilla self-rewinding electrical cord reel (1 of 3 on property)





# Main House & Outer Detached Garages

## MAIN HOUSE ATTACHED 3-CAR GARAGE:

- All three attached garage doors can be controlled by: remote controls, exterior mounted access panel, and smartphones
- Car-showroom-like epoxy painted floor
- 10 built-in storage cabinets with abundant adjustable shelving
- 2 openable casement windows with UV-resistant films to facilitate, safer, natural lighting to protect vehicles
- Freeze prevention / insulation strips installed on bottom of all three attached garage doors
- Convenient floor drain
- Doorbell at pedestrian door to mudroom is connected to main house doorbell system with separate ring tone.
- KwikSet SmartCode satin nickel combination lock facilitates security with easy entrance to mudroom
- ~23'4" x 31'10" interior



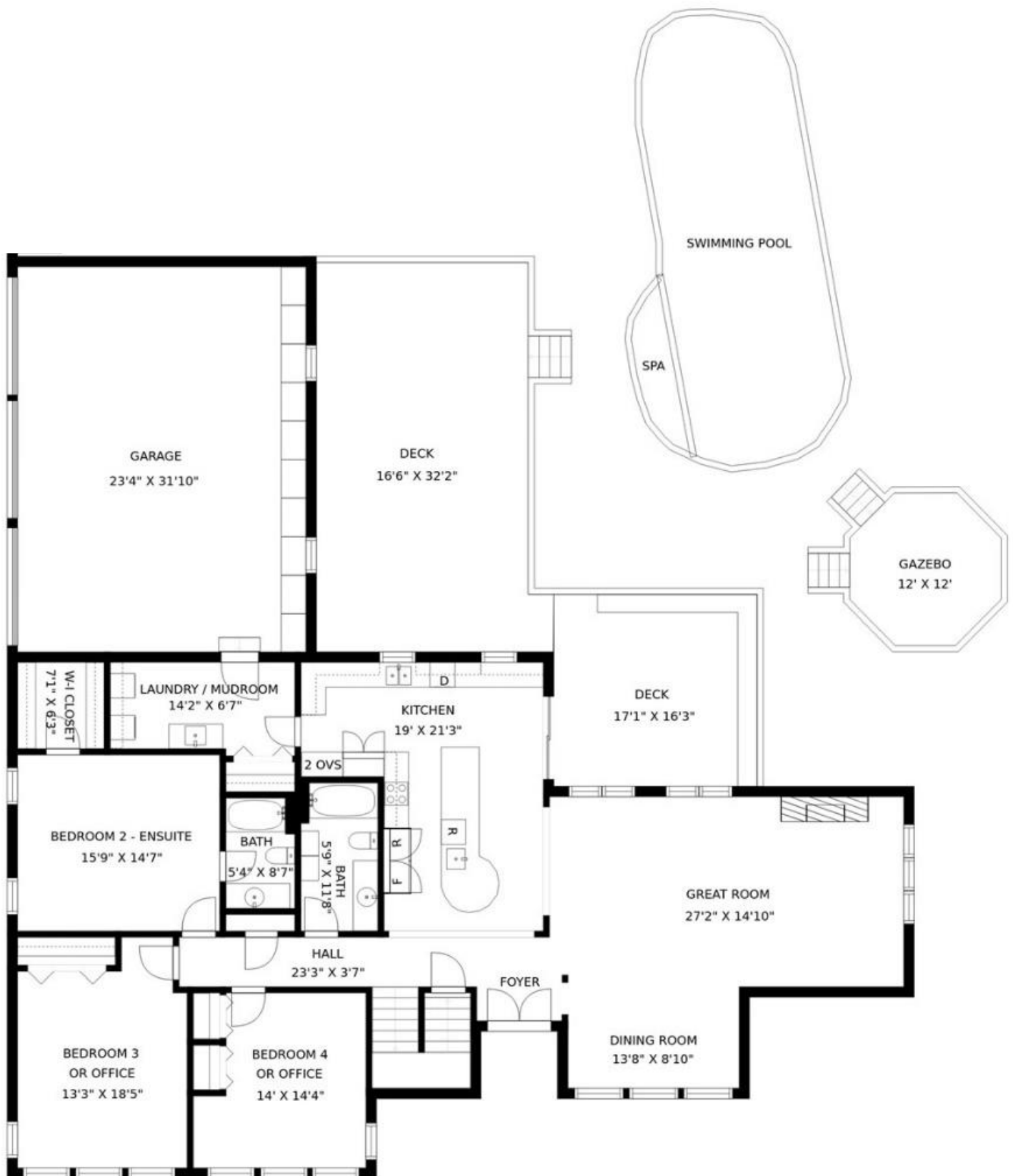
## OUTER DETACHED 2-CAR GARAGE:

- ~24'5" x 24'5" exterior
- Electricity ran/added to this garage in 2015
- Added motorized garage door opener, which can be controlled by: remote controls, mounted access panel, and smartphones
- Workbench with electrical outlets
- Window above storage bench for natural light
- Abundant storage
- Pedestrian door has KwikSet SmartCode satin nickel pushbutton combination lock to facilitate security with easy entrance.





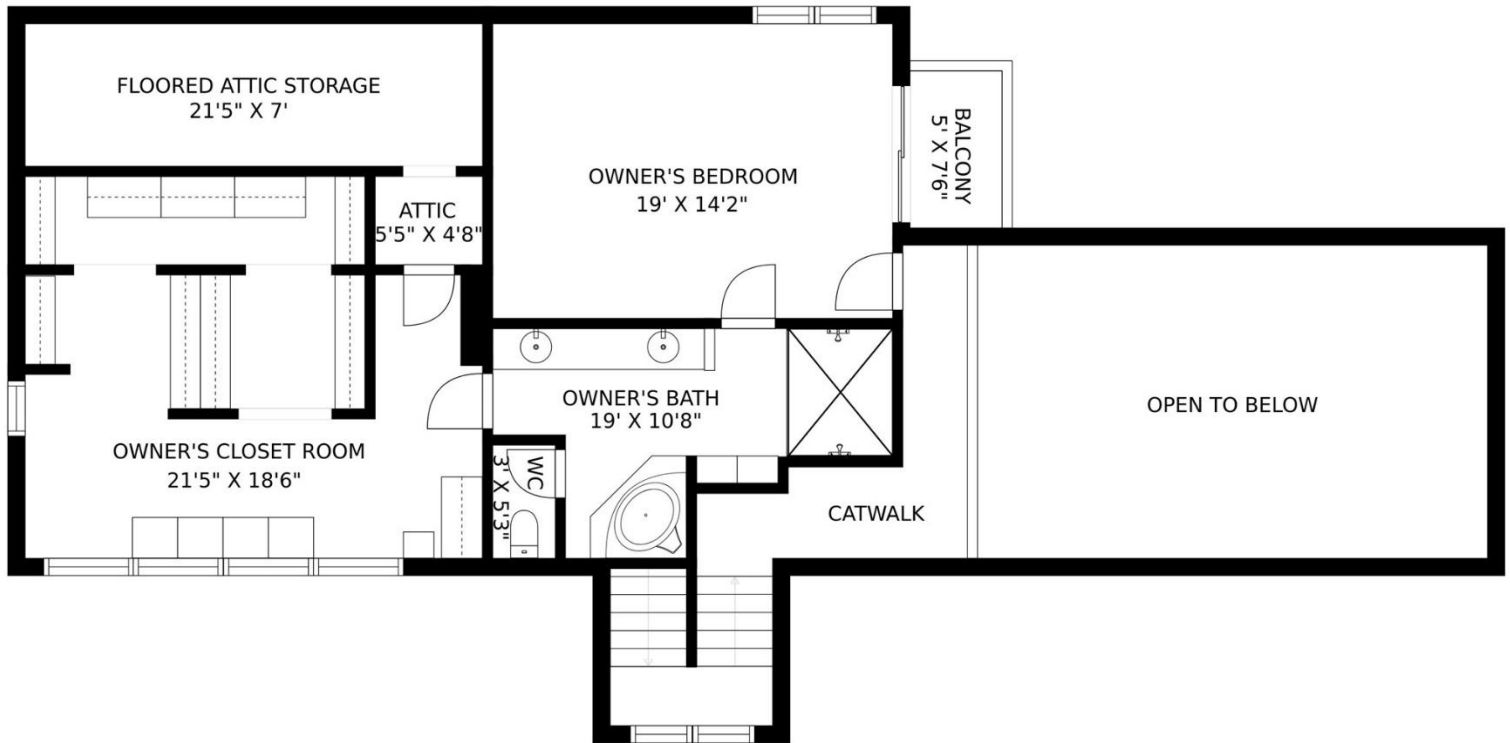
# Main House - Main Level Floor Plan



Sizes and dimensions are approximate; actual may vary. Non-rectangular room dimensions reflect longest wall measurements.



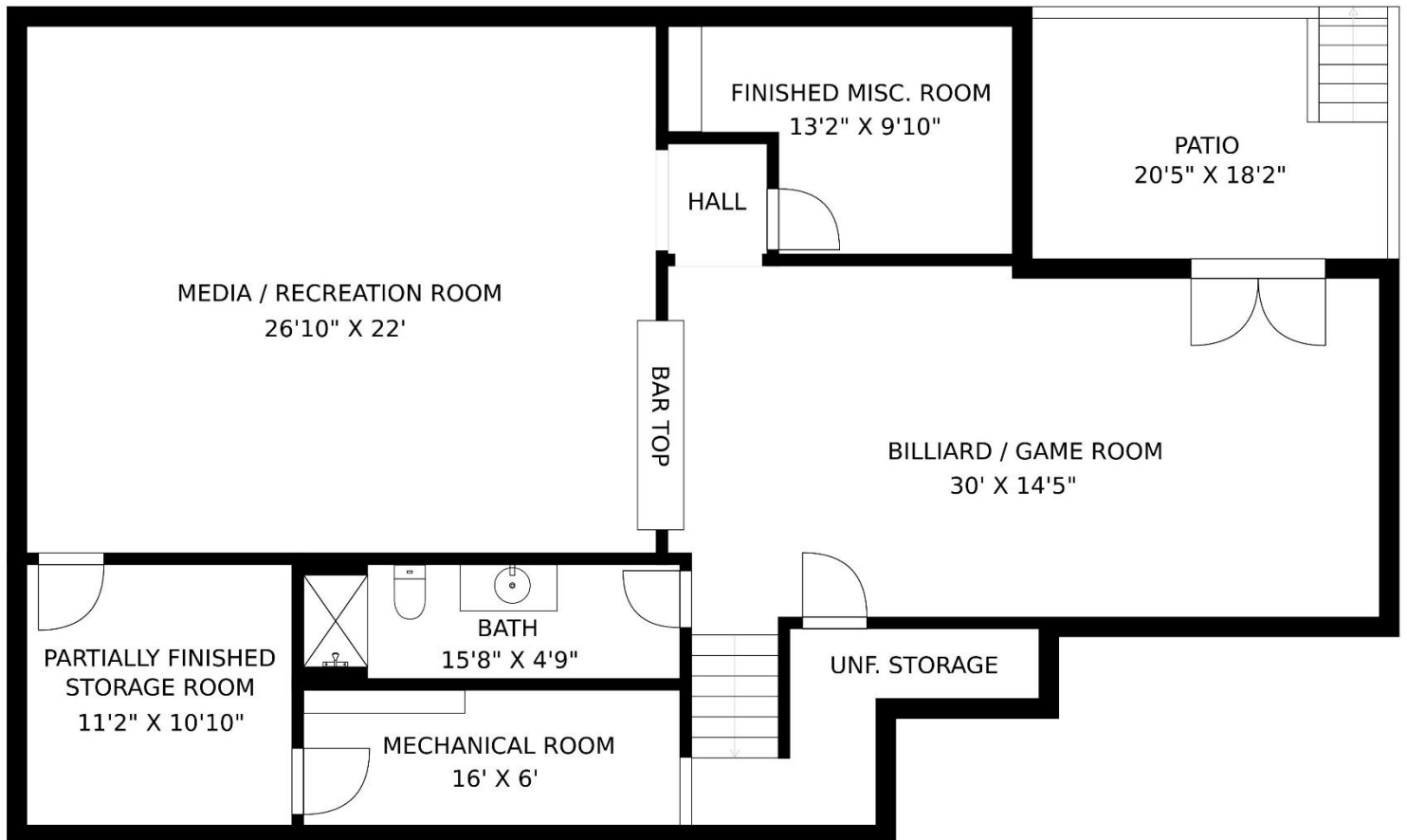
# Main House – Upper Level Floor Plan



Sizes and dimensions are approximate; actual may vary. Non-rectangular room dimensions reflect longest wall measurements.



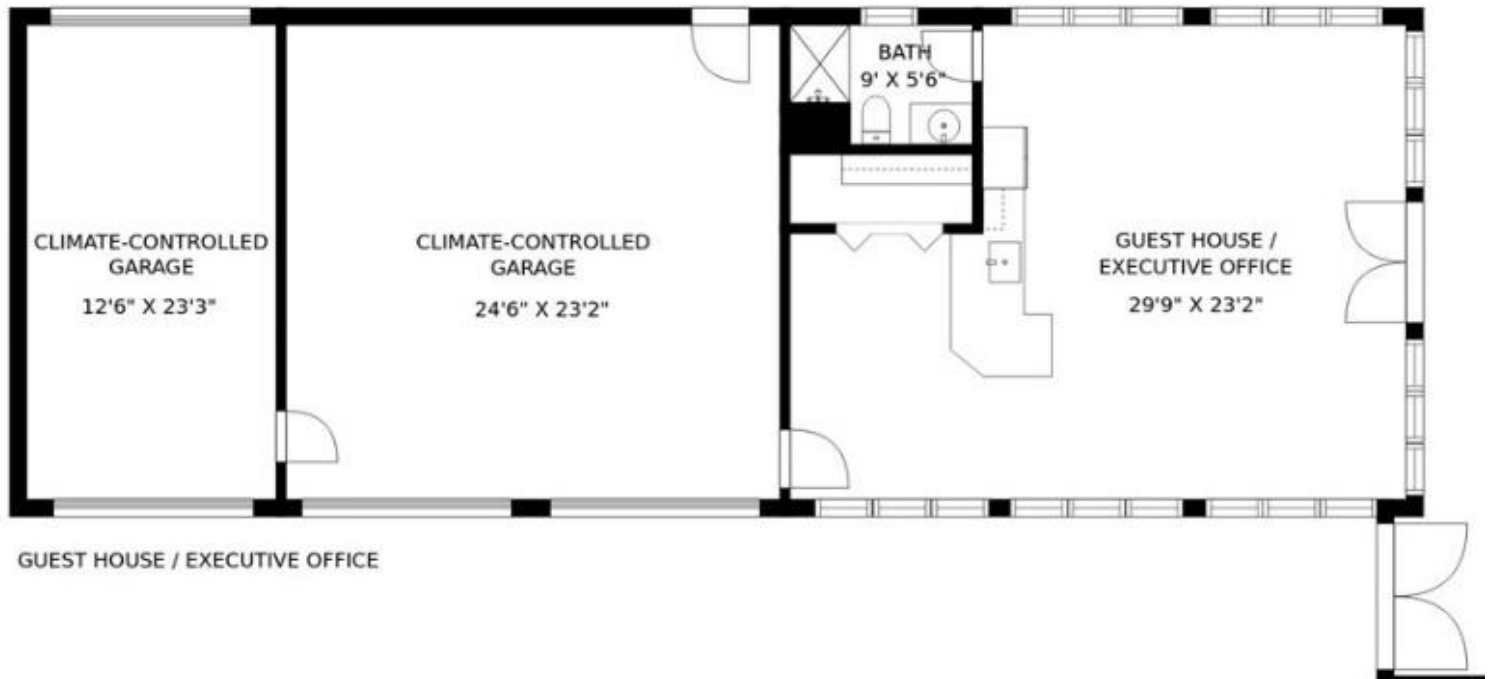
# Main House – Walkout Bsmt. Floor Plan



Sizes and dimensions are approximate; actual may vary. Non-rectangular room dimensions reflect longest wall measurements.



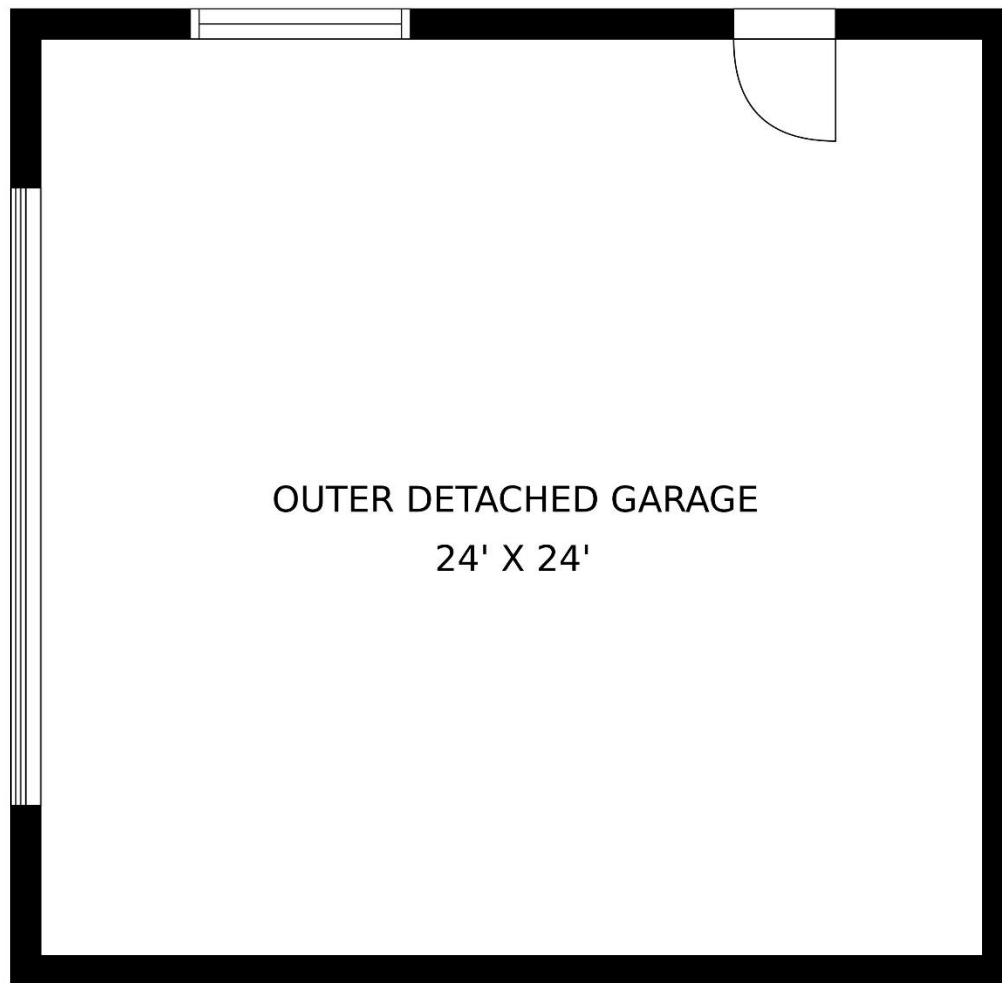
# Guest House / Exec. Office Floor Plan



Sizes and dimensions are approximate; actual may vary. Non-rectangular room dimensions reflect longest wall measurements.



# Outer Garage Floor Plan & More Info



## *Additional Information Regarding the Content within this Brochure:*

- *Property is broker owned.*
- *All measurements herein are approximate and not guaranteed. Buyers to verify measurements, taxes, schools, and other info.*
- *Foliage and/or other property characteristics may have been added, removed, or otherwise changed since photos/descriptions.*
- *Unused and non-functional well, partial sprinkler system, and ADT security system are unwarranted.*
- *See listing broker/owner for excluded items.*

## For More Information or a Personal Tour:

Contact Broker-Owner:

Leslie Baugh, Illinois Managing Broker

309-676-8888

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Sizes and dimensions are approximate; actual may vary. Non-rectangular room dimensions reflect longest wall measurements.