



**6 Green Hills Ct
Sugar Grove, Illinois**

**For Sale
\$744,444**

**6 Bedroom
5 Full Baths**

**5,000+ Square Feet
MOVE-IN Condition**

See More Online

www.TeamAdvantagePlus.com

Located in a small niche area of Prestbury called Green Hills, this amazing home has been meticulously maintained and updated regularly. With 6 bedrooms and 5 FULL bathrooms (each bedroom is attached to a bathroom) there is plenty of room for the entire family. The main floor also features a bedroom and bath with a walk-in shower.



Situated at the end of a cul-de-sac, this home backs up to Normandie woods providing the ultimate in privacy and wildlife viewing. The Kitchen is gourmet approved with a built-in desk, double oven, stainless appliances, incredible storage, abundant granite countertop space and MORE! The lower level is perfect for relaxing or entertaining with a full sized bar featuring seating for 10, a cooktop, refrigerator & can double as a second kitchen.

There is so much more to see - contact Todd Burghardt of Team Advantage Plus Realty to schedule your private tour TODAY!



- 6 Bedrooms - 5 Full Baths - 3 Car Garage
- Open Concept - 2 Story Ceilings in Foyer/Living Room
- Spacious Kitchen w/ Stainless Appliances & Island
- Hardwood Flooring Throughout the Home
- Finished Lower Level w/ Wet Bar - Bed & Full Bath
- Brick Paver Patio with Built-In Gas Grill
- Private - Wooded - Partially Fenced
- Second Floor Laundry - Numerous Updates
- Much MORE TO SEE - Schedule a Tour TODAY!



Offered By:

Todd Burghardt
Managing Broker/Owner
Team Advantage Plus Realty
815.703.0928 (cell/text)
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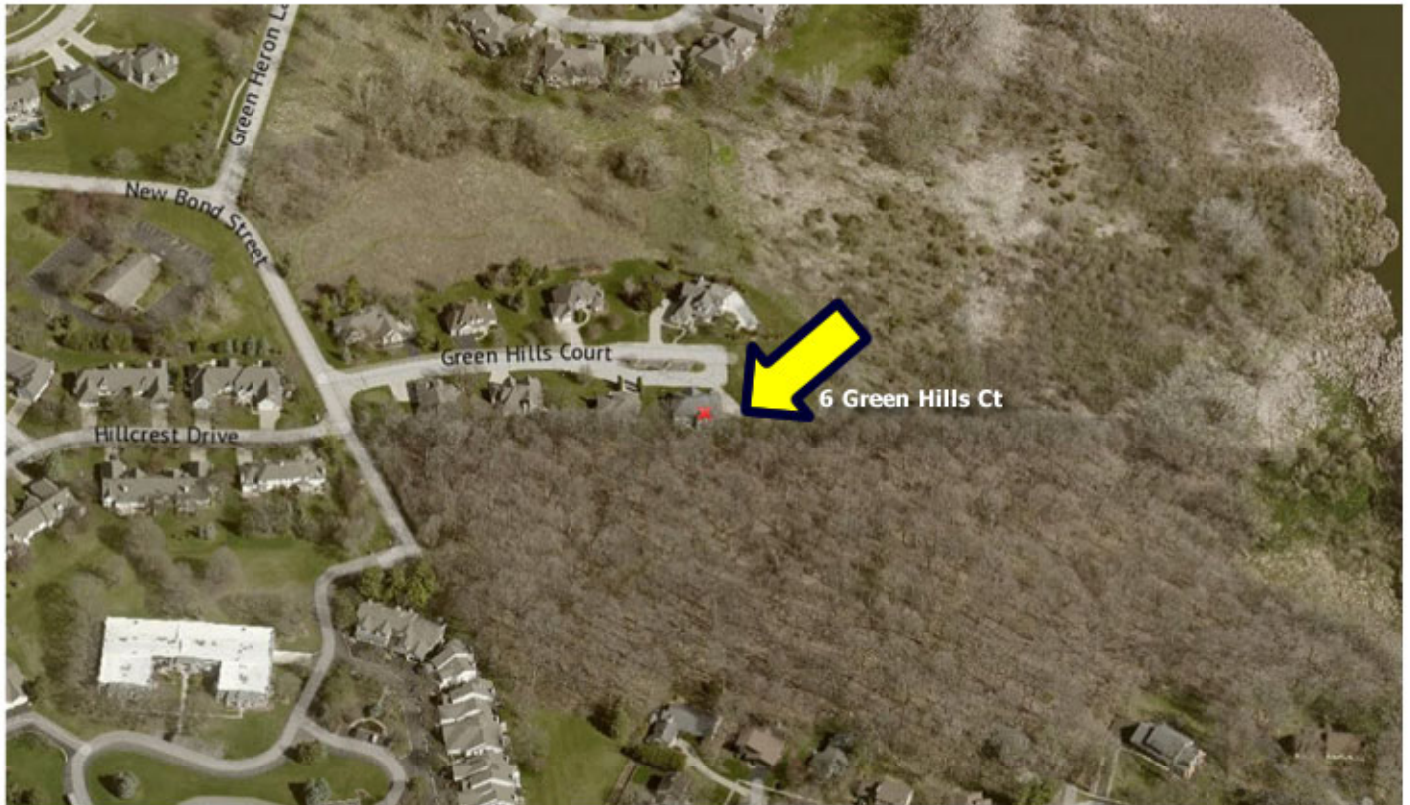
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**Scan QR code
for more details!**

Information deemed reliable but not guaranteed. Equal Housing Opportunity.

6 Green Hills Ct - Sugar Grove, IL



Living Room:	(20X21) Main Level Hardwood Blinds	Family Room:	(35X20) Basement Wood Laminate
Kitchen:	(20X18) Main Level Hardwood	Dining Room:	(15X13) Main Level Hardwood
Laundry:	(12X6) 2nd Level Marble	Master Bedroom:	(25X22) 2nd Level Hardwood
2nd Bedroom:	(15X12) Main Level Hardwood	3rd Bedroom:	(16X14) 2nd Level Hardwood
4th Bedroom:	(15X12) 2nd Level Hardwood	Office:	(12X12) Main Level Hardwood
5th Bedroom:	(15X12) 2nd Level Hardwood	Walk In Closet:	(10X12) 2nd Level Hardwood
Bar:	(20X19) Basement Wood Laminate	Additional Rooms:	Bar
6th Bedroom:	(13X12) Basement Wood Laminate		

Tax & Assessments

PIN:	1410255011	Assessment/Association Dues \$:	\$149
Multiple Pin Numbers:	No	Frequency:	Monthly
Tax Year:	2023	Master Association Fee:	No
Taxes:	\$10,459.78	Master Association Fee(\$):	
Tax Exemptions:	Homeowner	Master Association Fee Frequency:	Not Required
Special Assessments:	No	Assessment Includes:	Common Insurance, Pool
Special Service Area:	No	Bldg. Assess. SF:	
Special Service Area Fee:			