

WYNSTONE MANOR

12 HIDDEN BROOK, NORTH BARRINGTON, IL 60010

*A Jack Nicklaus Golf Course Estate
of Rare Character and Beauty!*



TODAY'S REPRODUCTION COST \$2.5 MILLION
To Be Sold Subject to a Minimum Bid of \$900,000!

A MODERN TUDOR CLASSIC IN PRISTINE CONDITION, EXUDING AN ATMOSPHERE OF LUXURY & ACCOMPLISHMENT

Architecturally Stunning 8,900+ Sq. Ft. Tudor Revival Spread Over Fourteen Rooms on 1.9 Beautiful Acres, Overlooking the Golf Course

Wynstone Manor, a 21st Century Tudor Revival was meticulously crafted by Artisans and designed on a grand scale of that era with fourteen rooms, five bedrooms, five full baths, a powder room and six fireplaces, overlooking Wynston's signature hole - number 3 tee box.

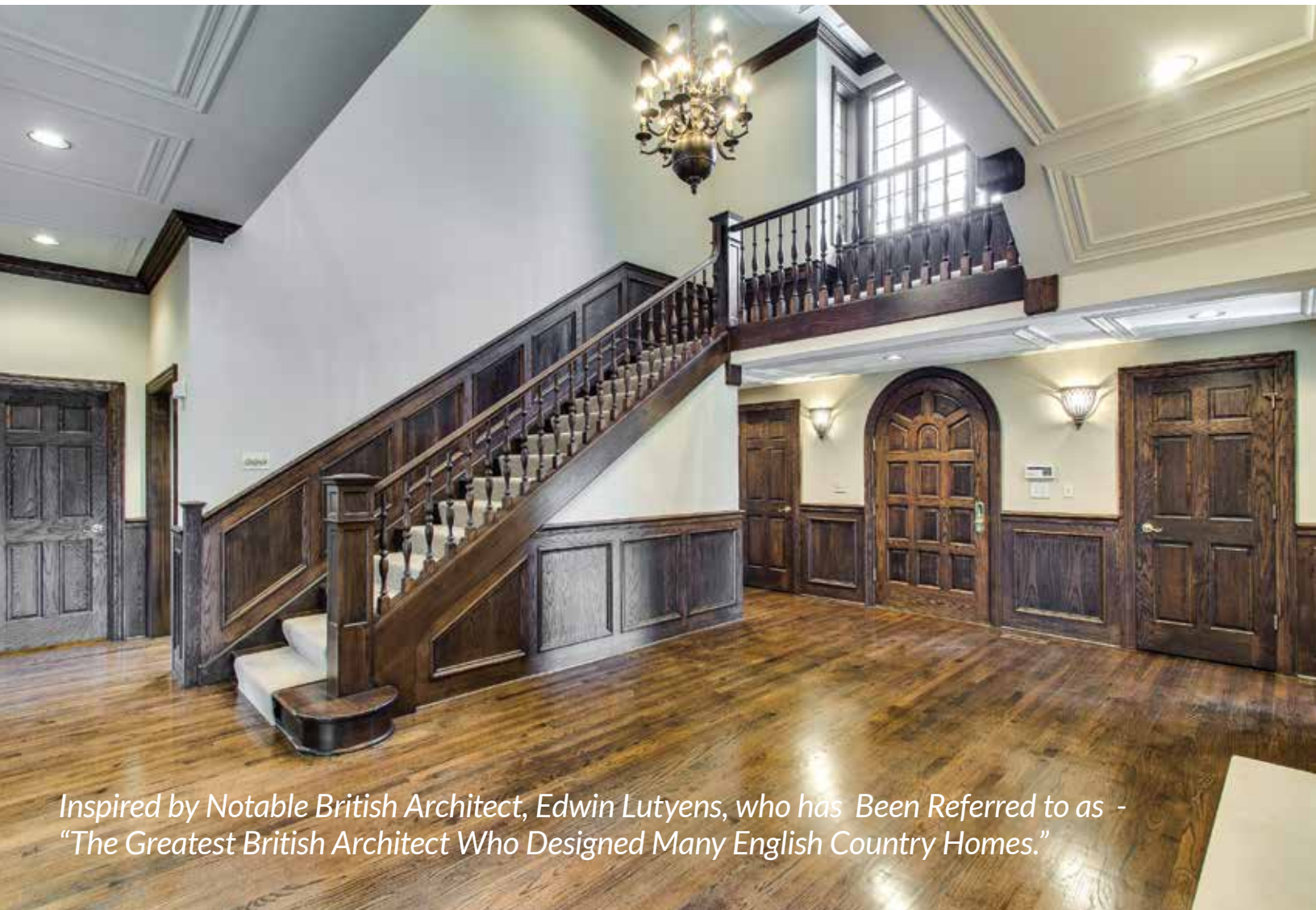
Inspired by notable British architect Edwin Lutyens who is known for imaginatively adapting traditional architectural styles to the requirements of his era, Wynstone Manor is nothing short of spectacular. This home includes all of the latest features that the discriminating buyer would expect today in such an important home located in the Wynstone Golf Community.

Along with the distinctive exterior of a classic Tudor including a high peaked roofline wooden shake & shingles and split timber, this home is

sure to impress with several formal and informal living spaces that include a grand reception area, second floor gallery and great room, dramatic receiving foyer, huge two-story great room, formal living and dining rooms, screened sunroom overlooking the ravine, designer kitchen, first floor guest room, palatial master suite, lower level recreation room, fitness room, fifth bedroom or office and amazing storage.

The setting of Wynstone Manor is quite unique to this community, resting on a 1.9 acre site atop a beautiful ravine which provides privacy with magnificent wooded surroundings, the Hidden Brook below and features custom designed landscape and hardscape including a brick driveway.

Don't Miss This Opportunity to Name Your Price!



*Inspired by Notable British Architect, Edwin Lutyens, who has Been Referred to as -
"The Greatest British Architect Who Designed Many English Country Homes."*

Wynstone Manor Features Exquisite Details Throughout that Include:

- Built in 1990 with 8,991 square feet
- 1.9 acre site with custom exterior landscape lighting system and lawn irrigation system
- Five bedrooms, five baths, a powder room
- Modern kitchen with new state-of-the-art appliances including Dacor, Bosch, Sub-Zero and new double-thick granite countertops (all replaced in 2010)
- Six fireplaces
- Walk-out lower level with full bar, wine cellar, billiard room, fitness room and much more
- Amazing views
- Hardwood floors, custom wainscoting and crown moldings
- Shake and jumbo shingle roof with copper downspouts and gutters
- Recently replaced heating and air conditioning systems
- Anderson windows
- Security/fire alarm/carbon monoxide system and central vacuum
- Built-in Bose Speakers in the great room
- Oversized 3 car garage
- Well rated District 220 school system

Wynstone is a Gated Golf Course Community Offering an Escape from the Everyday Hustle and Bustle

Wynstone is a gated and guarded community located in the Village of North Barrington. This majestic Jack Nicklaus Golf Course Community is the pinnacle of Lake Country living with private roads that wind through its natural surroundings and 750 acres of rolling terrain that include woodlands, ponds and 120 acres of lakes. Wynstone is truly a sanctuary from the fast pace of the surrounding world and at the same time, offers very good convenience.

Chicago is Only 40 Miles Away and O'Hare Can be Reached in 35 Minutes!





FINE & COMPANY, LLC

PO Box 1588
Deerfield, IL 60015
312.278.0600
FineAndCompany.com

Jack Nicklaus Designed Wynstone Golf Club Offers a Premier, Nationally Recognized 18-Hole Course

The Wynstone Golf Club offers a premier, nationally recognized 18-hole course that was personally designed and supervised by Jack Nicklaus. The 72 par, 7,003 yard course provides a tournament quality challenge, as well as an enjoyable round of golf for players of every skill level. The Club which is available by membership to residents and non-residents, offers dining, tennis, aquatics and other special events.

In 2014 the Wynstone Golf Club and the Wynstone Property Owner's Association embarked on a \$2.6 million dollar multi-faceted golf course and grounds restoration project which will include resurfacing greens and fairways, laser leveling teeing surfaces, shore line stabilization, reconstruction of golf bridges, new cart paths, and new entrance sidewalks and driveways to the Clubhouse. The course is expected to reopen by June 5th.

The investment being made by the members of the Wynstone Community will be of tremendous benefits to the entire community.

**For More Information About the Wynstone Golf Club
Please Visit: www.wynstone.org.**



SEALED BID DEADLINE: Sealed bids are due on or before 3:00 p.m. CDT, May 28 - 3:00 p.m. and delivered to Michael A. Fine, CCIM, CAI, AARE, Fine & Company WI LLC, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

Cashier's Check Required to Bid: \$50,000

VIEWING DATES & TIME: The property is available for viewing by appointment only on the following dates and times: **1:00PM - 3:00PM, April 25; May 3, 9 and 17.** In accordance with Wynstone's property showing requirements, viewers are required to be pre-registered with the gatehouse and once you arrive an auction representative will meet you and escort you to the home.

BIDDER'S INFORMATION PACKET: A detailed bidder's information packet has been assembled and contains detailed information related to the property, the auction, and the Terms of Sale. The packet is available at all viewings, from our office via email or mail order for \$20 for an electronic version of \$35 for a printed version. The purchase of a bidder's information packet is required to bid at the auction.

TERMS OF SALE: This auction is being conducted subject to the Terms of Sale as stated in the Bidder's Information Packet and the Purchase and Sale Agreement.

BUYER'S PREMIUM: A 6% buyer's fee will be added to the final high bid price per the Terms of Sale.

BROKER PARTICIPATION INVITED: A 2% referral fee will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale contained in the Property Profile on our website for requirements to register.

