



# 855 Jennifer Court

LAKE FOREST, ILLINOIS

## PROPERTY OVERVIEW

---

- Just under 16,000 total sq ft, including garage (~7,000sq ft main floor, ~3,500sq ft finished common lower level, ~1,000sq ft in-law suite, ~2,500sq ft unfinished)
- 1.39 acres estate
- 5 bedrooms (3 on main floor, 2 in lower level)
- 5 full baths (all main floor bedrooms are en-suite)
- 2 half baths
- 4 car attached garage
- In-ground pool, retiled Summer 2025
- 4 gas fireplaces throughout (3 on main level, 1 in lower level family room)
- Expansive screened porch off kitchen
- In-ground sprinkler system
- Alert 360 monitored by Tech Systems, Inc Security System: Doors and windows; \$468/year
- Soaring 13ft - 18ft ceilings throughout main level
- Only estate in Evergreen with south facing rear yard with pool overlooking pond
- \$900 annual HOA fee
- Custom built-ins throughout plus abundant storage
- Ideal for large-scale family entertaining — multiple gathering spaces, pool, and generous layout

---

855 JENNIFER COURT • LAKE FOREST, IL 60045

*The information provided herein is believed to be accurate to the best of the seller's knowledge. All details should be independently verified by the buyer and their representatives. Kanter Team makes no warranties, expressed or implied, as to the accuracy of this information.*

## IMPROVEMENTS & CAPITAL INVESTMENTS

---

- DaVinci premium roof — installed 5 years ago; warranty through May 2031 (replaced following hail damage, insurance paid)
- 5 Carrier furnaces — all replaced November 2024
- 2 Rheem Hot water heaters – 2009 & 2014
- Navien boiler (instant hot water heater) — installed May 2025; 5-year parts warranty, 15-year heat exchanger warranty (for floor heating)
- Pool retiled — summer 2025
- Toilet repair in dressing room bath — 2025
- Water main shut-off valve replaced — April 2026
- All faucet cartridges in primary bath replaced — February 2026
- New 6" gutters on house and garage — approximately 6 years ago
- Landscaping and tree maintenance regularly

## MAIN KITCHEN

---

**Finishes:** Granite countertops and backsplash, ceramic tile floor, custom wood cabinetry

- 
- Wall Ovens (2) — GE, 2018
- Dishwashers (2) — GE, 2019
- Refrigerator/Freezers (2) — Bosch, 2020
- Microwave — KitchenAid
- Multiple garbage disposals

## MECHANICAL SYSTEMS

---

- 5 Carrier Furnaces - Nov 2024
- 5 AC units - Oct 2022 | Sept 2009 | Sept 2008
- Navien Boiler for radiant floor heat - May 2025 w/ warranty
- 2 Rheem Hot Water Heaters - Feb 2014 | Oct 2009
- Hydronic Expansion Tank - Sept 2013
- Electric generator emergency override 11/16/05, ONAN 12.5JC
- 2 sump pumps, each with battery back-up
- Central Vacuum system throughout home

### **Average Monthly Utilities:**

- Gas (North Shore Gas) — ~\$458/month (12-month average)
- Electric (ComEd) — ~\$599/month (12-month average; reflects pool heating in summer)

## GROUNDS & EXTERIOR

---

- 1.39 acres
- Situated at end of private enclave
- In-ground pool & hot tub
- Expansive patio overlooking pond
- Only estate with rear south facing view of pond
- Circle drive
- Beautifully maintained landscaping with professional tree care and regular lawn service
- Mulched beds throughout; grass and shrubs regularly tended
- In-ground sprinkler
- Retention pond offering natural stormwater management and a scenic wildlife habitat
- 4-car attached garage with generous dimensions

## LAKE FOREST LIVING

---

- Acclaimed Lake Forest school district
- Picturesque historic downtown — boutique shops, fine dining, and cultural venues
- Welcoming subdivision community with established annual traditions and neighborly camaraderie
- Quiet cul-de-sac setting offering privacy