



*2264 Regency Woods Drive
Lisle*



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Welcome To: 2264 Regency Woods Drive Lisle

Live an extraordinary lifestyle in this distinctive home with 3 levels of living space totaling approximately 7234 sq. ft. This home was custom-built by Mia Rubinstein of LifeStyle Homes.

In a serene setting off of Leask Lane, nestled between the Morton Arboretum and the Danada Forest Preserve, this brick home provides enviable views with its large professionally landscaped yard, mature trees and lush perennials. This location enjoys easy access to I-88 and all of the conveniences of Danada shopping and restaurants, award-winning District 200 schools, Wheaton Park District and more.

With 3 levels of very flexible living space, this home is designed for multigenerational living and enjoyment. The open main level boasts a welcoming 2-story foyer leading to the formal living and dining rooms. The spacious and light family room is highlighted by a soaring and sunlit wall of windows providing panoramic views, a built-in bar, and a 3-sided fireplace that is shared with the chef's kitchen. You will be captivated by the eye-catching custom buffet and the granite-topped kitchen island with breakfast bar. Here you will find high-end appliances, a comfortable eating area, and access to the newer Trex deck with steps down to the paver patio and fireplace – ideal for outdoor entertaining. The expansive back yard will accommodate a pool while leaving spaces for gardening and other outdoor enjoyment!

Additional highlights include custom cabinetry, lustrous hardwood floors, two staircases, and a first-floor office/bedroom with adjacent full bath. The interior staircase gives you seamless access to the second level which features the private owner's suite with elegant fireplace, a luxury bath, spacious closets and its own "bonus" room. Bedroom 2 with private bath, bedroom 3 with ensuite/hall access bath, and bedroom 4 complete the second level. The fabulous finished lower level offers a recreation room with billiard/pool and office/game areas, a second kitchen, a work-out room, an additional bedroom, full bath and more!

Welcome home!





Vestibule:

- ◇ Arched window above mahogany entry door
- ◇ Stained glass side panels
- ◇ Marble entry floor
- ◇ Pendant and sconce lighting
- ◇ Arched ceiling

Foyer:

- ◇ Two-story foyer
- ◇ Hardwood floor
- ◇ Large window over entry
- ◇ Two coat closets
- ◇ Handsome wood staircase with carpeted treads

A convenient powder room is located off the foyer and features a marble floor, a pedestal sink, decorative fixtures with gold trim, a framed mirror and vanity lighting.





- ◇ Neutral plush carpet
- ◇ Casement windows with transom windows above; Roman shades
- ◇ Crown molding
- ◇ French doors with beveled glass panes leading to library
- ◇ Ceiling fan



- ◇ Hardwood floor
- ◇ Dual toned coffered ceiling
- ◇ Crown molding and deep base trim
- ◇ Casement windows with transom windows above; Roman shades
- ◇ 6-light chandelier and wall sconces
- ◇ Neutral decor



FAMILY ROOM



LIBRARY

The library, with French doors to the living room, features built-in bookcases and recessed lighting

- ◇ Spacious and light family room
- ◇ Hardwood floor; neutral decor
- ◇ Vaulted ceiling with ceiling fan
- ◇ Floor-to-ceiling wall of windows offering panoramic views of the back yard
- ◇ Two additional windows with blinds
- ◇ 3-sided, gas log fireplace shared with kitchen; marble surround
- ◇ Built-in media center
- ◇ Granite-topped bar open to kitchen, with vessel sink, cabinets, shelves, wine refrigerator and pendant light
- ◇ Second staircase leading to the upper and lower levels





KITCHEN

Enjoy the gourmet kitchen featuring custom cabinetry and high end appliances.

- ◇ Rich wood cabinetry; upper cabinets with crown trim
- ◇ Granite countertops
- ◇ Large, granite-topped island with breakfast bar, cabinets and drawers, built-in Wolf microwave oven
- ◇ Beautiful custom buffet with granite top and rich wood cabinetry; upper display cabinets with glass panel door fronts, under cabinet lighting
- ◇ Huge pantry closet in kitchen hallway. Pantry cabinet with pull-out drawers
- ◇ Glass tile backsplash
- ◇ Double, stainless steel sink with window overlooking the deck
- ◇ 3-sided, gas log fireplace, adjacent to family room, with glass enclosure and marble surround; built-in wall cubicles
- ◇ Wet bar with opening to family room
- ◇ Recessed lighting and under cabinet lighting
- ◇ Hardwood floor
- ◇ Stainless steel, gas FiveStar oven/range with convection
- ◇ RangeMaster by Broan range hood
- ◇ Sub-Zero cabinet front refrigerator with water/ice on door
- ◇ Newer (2015) stainless steel Bosch dishwasher
- ◇ New (2020) Wolf microwave oven (in island)
- ◇ Waste disposal





Sunny breakfast area with access to the newer Trex deck, pendant light fixture and windows overlooking the deck



The newer Trex deck, accessible from the breakfast area, overlooks the paver patio with gas fireplace and offers views of the expansive back yard.

The laundry/mud room is conveniently located with access to the garage, driveway and to the kitchen hallway.



- ◇ Ceramic tile floor
- ◇ Base cabinets with drawers
- ◇ Granite countertop
- ◇ Stainless steel sink
- ◇ Maytag washer and clothes dryer
- ◇ Hanging space
- ◇ Large utility closet
- ◇ Overhead light fixture

- ◇ Currently used as 1st floor bedroom but could also be used as an office
- ◇ Neutral carpet
- ◇ Double door closet with organizers
- ◇ Casement window with blinds and curtains



- ◇ Marble tile floor
- ◇ Pedestal sink with waterfall faucet
- ◇ Ceramic tile tub/shower enclosure
- ◇ Framed mirror
- ◇ Vanity lighting

Second Level

The second floor landing looks over the family room and can be accessed from either the front staircase or the back staircase leading to the family room. The second level features four spacious bedrooms, including the lavish owners' suite, bedroom 2 with ensuite bath, bedroom 3 with ensuite/hall access bath, and bedroom 4. The hallway has a linen closet plus an additional storage closet.



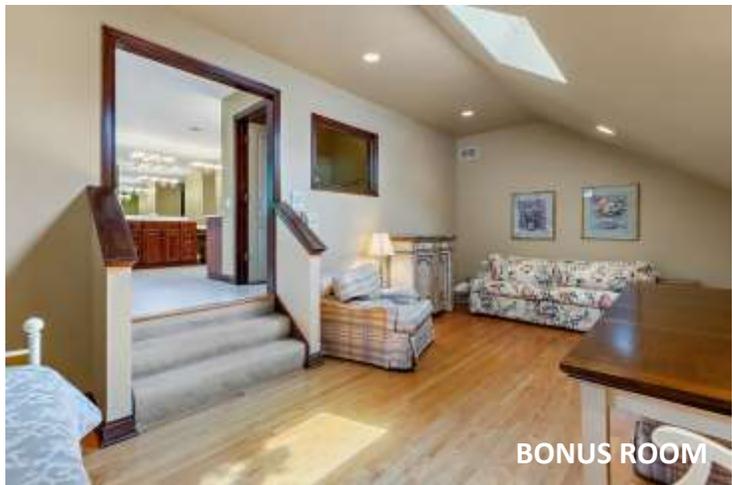
- ◇ Neutral plush carpet
- ◇ Volume tray ceiling with ceiling fan
- ◇ Gas log fireplace with marble hearth and glass doors
- ◇ Two windows with blinds, drapes and valance
- ◇ A hallway leading to the private luxury bathroom features three large closets with mirrored doors and a large walk-in closet with organizers





PRIVATE BATH

- ◇ Villeroy & Boch tile floor
- ◇ Two vanity areas with solid surface tops and integral sinks
- ◇ Two large wall mirrors
- ◇ Vanity and recessed lighting
- ◇ Whirlpool tub with decorative ceramic tile surround
- ◇ Separate shower featuring a glass enclosure, shower seat and multiple body sprays
- ◇ Separate water closet
- ◇ Window with blinds
- ◇ Stairs down to a large bonus room. Possible uses could be as a sitting room, exercise area, office, nursery, dressing room, etc.
 - ◇ Hardwood floor
 - ◇ Skylight
 - ◇ Window with blinds
 - ◇ Recessed lighting
 - ◇ Access to storage area above garage



BONUS ROOM

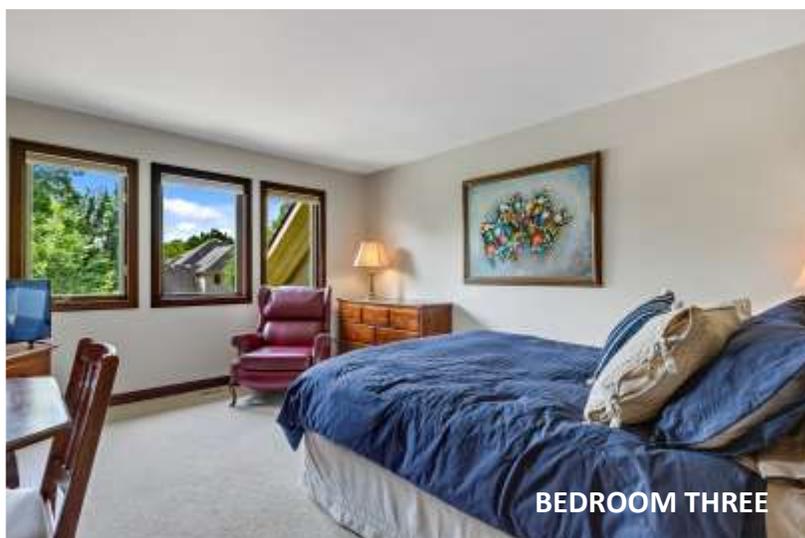




Bedroom 2 features neutral carpet and decor, 2 double door closets with organizers, and a casement window with blinds and valance.

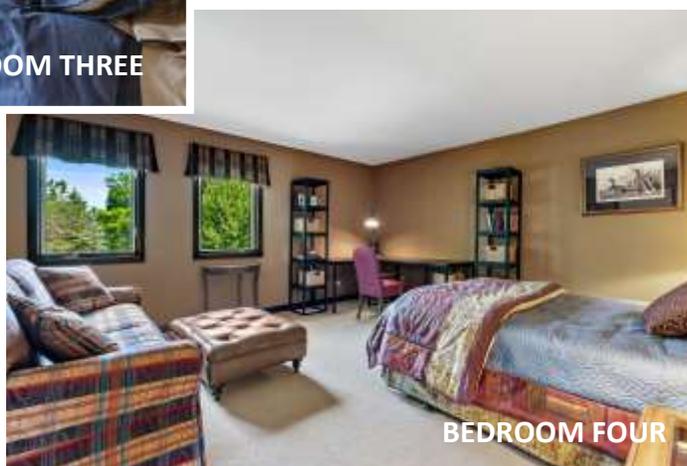
The private bath features a ceramic tile floor, wood vanity with granite top, a skylight, and a ceramic tile tub/shower surround.





Bedroom 3:

- ◇ Neutral carpet and decor
- ◇ Walk-in closet with organizers
- ◇ Casement window with blinds
- ◇ Direct access to hall bathroom



Bedroom 4:

- ◇ Neutral carpet
- ◇ Closet with organizers
- ◇ Two windows with blinds and valance



- ◇ Ceramic tile floor
- ◇ Large wood vanity with granite top
- ◇ Large wall mirror
- ◇ Vanity lighting
- ◇ Ceramic tile tub/shower surround
- ◇ Direct access to Bedroom 3

Lower Level

Access the spacious, finished lower level from the stairway leading down from the family room and you will arrive at a wood landing with wall lighting and a window. Additional steps down take you to the recreation room.



Recreation Room:

- ◇ English windows with wood blinds
- ◇ Neutral carpet
- ◇ Recessed lighting
- ◇ The 3-sided, ventless fireplace (gas currently turned off) with a marble surround and screen is shared with the billiard/ game room



Lower Level



Billiard/Game Room:

- ◇ Tiffany-style table lighting
- ◇ Large closet with organizers/shelves
- ◇ Second large storage closet
- ◇ Pool table and Coke machine are negotiable



Lower Level Office/Den Area:

- ◇ Built-in desks with granite top
- ◇ Recessed lighting
- ◇ English window with wood blinds

Work-out Room:

- ◇ Hardwood floor
- ◇ Large closet
- ◇ Recessed lighting
- ◇ Access to large wine closet with racks



Lower Level



- ◇ Granite countertop with bar seating
- ◇ Wood cabinetry with beveled glass door panels on upper cabinets
- ◇ Recessed lighting; in cabinet and under cabinet lighting
- ◇ Double stainless steel sink
- ◇ Stainless Steel GE Profile refrigerator with water/ice on door
- ◇ Stainless steel GE Profile dishwasher
- ◇ GE built-in oven, vented
- ◇ Stainless steel GE Profile microwave

Lower Level



- ◇ Lower Level Full Bathroom:
- ◇ Ceramic tile floor
- ◇ Wood vanity with solid surface countertop and integral sink
- ◇ Large wall mirror
- ◇ Vanity lighting
- ◇ Steam shower with ceramic tile surround, shower seat and glass doors.
- ◇ Linen closet

- ◇ Lower Level Bedroom:
- ◇ Neutral carpet and decor
- ◇ Large, walk-in closet with organizers and shelves
- ◇ Ceiling fan with light
- ◇ Window with wood blinds

The lower level offers generous storage space in the huge storage/utility/mechanical room with second laundry area (Maytag washer and clothes dryer) and cabinets.



Additional Features:

- ◇ This home, built by Mia Rubinstein LifeStyle Homes, boasts 3 levels (approximate 7234 sq. ft.) of flexible living space and is designed for multi-generational living
- ◇ This location enjoys easy access to I-88 and all of the conveniences of Danada shopping and restaurants, award-winning District 200 schools and Wheaton Park District
 - ◇ 1/2 Acre lot with professional landscaping
 - ◇ Concrete drive and sidewalk
 - ◇ Concrete front porch with brick walls and planters
 - ◇ Front yard with flagstone garden wall and mature landscape
- ◇ Expansive back yard features a paver patio with gas fireplace, and space to accommodate a pool
 - ◇ Newer Trex deck
 - ◇ Brick exterior
 - ◇ Upgraded asphalt shingle roof
 - ◇ New chimney caps
- ◇ Attached 3-car side-load garage with epoxy floor finish (Garage refrigerator is excluded.)
 - ◇ Lower level with English windows
 - ◇ Pool table and Coke machine are negotiable
- ◇ Front staircase plus interior staircase leading from family room to upper and lower levels
 - ◇ Professionally installed closet organizers throughout
 - ◇ Three fireplaces
- ◇ Zoned heating and air conditioning with 2 furnaces, 2 air conditioners and 2 humidifiers
 - ◇ Programmable thermostat
 - ◇ Upper level furnace new 2020
 - ◇ Security system
 - ◇ Irrigation system
 - ◇ Intercom system

Schools:

- ◇ Lincoln Elementary School 200
- ◇ Edison Middle School 200
- ◇ Wheaton Warrenville South H.S. 200





FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 2598 sq. ft., FLOOR 2: 2442 sq. ft.
 FLOOR 3: 2442 sq. ft. EXCLUDED AREAS:
 GARAGE: 679 sq. ft.
 TOTAL: 7234 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





GROSS INTERNAL AREA
FLOOR 1: 2350 sq. ft. FLOOR 2: 2442 sq. ft.
FLOOR 3: 2442 sq. ft. EXCLUDED AREAS:
GARAGE: 679 sq. ft.
TOTAL: 7234 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1









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