



Some photos may be virtually staged



3D Tour

Detached Single
Status: **NEW**
Area: **7167**
Address: **955 Livingston Ln , Inverness, IL 60010**
Directions: **Barrington or Ela to Bradwell to Macalpin to 955 Livingston Lane**

Closed:
Off Market:
Year Built: **1994**
Dimensions: **189 x 351 x 176 x 472**
Ownership: **Fee Simple**
Corp Limits: **Inverness**
Coordinates:
Rooms: **14**

Bedrooms: **5**
Basement: **Full, Walkout**

MLS #: **12777640**
List Date: **10/06/2026**
List Dt Rec: **10/06/2026**

Contract:
Financing:
Blt Before 78: **No**

Subdivision: **Braymore Hills**
Township: **Barrington**

Bathrooms: **3 / 2**
(full/half):
Master Bath: **Full**
Bsmnt. Bath: **Yes**

List Price: **\$1,595,000**
Orig List Price: **\$1,595,000**
Sold Price:

Lst. Mkt. Time: **1**
Concessions:
Contingency:
Curr. Leased: **No**

Model:
County: **Cook**
Fireplaces: **2**
Parking: **Garage, Exterior Space(s)**

Spaces: **Gar:9 Ext:8**
Parking Incl. **Yes**
In Price:



Remarks: **This Braymore Hills brick walk out ranch rests on a massive 1.64 acre lot located in top-rated Barrington school district. The professional landscaping/hardscaping encapsulates the home creating multiple outdoor entertainment areas. As you enter on the brick paver drive from Livingston Lane, you pull into the heated/insulated 3-car attached garage. Or continue your drive down to the recently built 1,600 square foot matching brick garage. Ideal for classic car collection, boats, ATVs, private art studio! This impressive She-Shed or He-Shed is heated/insulated with two massive 18 foot wide doors, 11 foot-9 inch ceiling height, and epoxy floors!! It's like having a private car condo in your own back yard!! The newer 1,500 sf Trex deck has commanding views of the rear yard with full staircase to lower level patio area. The arched main entry flows into the open living/dining area with accent pillars and hardwood floors. Newer windows allow natural light into the entire home. The kitchen has abundant cabinets and counter space, a large 8' island, Sub-Zero, Wolf, and Miele stainless steel appliances. As meals are prepared your guests can mingle in the adjoining family room, warmed by the gas fireplace. Enjoy privacy in the primary bedroom suite with his/hers walk in closets. After golf/exercise, relax in the free-standing soaking tub or step into the earth-toned, tiled shower!! At the other end of the first floor guests can enjoy three additional bedrooms (one with a tastefully remodeled private bathroom). Take the blonde oak stair way to the lower level where an additional 1,900 square feet of play area awaits you. Ideal for exercise room, game room, or movie theatre with gas fireplace. Another bedroom/office on the lower level can handle more guests or extended-stay in laws! Store holiday decorations in the unfinished lower level or finish into additional living space. Newer DaVinci Bellaforte Shake synthetic roof will last for years to come. Dual Trane HVAC and Dual Rheem Water Heaters create a comfortable environment. Seller has made so many improvements there is too much to list. So much to see in this amazing home. Easy to show and available for a quick closing. Most personal property has been removed.**

School Data

Elementary: **Grove Avenue (220)**
Junior High: **Barrington Prairie (220)**
High School: **Barrington (220)**

Assessments

Amount: **\$1,100**
Frequency: **Annual**
Special Assessments: **No**
Special Service Area: **No**
Master Association: **No**
Master Assc. Freq.: **Not Required**

Tax

Amount: **\$20,132.07**
PIN: **01132090110000**
Mult PINs: **No**
Tax Year: **2025**
Tax Exmps: **None**

Miscellaneous

Waterfront: **No**
Water Body Name:
Habitable Residence YN: **Yes**
Flood Zone: **No**
Appx SF: **3628****
Main + Upper SF: **3445**
SF Source: **Appraiser**
Bldg. Assess. SF: **3289**
Acreage: **1.635**

Square Footage Comments:

****Level Square Footage Details: Main Sq Ft: 3445, Above Grade Total Sq Ft: 3445, Finished Basement Sq Ft: 1527, Unfinished Basement Sq Ft: 1712, Total Basement Sq Ft: 3239, Aprox. Total Finished Sq Ft: 4972, Total Finished/Unfinished Sq Ft: 6684**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	22X24	Main Level	Hardwood		Master Bedroom	16X24	Main Level	Hardwood	
Dining Room	13X22	Main Level	Hardwood		2nd Bedroom	11X14	Main Level	Hardwood	Blinds
Kitchen	14X17	Main Level	Hardwood	Blinds	3rd Bedroom	12X11	Main Level	Hardwood	Blinds
Family Room	21X19	Main Level	Hardwood	Blinds	4th Bedroom	11X12	Main Level	Hardwood	Blinds
Laundry Room	7X9	Main Level	Hardwood						
5th Bedroom	12X15	Walkout Basement			Breakfast Room	11X9	Main Level	Hardwood	Blinds
Office	11X13	Main Level	Hardwood	Blinds	Foyer	7X10	Main Level	Hardwood	
Exercise Room	38X24	Walkout Basement			Recreation Room	35X28	Walkout Basement		
Storage	32X26	Basement			Workroom	39X24	Walkout Basement		
Walk In Closet	6X9	Main Level	Hardwood		Walk In Closet	6X9	Main Level	Hardwood	

Interior Property Features: **Cathedral Ceiling(s), Hardwood Floors, 1st Floor Bedroom, In-Law Arrangement, 1st Floor Laundry, 1st Floor Full Bath, Walk-In Closet(s), Open Floorplan, 42 Inch Hallways,**

Drapes/Blinds, Granite Counters, Health Facilities, Separate Dining Room

Exterior Property Features: **Deck, Patio, Storms/Screens**

Age: **31-40 Years**

Type: **1 Story**

Style: **Ranch**

Exterior: **Brick**

Air Cond: **Central Air, Zoned, 2 Separate Systems, Dual, 14 SEER+**

Heating: **Gas**

Kitchen: **Eating Area-Table Space, Island, Custom Cabinetry, Granite Counters, Pantry**

Appliances: **Oven-Double, Microwave, Dishwasher, High End Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator, Cooktop, Oven/Built-in, Range Hood, Water Purifier, Water Purifier Owned, Water Softener, Water Softener Owned**

Dining: **Separate, Combined w/ LivRm**

Attic:

Basement Details: **Partially Finished, Exterior Access, Rec/Family Area, Sleeping Area, Storage Space, Walk-Up Access**

Bath Amn: **Separate Shower, Double Shower, Soaking Tub**

Fireplace Details: **Wood Burning, Gas Starter**

Fireplace Location: **Family Room, Basement**

Electricity: **200+ Amp Service**

Equipment: **Water-Softener Owned, Security System, CO Detectors, Ceiling Fan, Sump Pump, Sprinkler-Lawn, Multiple Water Heaters, Water Heater-Gas**

Other Structures: **Second Garage**

Door Features:

Window Features:

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Laundry Features: **Gas Dryer Hookup, Sink**

Additional Rooms: **5th Bedroom, Breakfast Room, Office, Foyer, Exercise Room, Recreation Room, Storage, Workroom, Walk In Closet**

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details: **Garage Door Opener(s)**

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details: **Driveway**

Driveway: **Brick**

Foundation: **Concrete**

Ext Bas/Fnd:

Disability Access: **No**

Disability Details:

Exposure:

Lot Size: **1.0-1.99 Acres**

Lot Size Source: **County Records**

Lot Desc: **Landscaped Professionally**

Roof: **Composition, Shake**

Sewer: **Sewer-Public**

Water: **Public**

Const Opt:

General Info: **School Bus Service**

Amenities: **Street Paved**

Asmt Incl: **Common Insurance, Other**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing, Negotiable**

Occ Date:

Rural: **No**

Addl. Sales Info.: **None**

Broker Owned/Interest: **Yes**

Relist:

Zero Lot Line:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**

List Broker: **Robert E. Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**

CoList Broker:

More Agent Contact Info:

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