



FOR SALE

33W262 DUNHAM COURT
WAYNE, IL 60184



Significant PROPERTY TAX REDUCTION Available to Certain Equestrian Users

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OVERVIEW

TRADITIONAL HOME BUILT IN 1989

Four Bedroom traditional home of brick, cedar shake and low maintenance cladding, set back on a tree lined spacious lawn, surrounded by lush pastures and equestrian easement.

BARN, PADDOCKS & PASTURES ADDED IN 2000

Four large stalls, tack room and ample grooming space surround the paved aisle and apron. Built-in hay shed of abundant dimension. An exterior concrete pad supports the exterior wash stall and outside storage. Divided ag-lime paddocks allow separation when desired. Horses graze in lush pastures, large and small.

OWNERSHIP HISTORY

House and property developed and owned by single owner.

PROPERTY TAX REDUCTION AVAILABLE

Significant economies are available through agricultural property designation, details to be provided by owner.



WAYNE HISTORY

Wayne Village and Oaklawn Farm along with Dunham Castle are listed as historic districts in the National Register of Historic Places. The Wayne Road, renamed Army Trail Road in the early 1950's, provides a unique link between the two historic districts. In 1893, Oaklawn Farm was accorded the honor of serving as one of the agricultural displays for the World's Columbian Exposition in Chicago, and visitors traveled Wayne Road from Wayne Station out to the Broad expanse. The old railroad station still exists and has been returned to its original site in the Village Center. By 1905, Oaklawn Farm produced more Percheron horses for American and European buyers than the next eight establishments combined.

While some of the residents of Wayne are natives, the majority of the present families migrated to Wayne because it offered a rural, relaxed atmosphere. It is one of the few communities in northeastern Illinois that provides and encourages equestrian uses and facilities. An outstanding characteristic of the Wayne Community has been a strong sense of volunteerism, or citizen participation in local affairs. As far back as 1850 Solomon Dunham gave the new Galena and Chicago Union Railroad, now the Chicago and Northwestern Railroad, the land it required for its tracks and station.



The Wayne Dunham Castle



Little Home Church by the Wayside

ABOUT THE HOUSE & PROPERTY

JOE KIEM HOME BUILT 1989

- 3700 sf
- 4 bedrooms
- Oversized 3 vehicle garage
- 4 plus acres
- 4 stall stable barn
- Garden sun room
- Full length patio deck

A tall line of maples border the approach to this traditional home set back gracefully on a four acre equestrian estate. Small and large fenced in grazing pastures surround the four-stall barn and dedicated ag-lime paddocks.

Relax on the backyard patio, perfect for family barbeques and social gatherings.

Conveniently centered amid landmarks and activities in this quaint historic Village, enjoy direct access to the established trail system through equestrian easements within private properties and over 2000 acres of forest preserve.

Walking distance though Misty's Meadow to Dunham Woods Riding Club and Wayne Equestrian Center.





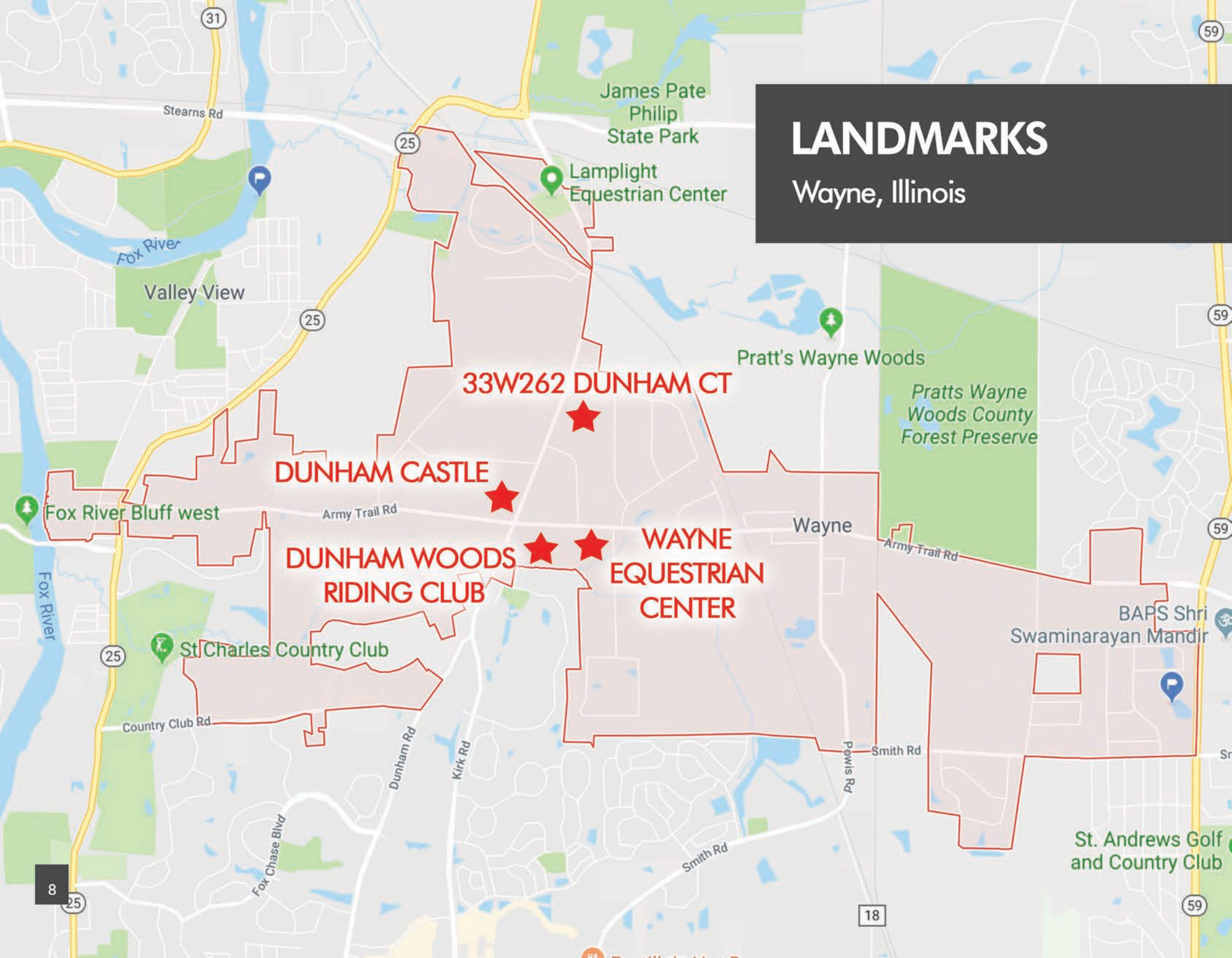
HOUSE ADDRESS

33W262 Dunham Court

Wayne, IL 60184

LANDMARKS

Wayne, Illinois



James Pate
Philip
State Park

Lamplight
Equestrian Center

Pratt's Wayne Woods

Pratts Wayne
Woods County
Forest Preserve

33W262 DUNHAM CT

DUNHAM CASTLE

Fox River Bluff west

Army Trail Rd

DUNHAM WOODS
RIDING CLUB

WAYNE
EQUESTRIAN
CENTER

Wayne

Army Trail Rd

BAPS Shri
Swaminarayan Mandir

St Charles Country Club

Country Club Rd

Dunham Rd

Kirk Rd

Powis Rd

Smith Rd

St. Andrews Golf
and Country Club

HOUSE FEATURES



GARDEN SUNROOM

Skylights and a curtain of French doors and windows extend from the transitional breakfast area into the special living area brightened by overhead skylights. Wintertime warmth and atmosphere from the gas lit fireplace within a full height fieldstone wall washed with accent lighting. Overhead balcony adds airy, social interaction with the floor above.



FOYER & SITTING ROOM

A graceful setting for short courtesy visits or an escape from company for private conversation.



BILLIARD & GAME ROOMS

Escape below for billiards and table games in the half-finished basement. Additional unfinished space handy for workshop space and storage.

OUTSIDE FEATURES

SPRAWLING LAWNS



SHADED PATIO



EQUESTRIAN EASEMENTS
TRAIL SYSTEM



BARN & PASTURE FEATURES

4 STALL BARN



SPACIOUS PADDOCKS



FENCED PASTURES





MASTER BEDROOM

Vaulted ceilings angles high above the spacious master bedroom with scenic window looking over the sprawling front lawns. Comfortable closets transition to the generous skylit master bath with jacuzzi.



MASTER BATHROOM



BEDROOM TWO

Efficient for guests or family members, a full wall of closet space add utility to a pleasant setting above the garden beds and lawns.

BEDROOM THREE/OFFICE

Presently serving as a home office, this space above the patio looks onto the rear lawns, barn and pastures, easily converting to additional room for guests.



BEDROOM FOUR/LIBRARY

Set the mood through interior shutters beneath the vaulted ceiling above the expansive quarters, presently active for reading and entertainment. A balcony opens to the sunroom below for social interaction through French privacy doors.





KITCHEN & BREAKFAST ROOM

Comfortable and functional, a horseshoe layout affords abundant cabinetry around the large centerpiece island. Ample tablespace for breakfast or lunch transitions into the garden sunroom.

KITCHEN AMENITIES

- Hardwood Cabinetry
- Spacious Breakfast Area
- Refinished Hardwood Flooring
- Flows Openly to Sunroom and Onto Patio

KITCHEN



GARDEN SUNROOM

Skylights and a curtain of French doors and windows extend from the transitional breakfast area into the special living area brightened by overhead skylights. Wintertime warmth and atmosphere from the gas lit fireplace within a full height fieldstone wall washed with accent lighting. Overhead balcony adds airy, social interaction with the floor above.





DINING ROOM

Room enough for a table of twelve and a comfortable span for formal dining looking into the front garden beds.



SITTING ROOM

A graceful setting for short courtesy visits or an escape from company for private conversation.



LAUNDRY ROOM

Cabinet space and surface areas abound in the spacious laundry area commercial grade sink and faucet, with direct access onto outdoor patio.

VILLAGE CLUBS & ACTIVITIES

EQUESTRIAN FOX HUNTING/WAYNE DUPAGE HUNT

Wayne-DuPage Hunt was recognized by the Masters of Foxhounds Association in 1940 when a merger was formed between the Wayne Hunt and the DuPage Hunt of Wheaton, Illinois. Wayne-DuPage Hunt rides over private and public land that is graciously provided by the residents of Wayne and the DuPage and Kane County Forest Preserve Districts. Wayne-DuPage Hunt is an entirely volunteer based organization.

The hunt season spans from August through December every Tuesday and Thursday morning and Sunday at 10 am, weather permitting. Social memberships are available for the active stirrup cups, caravans, breakfast, puppy auctions and hunt ball.



DUNHAM WOODS RIDING CLUB

At the Dunham Woods Riding Club you'll enjoy luxurious amenities including a formal dining room, casual pub room, extensive banquet facilities, men's and women's locker rooms with lounges and a complete tennis pro shop.

Members enjoy a variety of sports and fitness activities with five lighted tennis courts, two lighted paddle tennis courts, a 25-meter swimming pool, personal coaching and lessons, as well as a playground for children.

Along with all of these wonderful amenities, members take part in many fun-filled social and family events. For our younger members, a variety of activities including holiday parties, tennis and swimming lessons and leagues are available.



WAYNE EQUESTRIAN CENTER

Wayne Equestrian Center is a safe and friendly top-notch equine facility with outstanding training for both horse and rider. Devoted to providing a healthy environment, Wayne Equestrian Center's top priority is the welfare of the horses.

The Wayne Equestrian Center prides itself on extending their vast amount of knowledge unto riders both in the saddle and on the ground. To offer something for every level rider, they educate through clinics, camps, and workshops throughout the year and also have several schooling shows.





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BLACKSHIRE REAL ESTATE

BLACKSHIRE Real Estate is a full-service real estate company providing services to Owners, Landlords, Tenants, and Lenders.

The company draws from the leadership and expertise of Bob Super, Principal, and a team of trusted partners to provide its full range of services to help determine investment, development, expansion and sales opportunities.

Services include:

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- Commercial & Residential Real Estate Brokerage
- Property Acquisition & Disposition
- Asset Management
- Property Management
- Tenant Coordination
- Construction Management
- Receivership
- Marketing
- General Consulting

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