

16797 W Barclay Road, Polo IL

**THIS HOME OFFERS MODERN LUXURY
IN A SERENE SETTING**



Property Overview

- **Setting:** 1.28 private acres with scenic, rural views
- **Style:** New construction ranch home with an open-concept, split-floorplan layout
- **Lower Level Potential:** Offering you the perfect blueprint to complete a 4 to 5 bedroom layout with family room, additional bathroom, and bonus room

Premium Structural & Exterior Upgrades

- **Foundation:** Stamped concrete, combining enhanced curb appeal with structural longevity and durability
- **Windows:** Premium Andersen 400 Series windows
- **Siding:** High-efficiency insulated siding system for improved comfort and lower energy costs
- **Entrances:** Covered front and back porches featuring custom architectural king-post timber truss designs
- **Efficiency Systems:** High-efficiency HVAC system with Smart Thermostat, tankless water heater, and brand-new septic system.
- **Front and back lawn** seeded

Main Level Interior Highlights

- **Ceiling Height:** 9-foot ceilings throughout the entire main level
- **Flooring:** Durable, scratch-resistant luxury vinyl plank flooring
- **Primary Suite:** Private retreat featuring two walk-in closets complete with built-in organizer systems
- **Primary Bath:** Upgraded vanity with a premium quartz countertop
- **Secondary Bedrooms:** Two additional bright bedrooms sharing a well-appointed full bathroom

Chef Inspired Kitchen

- **Countertops:** Durable, low-maintenance quartz surfaces
- **Dual-Counter Layout:** Large center island plus a wrap-around peninsula breakfast bar
- **Premium Cabinetry:** Double-stacked, full-overlay cabinets extending to the ceiling
- **Cabinet Hardware:** Upgraded soft-close doors, soft-close drawers, and custom pull-out shelves
- **Fixtures & Appliances:** Deep apron-front double basin farmhouse sink paired with stainless steel appliances
- **Pantry:** Built-in, glass-paneled 15-lite French door pantry

Custom Laundry Room

- **Cabinetry:** Styled to match the kitchen finishes with premium built-in cabinetry
- **Workspace:** Dedicated folding counter integrated with deep storage drawers
- **Utility Station:** Matching laundry sink and vanity with additional overhead storage cabinets

Expansive Lower Level Potential

- **Ceiling Height:** Premium 10-foot ceilings that completely eliminate that "dark basement feel"
- **Framing Completed:** Fully framed out for a bedroom, a bathroom, a bonus room, a dedicated utility room, and a family room
- **Plumbing:** Roughed-in plumbing ready for a full bathroom installation
- **Safety & Light:** Two large egress windows already installed, letting in ample natural light

Attached 2-Car Garage

- **Ceiling Height:** Extra headroom with 10-foot ceilings
- **Insulated Overhead Door** with window lites and cement driveway
- **Finish:** Garage interior is completely insulated and drywalled