

PROPERTY *features*

General Details

- **EXCELLENT LOCATION!** Great proximity to local schools, restaurants, shopping, I-294, and Moraine Valley Community College!
- **BUILT IN 1963**
- **APPROXIMATELY 2,898 SF OF FINISHED SPACE:**
Main Level - 1,569 SF | Basement - 1,309 SF
- **GLEAMING HARDWOOD FLOORS**
- **RENOVATED KITCHEN AND BATHS**
- **UPDATING LIGHTING**
- **2-CAR GARAGE:** Overhead Door Opener (2016); Floor Drain; Refrigerator Stays!
- **CITY OF CHICAGO WATER**

Exterior

- **LOVELY CURB APPEAL**
- **ASPHALT-SHINGLED ROOF**
- **LEAF GUARD GUTTER SYSTEM (2021)**
- **BRICK & STONE EXTERIOR:** recently Sealed and Tuckpointed!
- **VINYL REPLACEMENT WINDOWS (2025)**
- **ASPHALT DRIVEWAY:** completely new in 2022
- **PROFESSIONALLY LANDSCAPED & MAINTAINED 1/3 ACRE LOT**
- **BEAUTIFUL BACKYARD:** Fire Pit (natural, no gas line); a big, flat yard great for kids, pets, and gardening!
- **WOOD DECK (2023)**
- **STONE LARGE PATIO AREA**
- **GARDEN SHED**

Main Level

- **FOYER:** Ceramic Tile Flooring
- **SUNLIT LIVING ROOM:** Recessing Lighting; a striking Fireplace/Wood Feature Wall; Wood-Burning Fireplace; Hardwood Floors
- **DINING ROOM:** Ceiling Fan; Hardwood Flooring; direct access to the Wood Deck
- **RENOVATED KITCHEN:** Recessed Lighting; Ceiling Fan; Rich Maple Cabinetry; Pantry; Granite Counters with a Breakfast Bar; Black Stainless Appliances (2021): Refrigerator ~ Range ~ Hood ~ Microwave, and Dishwasher (2016); Garbage Disposal (2021); Ceramic Tile Flooring
- **PRIMARY SUITE:** Ceiling Fan; Walk-in Closet; Renovated Powder Room; Hardwood Flooring
- **BEDROOMS 2 and 3:** Ceiling Fans; Good Closet Space; Hardwood Flooring
- **RENOVATED FULL BATHROOM:** Jetted Tub

Finished Basement

- **HUGE RECREATION AREA / FLEX:** Dry Bar; Built-in Shelves; Plush Carpet; Laundry Chute
- **BONUS ROOM / FLEX:** Will it be your new Home Office, Home Gym, Playroom, Teen Space, future Theater Room...use it to suit your needs!
- **3-PIECE BATH BATHROOM**
- **LAUNDRY / STORAGE ROOM:** Storage Cabinets; Washer & Dryer stay (2020); Utility Sink
- **AMPLE STORAGE SPACE:** Notice all the extra storage closets throughout the Basement!

Mechanicals

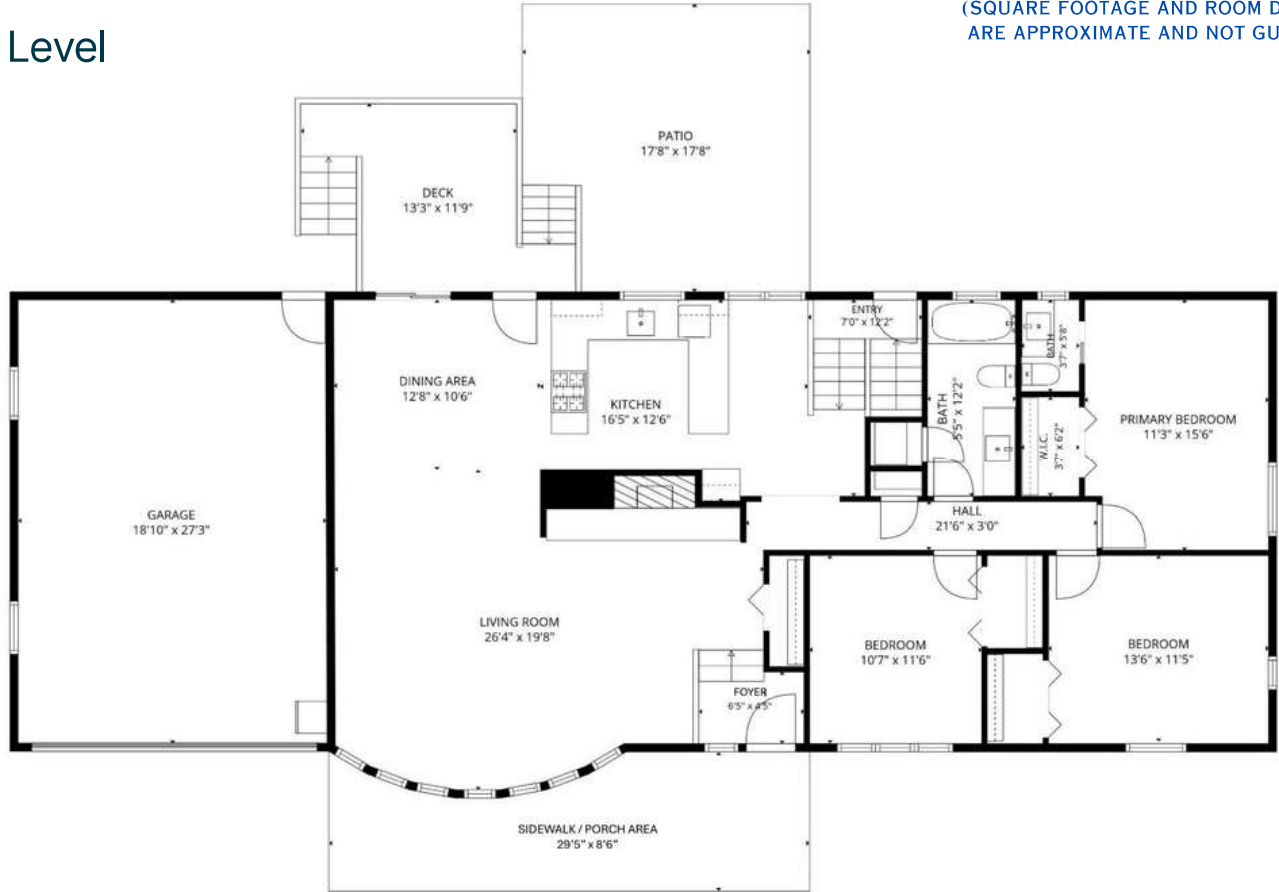
- **CENTRAL HEATING & AIR CONDITIONING**
- **EJECTOR PUMP (2020)**
- **SUMP PUMP (2020)**
- **WATER HEATER**

PLEASE NOTE: DATES LISTED ARE APPROXIMATE. ALL INFORMATION IS ACCURATE TO THE BEST OF THE SELLER'S KNOWLEDGE AND SUBJECT TO CHANGE WITHOUT NOTICE.

PROPERTY *floor plans*

Main Level

(SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE AND NOT GUARANTEED)



TOTAL: 2898 sq. ft

Basement: 1329 sq. ft, 1st floor: 1569 sq. ft

EXCLUDED AREAS: UTILITY: 9 sq. ft, GARAGE: 516 sq. ft, PORCH: 247 sq. ft,
DECK: 150 sq. ft, PATIO: 288 sq. ft, WALLS: 197 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Finished Basement

