

# 1001 N VAIL AVENUE

ARLINGTON HEIGHTS





ROOM DIMENSIONS

- FAMILY : 21' × 19'
- KITCHEN : 13' × 13'
- DINING : 16' × 9'
- PRIMARY : 14' × 13'
- BED 2 : 12' × 14'
- BED 3 : 11' × 11'
- FOYER : 7' × 9'
- HALLWAY : 9' × 7'
- LAUNDRY : 8' × 5'
- FINISHED BASEMENT : 12' × 39'
- UNFINISHED BASEMENT : 12' × 42'

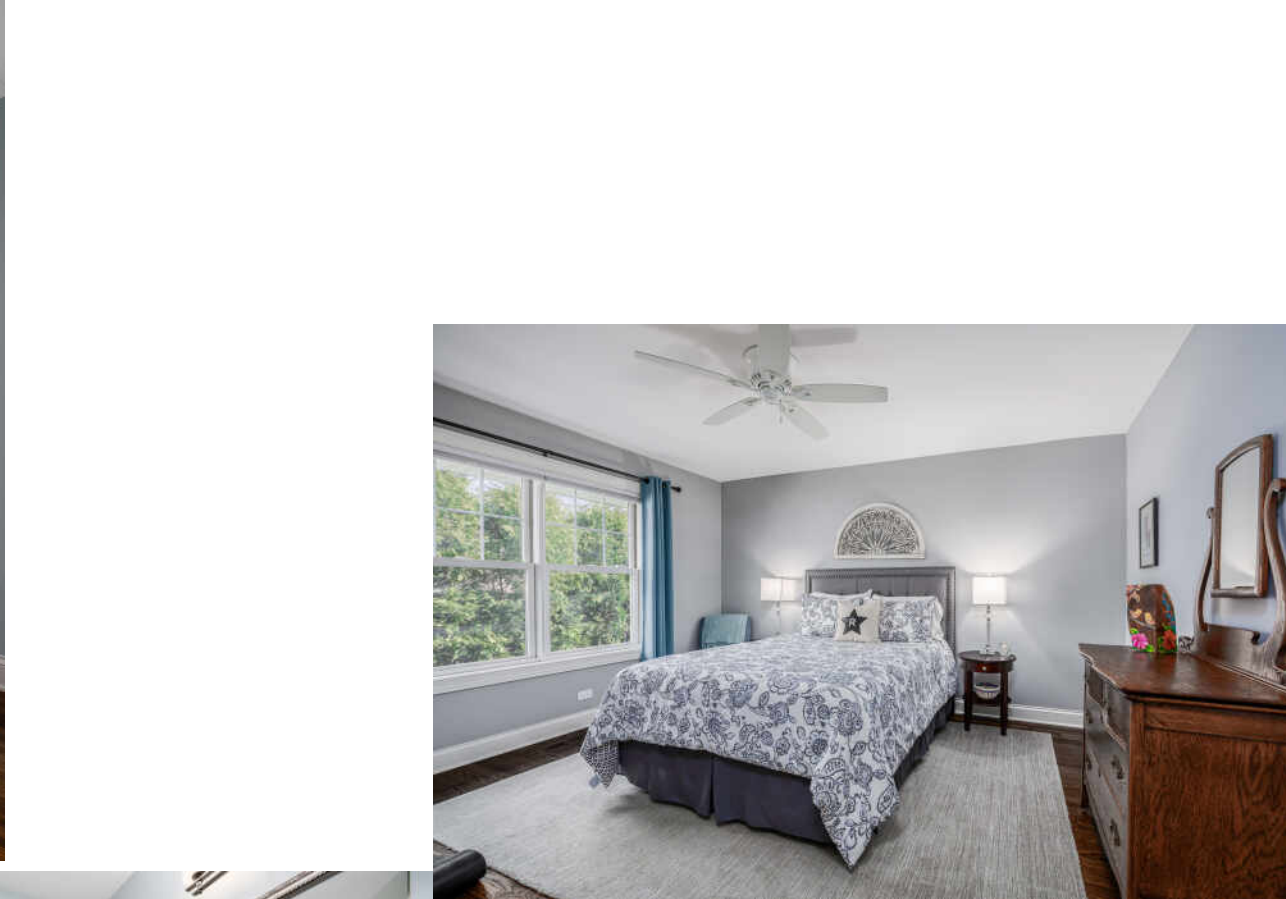
3 BEDROOM  
2.1 BATH  
TAXES: \$10,072

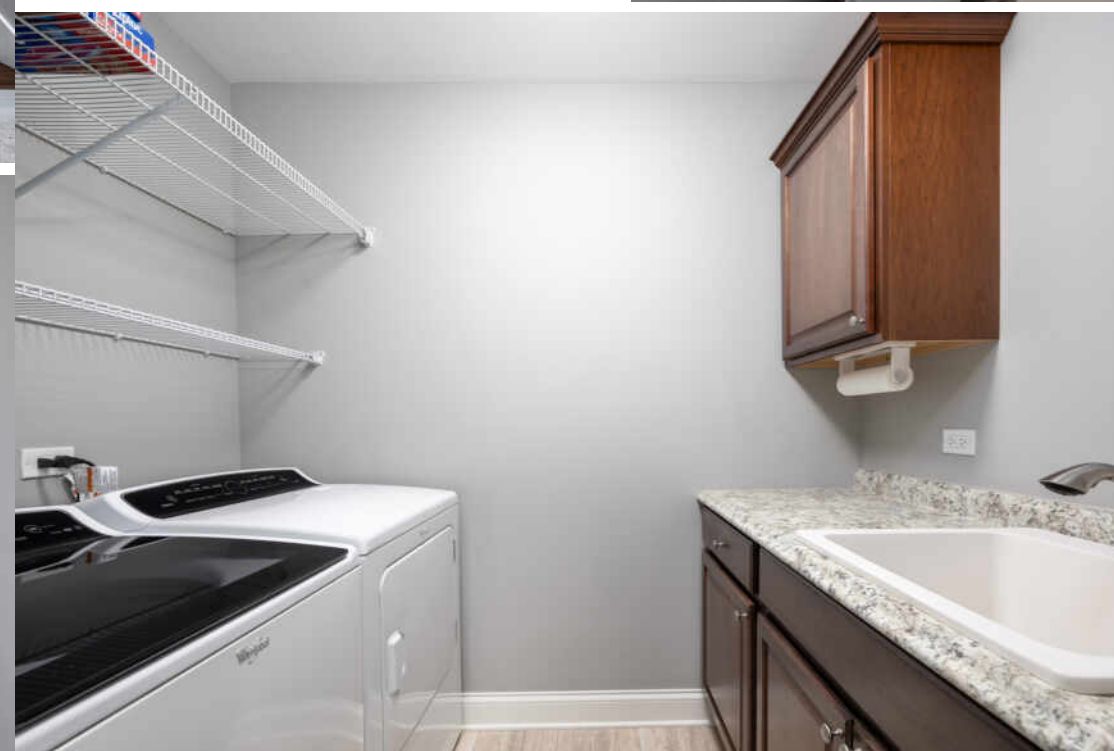
LOVE WHERE YOU LIVE

Prepare to fall in LOVE with the luxury and sophistication of this all brick ranch located in the HANA district. This completely custom, rehabbed (2015) home showcases nearly 2300 sq feet of finished spaces, STARRING gorgeous white kitchen with stainless appliances and quartz counters, marble subway tile, hardwood floors throughout, tray ceilings, primary en suite bathroom with heated floor and walk in closet, an expansive living room with stately fireplace, an additional powder room, and first floor laundry. Lowel level features wet bar complete with beverage fridge, generous finished space and equally bountiful storage room. Backyard oasis is graced with expansive paved patio, fully fenced yard and manicured, professionally designed landscaping. This truly single level living home was spared no expense and the impeccable attention to quality and craftsmanship is evident throughout. Located within Olive/Thomas/Hersey boundaries and moments from downtown. You could be enjoying al fresco dining, an award winning public library, quick access to Metra, and one house down from a front row to the parade route this summer!

- Roof 2015, Windows 2015
- Mechanicals 2015, furnace refurbished 2023
- Stainless appliances, Quartz counters & island, Marble backsplash
- Primary suite with tray ceiling, heated floor bathroom, walk in closet
- Wired for surround, Security system, Smart app front door lock
- Hardwood throughout main level
- Professionally designed, mature landscaping, fully fenced yard
- Designated first floor laundry room
- Added powder room
- Basement wet bar









Floor Plan Measurements Are Approximate And Are For Illustrative Purposes Only.



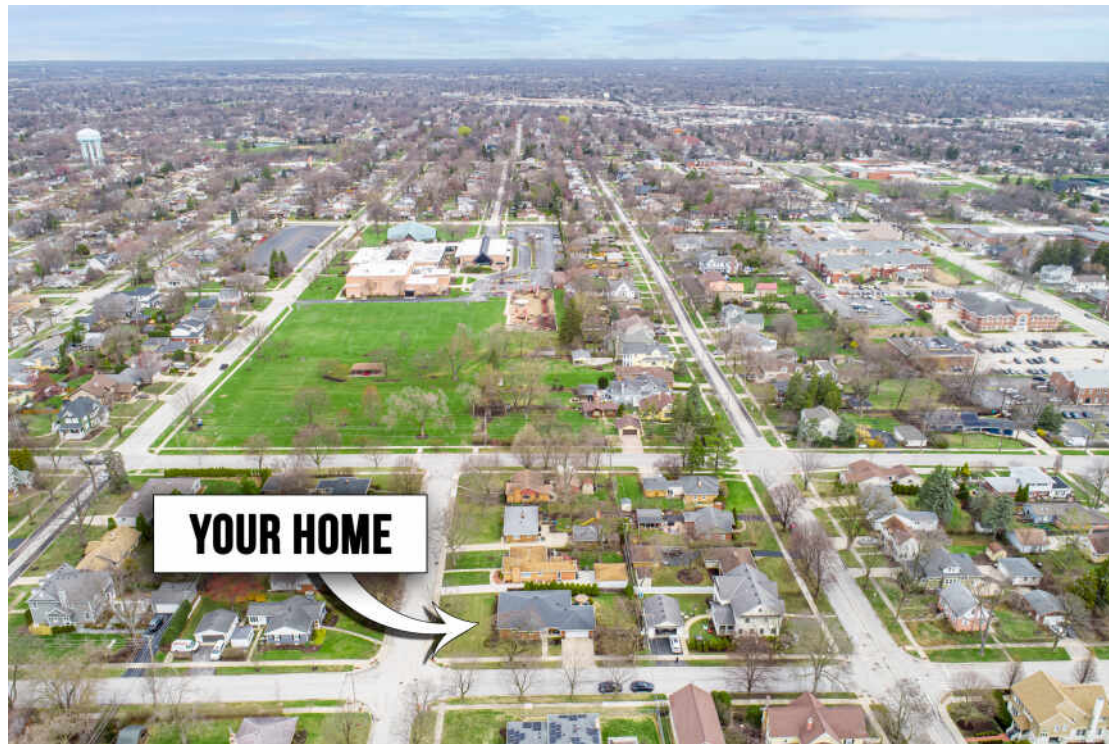
## WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

Located 25 miles northwest of Chicago, the community has a vibrant downtown area, theaters, restaurants, shopping, parks, recreation, and two commuter train stations. It's no wonder Arlington Heights tops the list of the highest-populated villages in the country.

Arlington Heights is home to more than 200 restaurants, many situated in its downtown area and offering something for every taste.

The village hosts outdoor festivals, parades, and its ever-popular Frontier Days. Residents have plenty of bike paths, picnic areas, golf courses, lakefront paths, and more to enjoy.

Commuting downtown is a convenient 30-minute trip with two Metra stations offering direct access to Chicago's Ogilvie Station. The village also has direct access to I-90 as well as Route 53, which links to several interstates.



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