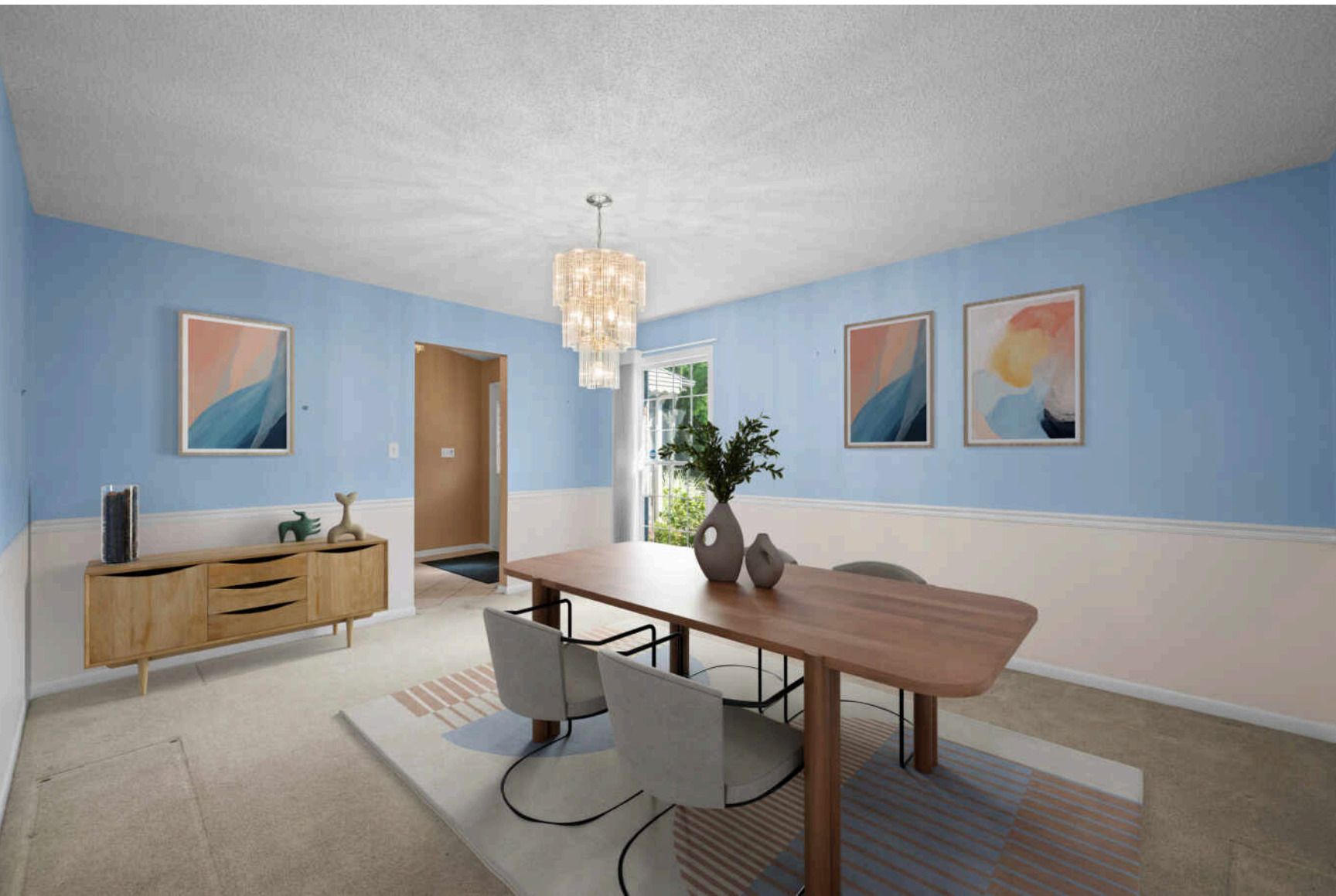


1016 N DERBYSHIRE AVENUE
ARLINGTON HEIGHTS





ROOM DIMENSIONS

LIVING ROOM : 23' × 23'

DINING ROOM : 15' × 12'

KITCHEN : 13' × 12'

PRIMARY BEDROOM : 16' × 15'

SECOND BEDROOM : 11' × 11'

THIRD BEDROOM : 14' × 11'

FOURTH BEDROOM : 13' × 11'

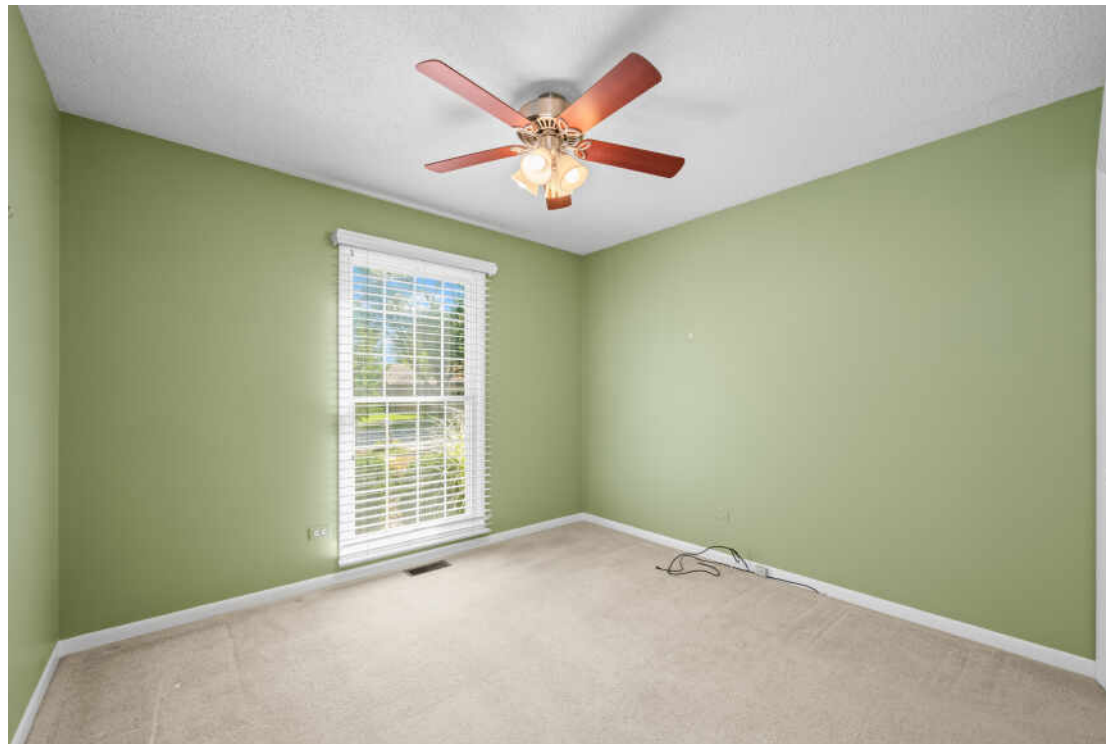
4 BEDROOM

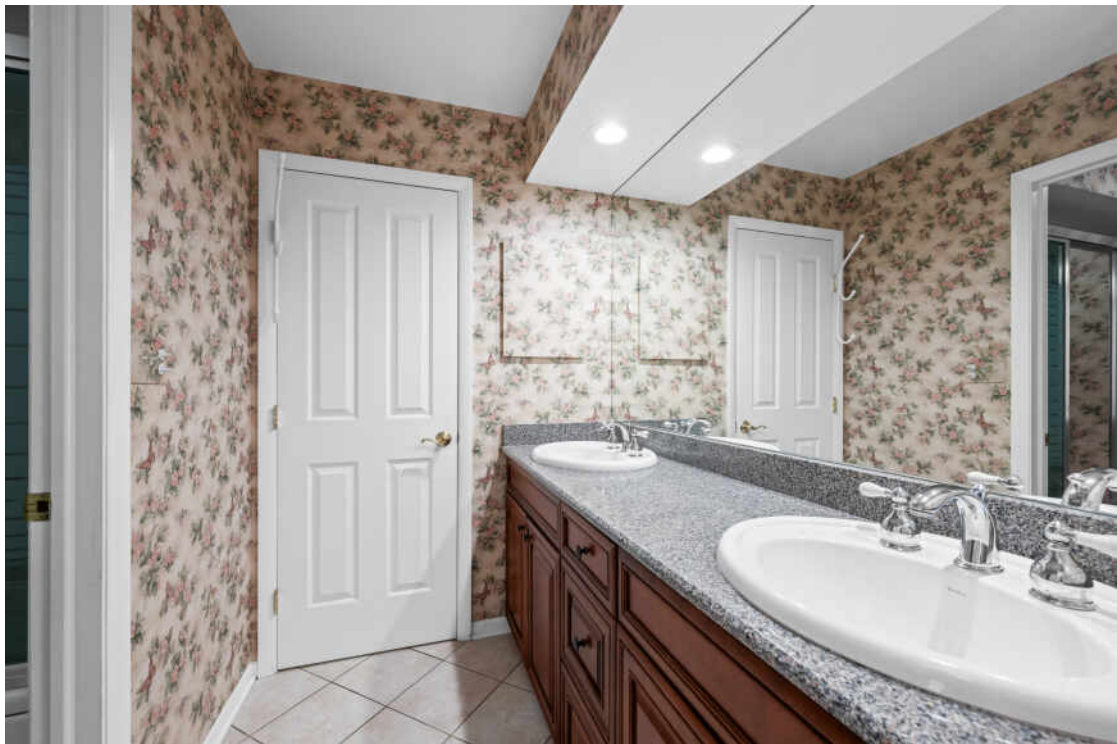
2 BATH

TAXES: \$12,086

Tree lined street adorns this custom-built solid brick ranch! Beautifully executed floor plan blends comfort and functionality. Spacious kitchen features ample cabinetry, work station and adjoining eating room. Sprawling family room with vaulted ceiling and stone stacked fireplace. Formal entryway, sun-drenched dining room and main level laundry facility/mudroom area. Primary suite featuring ensuite bathroom and walk-in closet. Three generously sized additional bedrooms. Finished basement offers recreation room and storage galore. Private backyard with patio. This home provides endless potential. Prime location: minutes to award winning schools, parks, shopping, train and so much more!











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.



NOTES

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