



1038 PARK AVENUE
RIVER FOREST



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RIVER FOREST

LP LUXURY
PORTFOLIO
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BRIAN BEHAN BROKER

312.480.1244 mobile
312.254.0200 office
bb@atproperties.com

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1038 PARK AVENUE
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FOYER

1038 PARK AVENUE IN THE HEART OF THE ESTATE DISTRICT

ROOM DIMENSIONS

Living Room	21'x22'
Dining Room	15'x13'
Family Room	15'x12'
Kitchen	15'x12'
Breakfast Room	12'x10'
Primary Bedroom	19'x15'
Second Bedroom	15'x10'
Third Bedroom	13'x11'
Fourth Bedroom	12'x9'
Primary Bedroom II	12'x19'
Primary Bed II Sitting Room	5'x11'
Rec Room	22'x35'
Guest House LR	20'x13'
Guest House Bed	12'x9'
Guest House Kitchen	15'x9'

FEATURES

Nestled into River Forest's Estate District, this beautiful home sits on a 75x218' lot with a massive yard and coach house to boot. 2003 gut-rehab includes new windows, plumbing, electric and roof. Gorgeous oak floors run throughout the home and coach house. 4 floors of finished living space. Expansive Living Room boasts wood burning fireplace and flows to both the Dining Room and Kitchen. The Kitchen features high end appliances, an island, ample storage, and enough space for a breakfast table with serene views of backyard. Separate Dining Room that could easily fit 10 guests connects to kitchen, sunroom, and living room. 4 season sunroom boasts heated floors, leaded glass accordion style windows and walks out to massive backyard. Four bedrooms rest on the second level, and the 3rd level is large primary en-suite with jacuzzi and 2 sinks. Four dormers in top level corners of the home make for extra storage. Finished basement includes large entertainment area, laundry room, wine cellar, and more storage spaces. 3 car garage/coach house 1 bed/1 bath, living room, and kitchen. Yard features mature trees, swing-set, and is enclosed with greenery and a fence. Willard School District!

- All Copper Plumbing
- Updated Electric
- Anderson Windows
- Updated Mechanical Systems
- Tuck-pointed



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DINING



SITTING





BREAKFAST



BEDROOM



BEDROOM

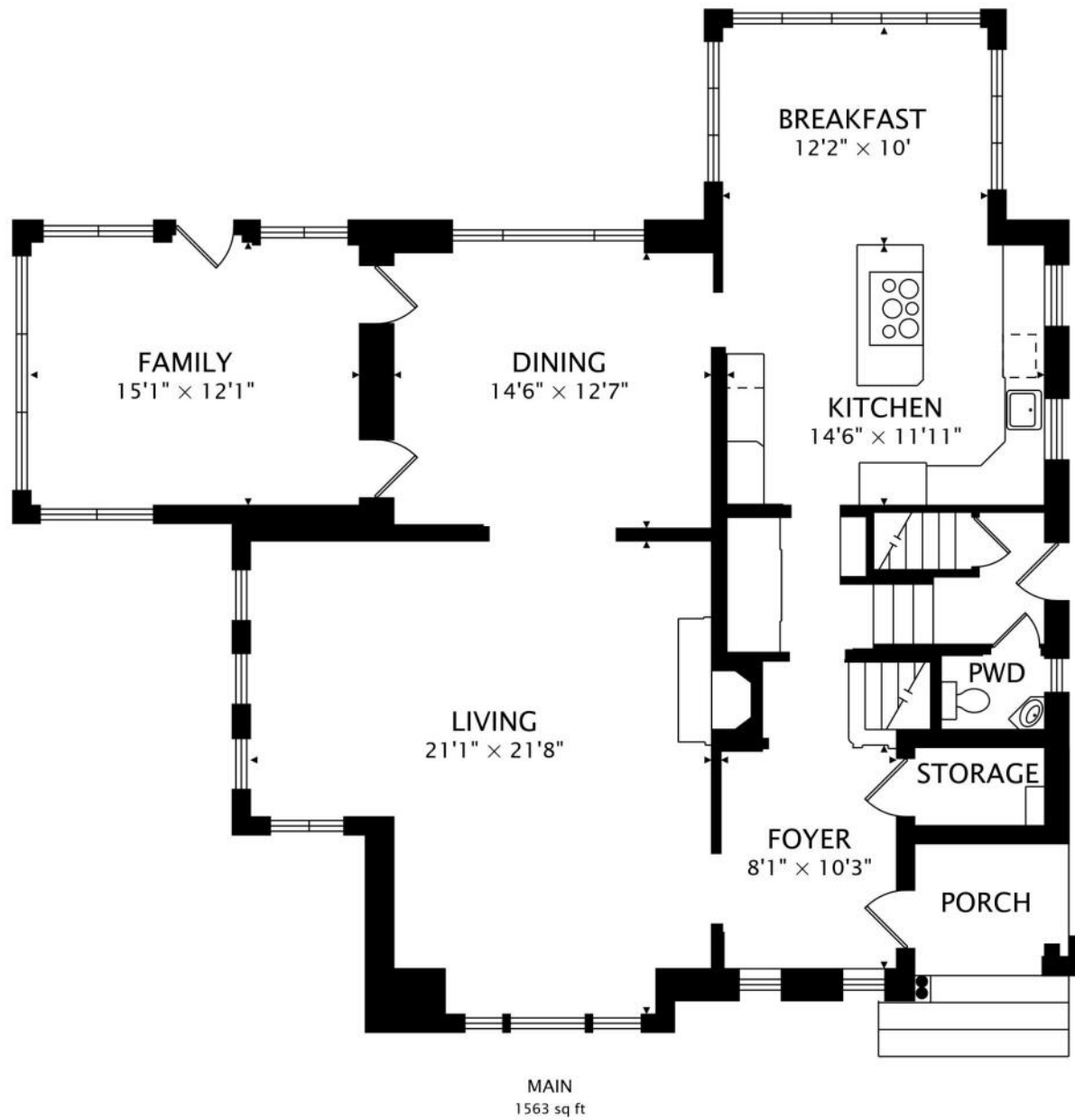


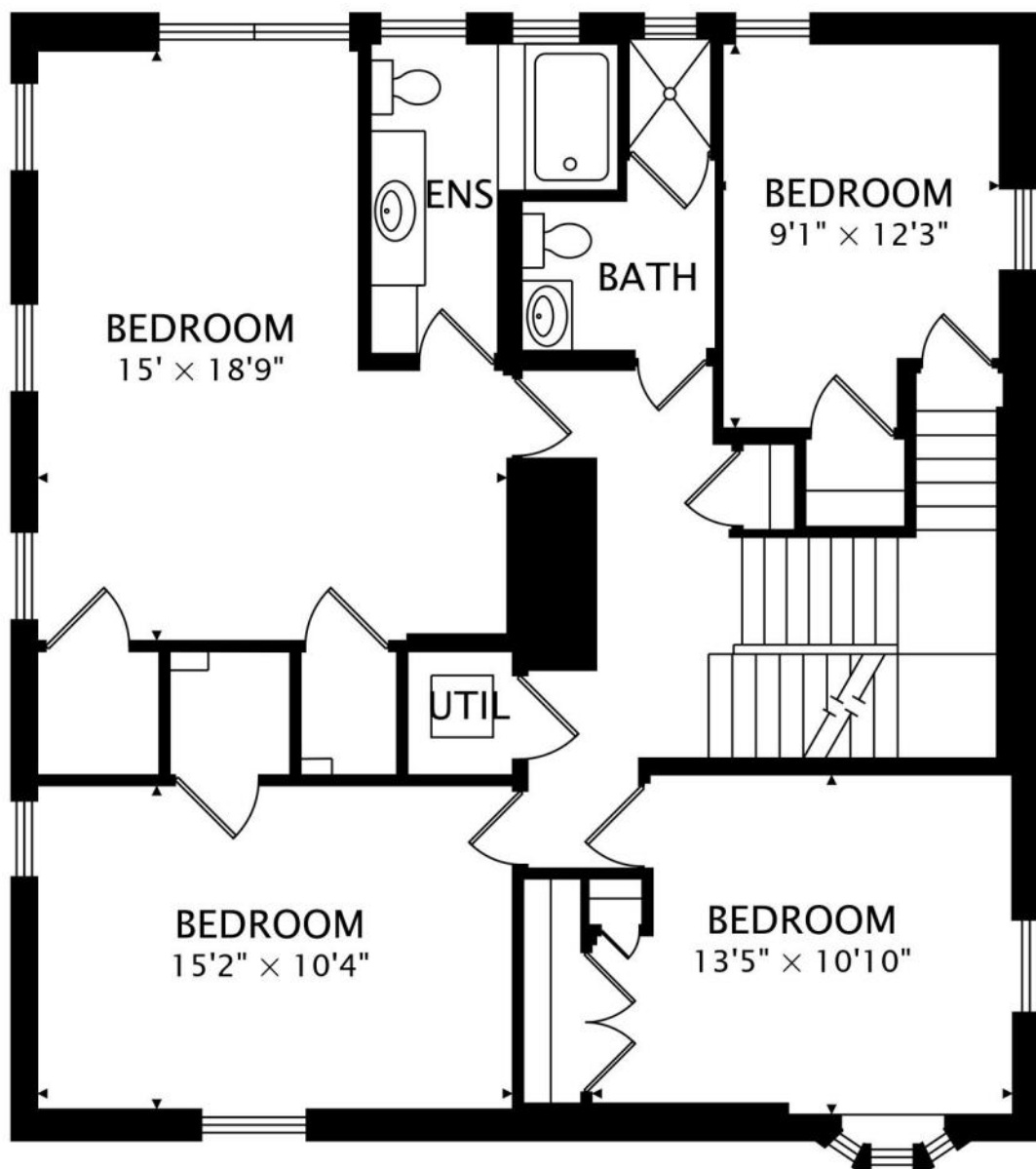


OFFICE

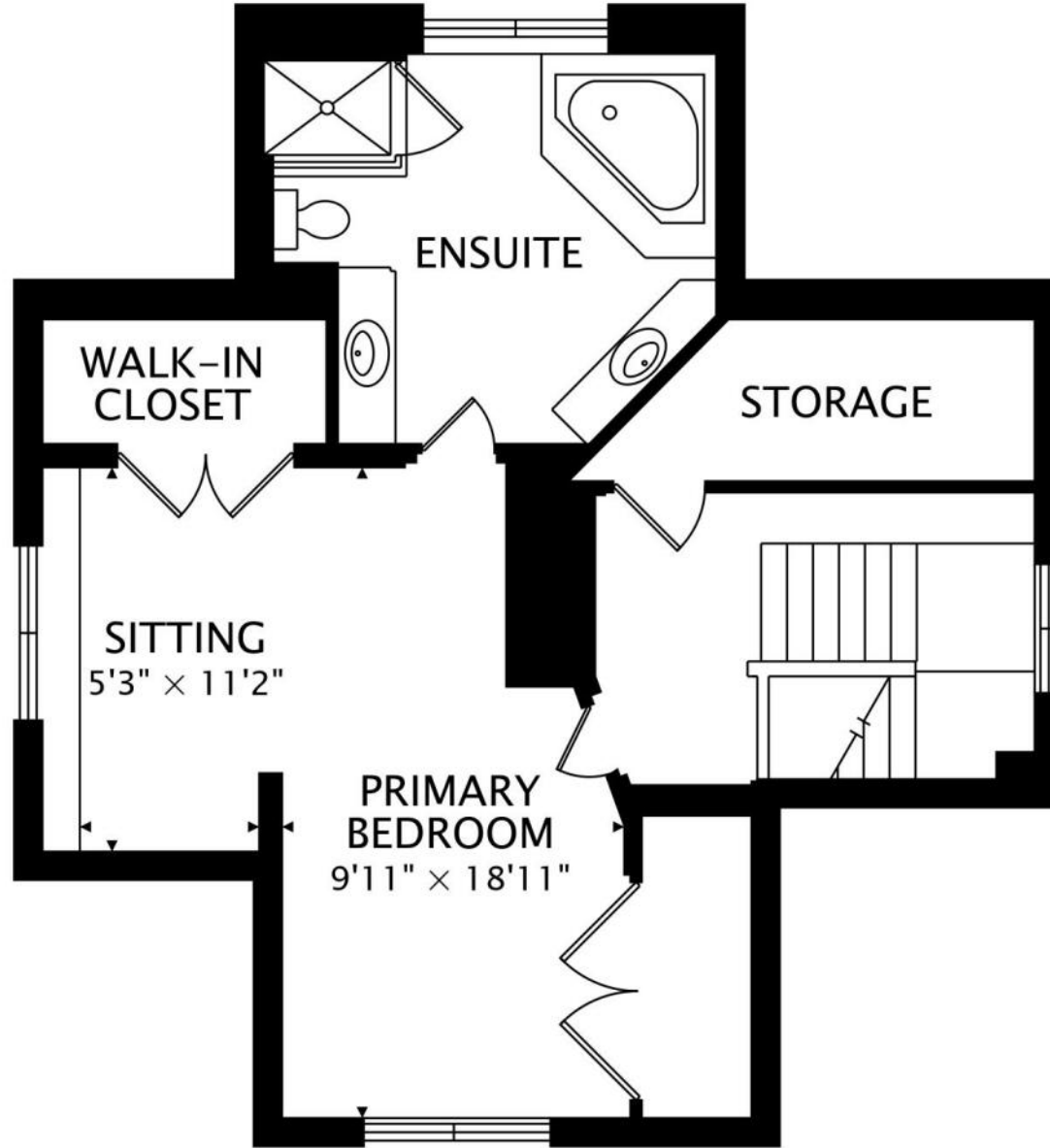


BEDROOM

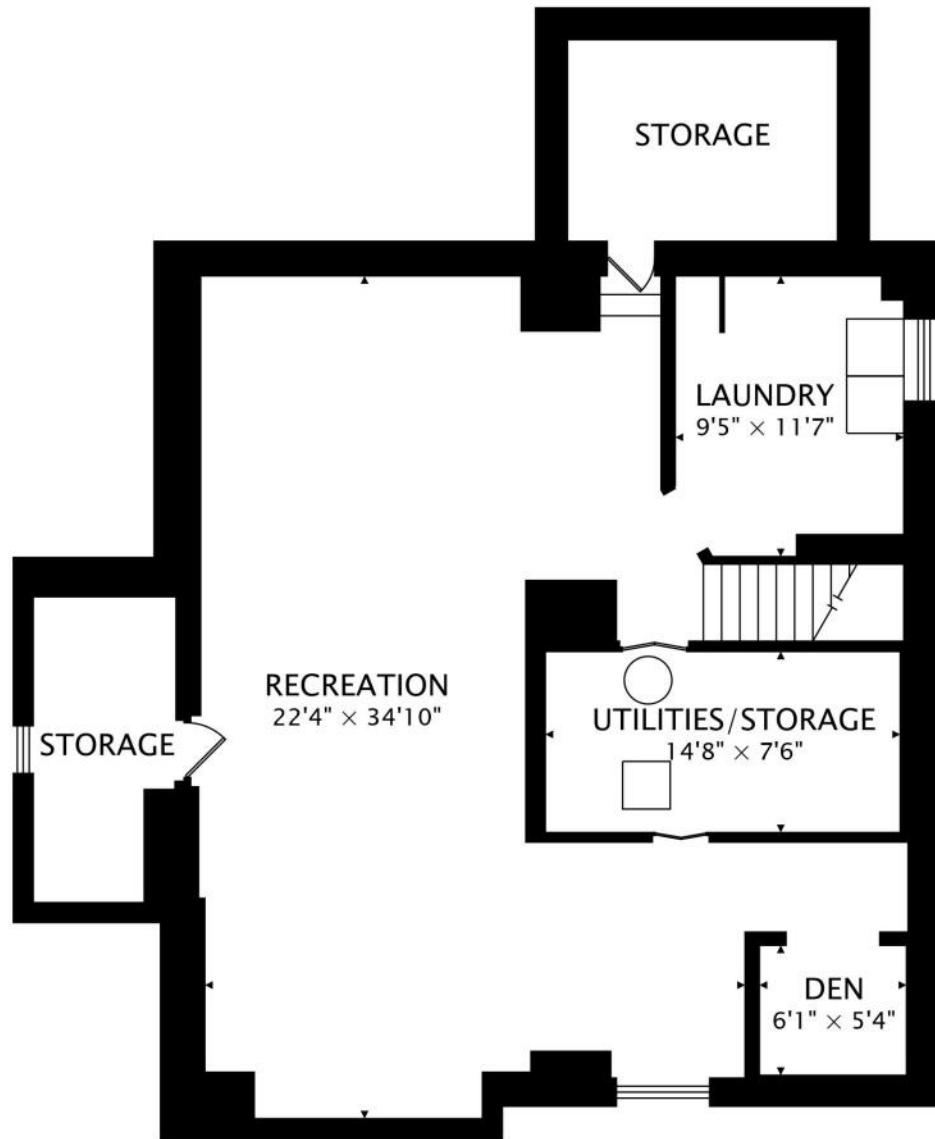




SECOND
1184 sq ft



THIRD
684 sq ft



LOWER
1242 sq ft BELOW GRADE



GARAGE/GUEST HOUSE

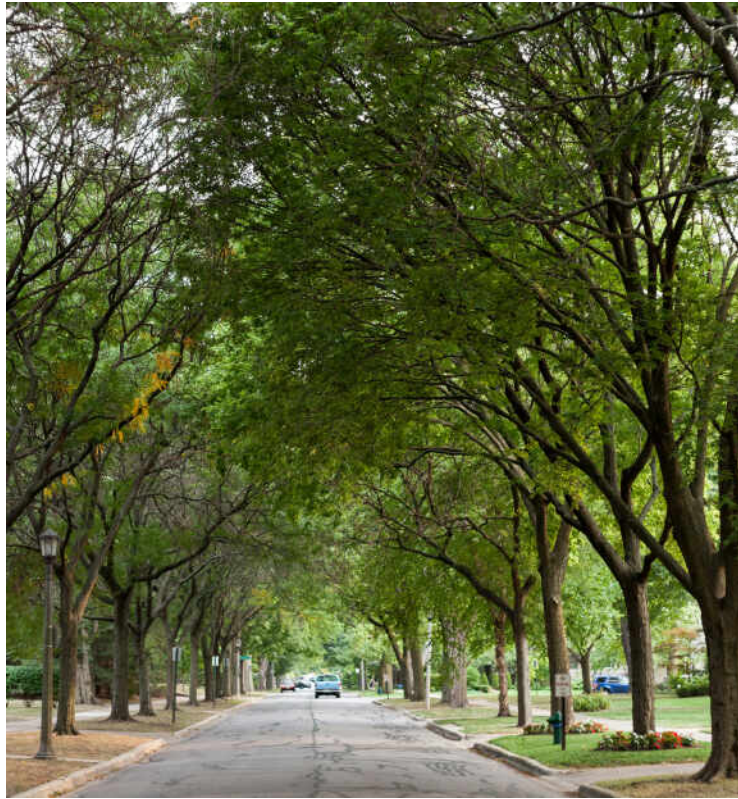




BEDROOM



KITCHEN/DINING



THE VILLAGE OF **RIVER FOREST** IS COMMITTED TO PRESERVING ITS HERITAGE.

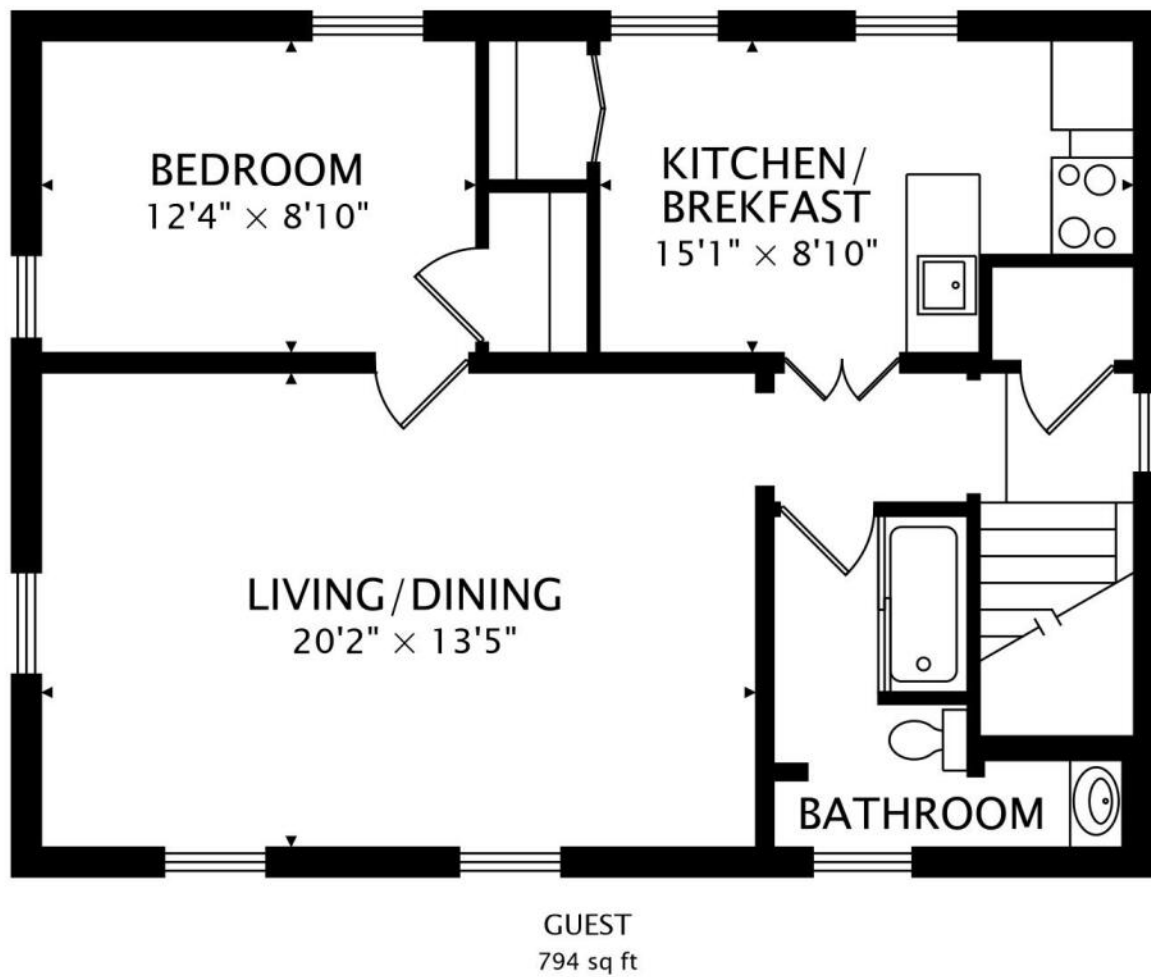
Locals love the great outdoors, with the park district maintaining several parks, athletic facilities, and paths. The community is also home to a robust historic district.

There are several structures designed by renowned architects, including Frank Lloyd Wright, who built the Winslow House here in 1893.

A total of 860 properties are in the village’s historic district, embodying styles such as Gothic Revival, Victoria, Prairie School, Tudor Revival, Bungalows, Buurma Built, Art Deco, and Modern. Additional noteworthy architects who left their mark on River Forest include William Drummond, Spencer and Powers, and E.E. Roberts.

River Forest was originally part of a larger community that included parts of Oak Park and Forest Park before it incorporated on its own in 1880. The villages remain connected through cultural programs. The Oak Park and River Forest Performing Arts Center has long hosted stage productions by Circle Theatre and Festival Theatre.

The River Forest Park District offers facilities hosting an array of activities, including 10 parks with baseball fields, paths, a sledding hill, and a climbing wall. Residents enjoy wide-open spaces and three miles of Cook County Forest Preserve trails that surround the community.





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