

1054 S OAKLAND AVENUE
VILLA PARK



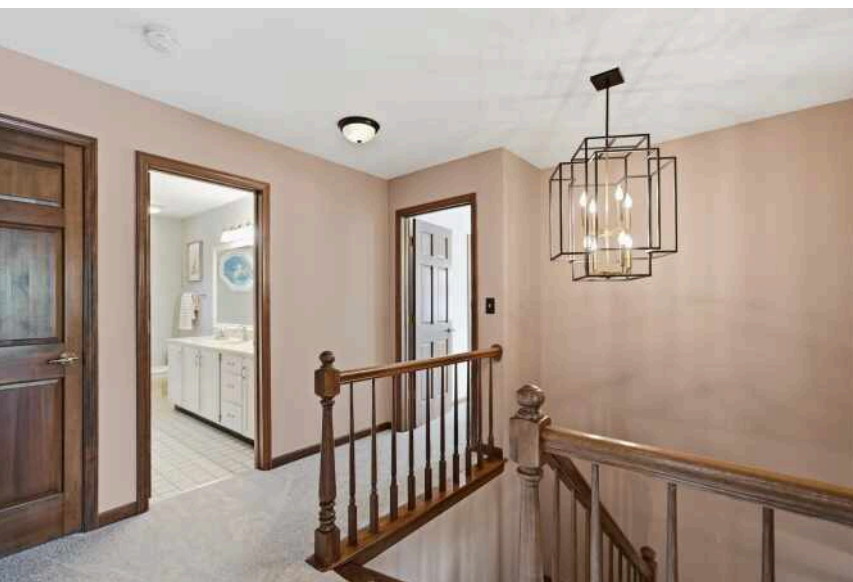


4 BEDROOM
2.1 BATH
TAXES: \$10,574

WELCOME HOME TO THIS PERFECTLY APPOINTED PROPERTY IN ONE OF VILLA PARKS MOST COVETED NEIGHBORHOODS. THE GRAND ENTRY GREET'S YOU TO THIS 4 BED, 2.1 BATH HOME THAT SPRAWLS OUT OVER 2815 SQ FEET. INSIDE YOU WILL FIND GLEAMING HARDWOOD FLOORS, BRAND NEW CARPETING, FRESH PAINT AND AN UPGRADED SPACIOUS KITCHEN. THE BASEMENT IS FINISHED WITH A BAR AREA. THE PERFECTLY MANICURED, FENCED IN BACKYARD IS PRIMED AND READY FOR SUMMER BBQ'S. NOT MANY HOMES COME ON IN THIS POCKET OF TOWN. THE CONVENIENT LOCATION HAS YOU CLOSE TO EVERYTHING WITHOUT GIVING UP THAT NEIGHBORHOOD FEEL. THIS HOME IS BEING SOLD BY THE ORIGINAL OWNERS AND HAS BEEN LOVINGLY MAINTAINED FOR OVER 36 YEARS, YOU CAN FEEL IT THE MINUTE YOU WALK THROUGH THE DOOR. IT'S ABSOLUTELY PERFECT. TIME TO MAKE 1054 S. OAKLAND YOUR NEW HOME TODAY.









TOTAL: 3508 sq. ft
Basement: 686 sq. ft, 1st floor: 1424 sq. ft, 2nd floor: 1398 sq. ft
EXCLUDED AREAS: STORAGE: 497 sq. ft, UTILITY: 194 sq. ft, SCREENED PORCH: 136 sq. ft, FIREPLACE: 11 sq. ft



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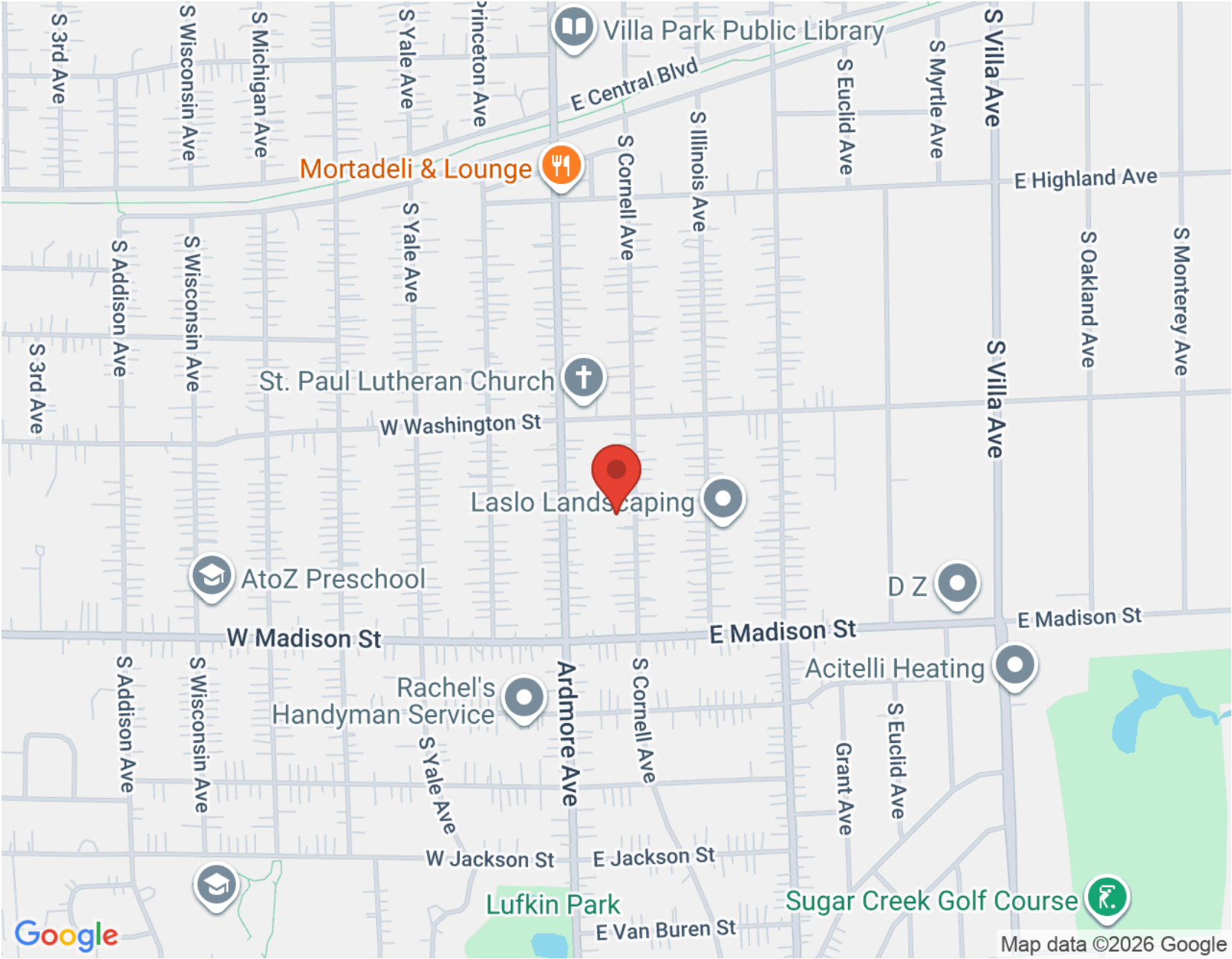
THE VILLAGE OF **VILLA PARK** OWES ITS FOUNDING TO THE OVALTINE CHOCOLATE COMPANY.

Ovaltine built the DuPage County subdivision in 1908 to ensure factory employees didn't have any transportation issues getting to work.

Villa Park was incorporated in 1914 when two subdivisions were combined for a total of 300 residents. The Ovaltine factory closed in 1988 and later converted to loft apartments.

In addition to the factory, the town blossomed in part for its proximity directly west of downtown Chicago and the railroad that ran from The Loop to Wheaton. The railroad stopped operations due to construction of the Eisenhower Expressway, which caused a decline in ridership. The area later was developed into the Illinois Prairie Path, which runs through the village. The village's two original train stations house the Chamber of Commerce and the Historical Society.

Commuters enjoy direct access to downtown Chicago thanks to the village's train station on the Metra's Union Pacific West Line. Villa Park's proximity to several highways make it a convenient drive to O'Hare and Midway International Airports and nearby suburbs.



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

