

109 S BUREAU AVENUE

LADD





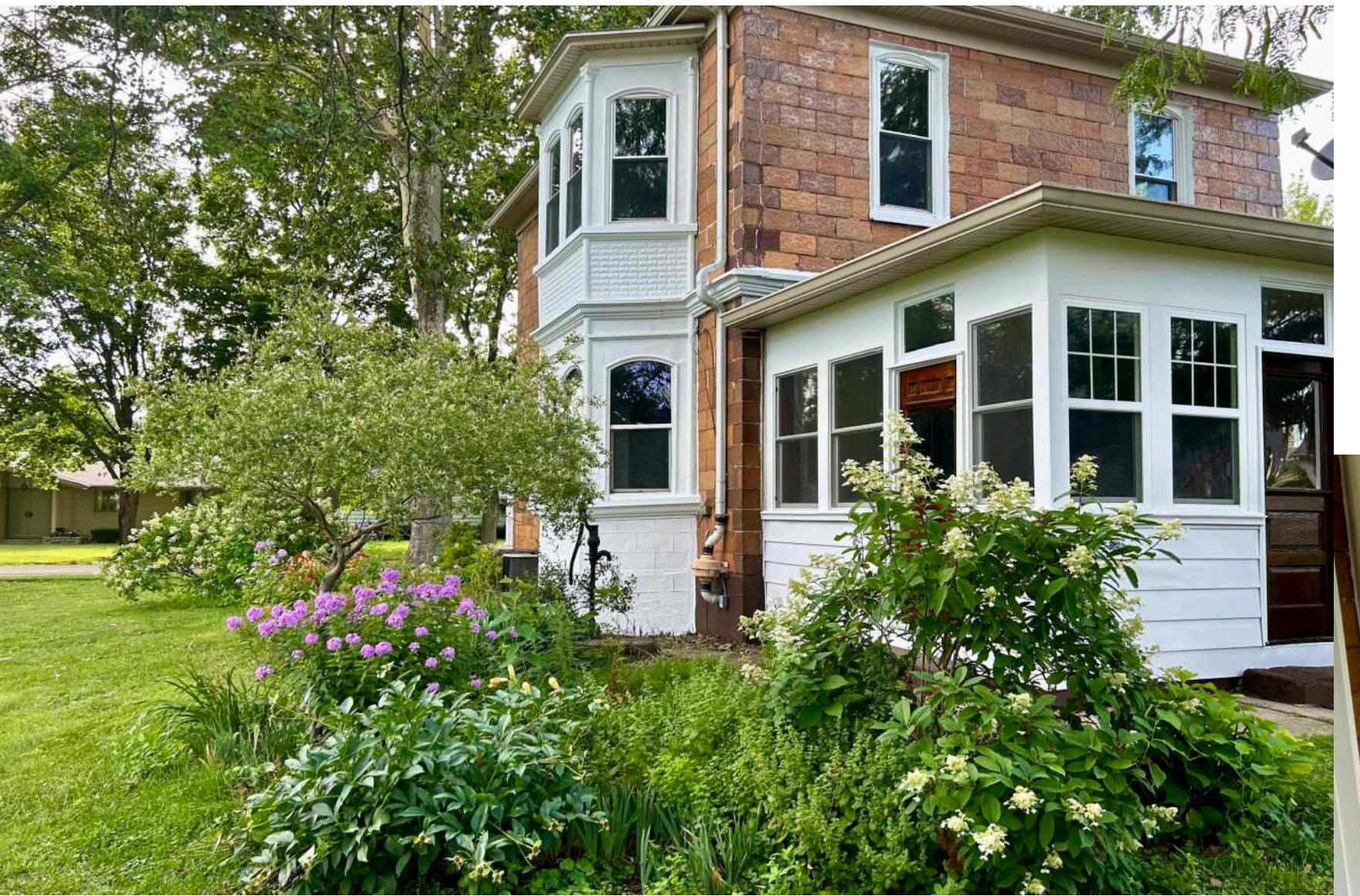
WELCOME HOME

Step into one of Ladd's original gems—an updated yet timeless four-bedroom stone home that blends character, charm, and modern comfort. From the moment you arrive, you'll be greeted by a generous yard, a picturesque front porch, and undeniable curb appeal. Inside, the bright and welcoming living room features original hardwood floors that flow seamlessly into the dining area. Soaring ceilings and beadboard detailing offer a warm, historic ambiance, while the semi-open layout provides a great space for entertaining. The kitchen is a true blend of old and new, featuring beautifully restored original cabinetry, a stunning leaded glass window, quartz countertops, new stainless steel appliances, and a versatile portable island—perfect for baking or extra prep space. The main level also includes a flex room that can serve as a fourth bedroom or a home office, complete with built-ins and a spacious closet. A fully remodeled full bathroom on the main level adds convenience. At the rear of the home, a cozy sunroom with vintage skeleton key doorknobs overlooks the backyard, offering the perfect spot to unwind and enjoy the view. Upstairs, you'll find three comfortable bedrooms, each with its own closet, as well as a full bath with laundry hookups and extra storage. The landscaped backyard is private and inviting—ideal for playing, entertaining, or even adding a pool in the future. A two-car garage accessed from the alley provides ample storage and parking. Recent updates include a new furnace, A/C, and water heater in 2024, along with a new roof and gutters installed in 2022—making this historic home move-in ready with peace of mind.

4 BEDROOM
2 BATH
TAXES: \$3,397





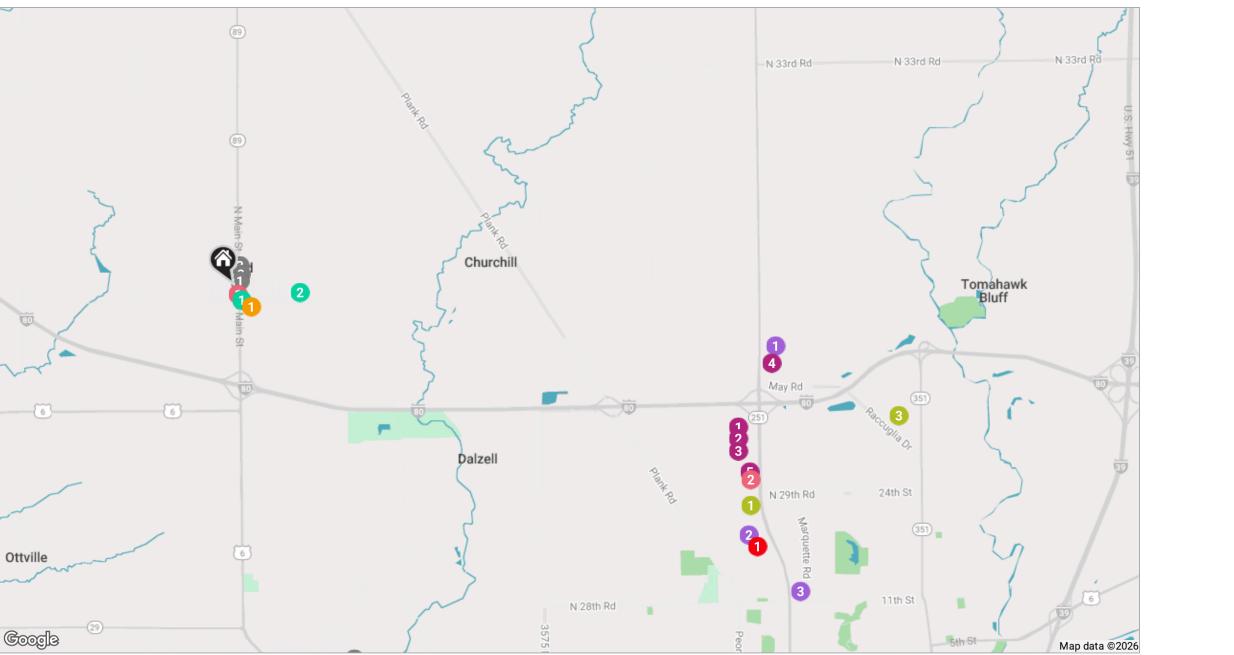


8 109 S BUREAU AVENUE



109 S BUREAU AVENUE 9





RESTAURANTS

- ① Amore Pizzeria
105 NORTH MAIN STREET, 0.1 MI
- ② Charro Tacos Mexican Restaurant and Bakery
201 NORTH MAIN STREET, 0.1 MI
- ③ Rip's Tavern
311 NORTH MAIN STREET, 0.2 MI
- ④ Jo Jo's Pub & Grub
205 NORTH MAIN STREET, 3.3 MI
- ⑤ Verucchi's Ristorante
600 NORTH GREENWOOD STREET, 3.7 MI

COFFEE

- ① Bean Box Espresso
101 WEST DAKOTA STREET, 3.9 MI
- ② Valley Babes
111 EAST SAINT PAUL STREET, 4.1 MI

SHOPPING

- ① Target
4370 VENTURE DR, 4.9 MI
- ② The Home Depot
4242 VENTURE DR, 4.9 MI

- ③ Ashley Outlet
1651 38TH ST, 4.9 MI
- ④ Kohl's
5253 IL-251, 5.1 MI
- ⑤ Marshalls
3940 IL-251, 5.1 MI

GROCERY

- ① Walmart Supercenter
5307 IL-251, 5.1 MI
- ② Hy-Vee Grocery Store
1651 MIDTOWN RD, 5.3 MI

- ③ ALDI
951 SHOOTING PARK RD, 6.0 MI

GYM

- ① Planet Fitness
1608 36TH STREET, 5.2 MI
- ② X-ercise Science Gym
830 HARRISON STREET, 5.4 MI

- ③ JJR Next Level Training and Fitness
32 GUNIA DRIVE, 6.3 MI

MEDICAL

- ① OSF PromptCare
1650 MIDTOWN ROAD, 5.5 MI
- ② OSF Saint Elizabeth Medical Center - Peru
925 WEST STREET, 6.2 MI

SCHOOLS

- ① Ladd Community Consolidated
232 EAST CLEVELAND STREET, 0.3 MI

ENTERTAINMENT

- ① Ladd Lanes
212 S MAIN ST, 0.1 MI
- ② AMC Peru Mall 8
3940 IL-251, 5.2 MI

PARKS

- ① Veterans Park
LADD, 0.1 MI

- ② Kennedy Park
LADD, 0.6 MI

NOTES



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