

**11104 BOEGER COURT**  
WESTCHESTER





**ROOM DIMENSIONS**

LIVING ROOM : 18' × 13'

FAMILY ROOM : 23' × 22'

KITCHEN : 15' × 11'

PRIMARY BEDROOM : 13' × 11'

SECOND BEDROOM : 11' × 10'

THIRD BEDROOM : 12' × 9'

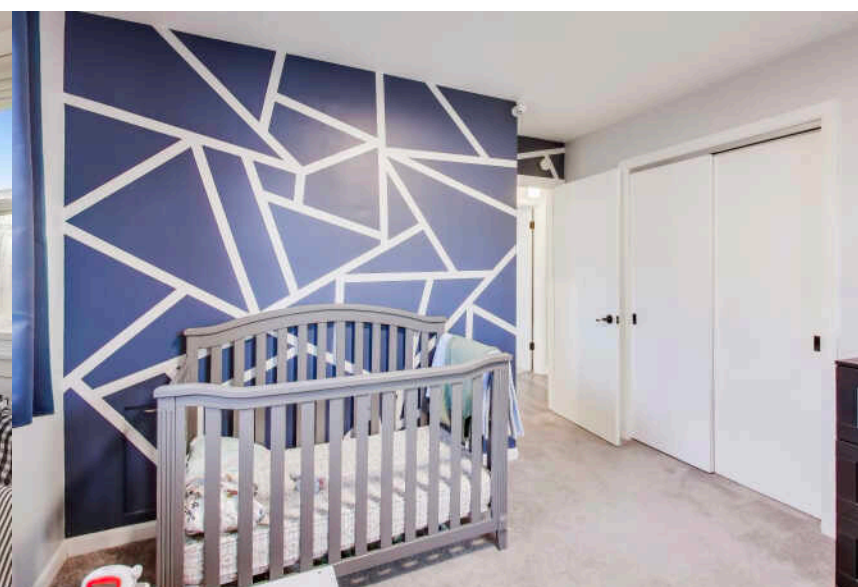
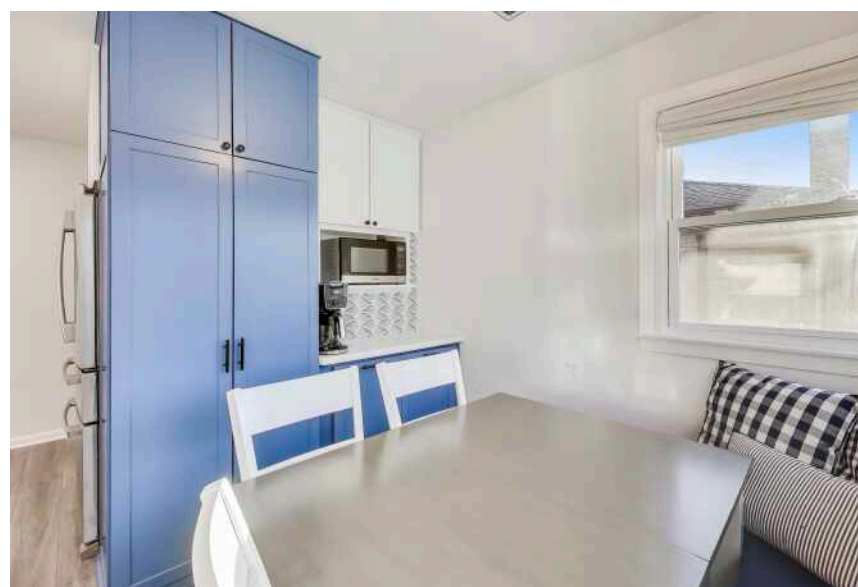
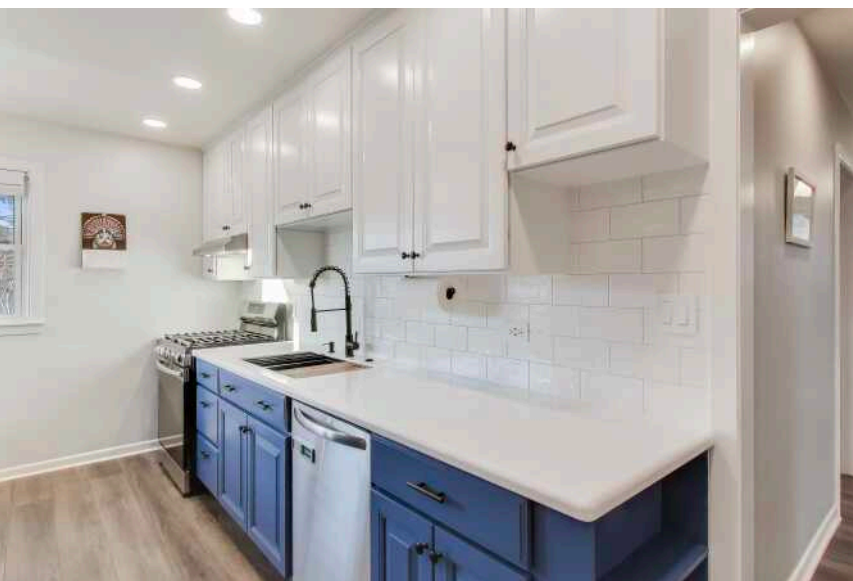
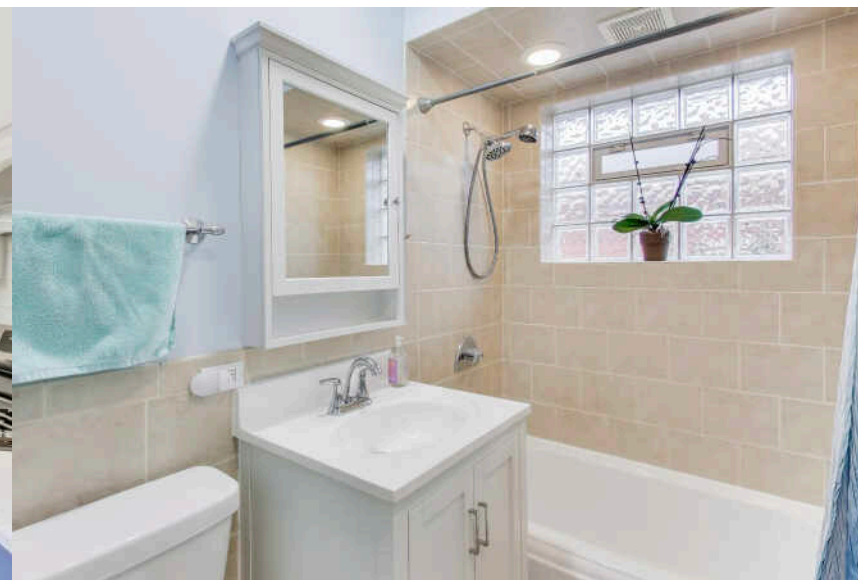
**3 BEDROOM**

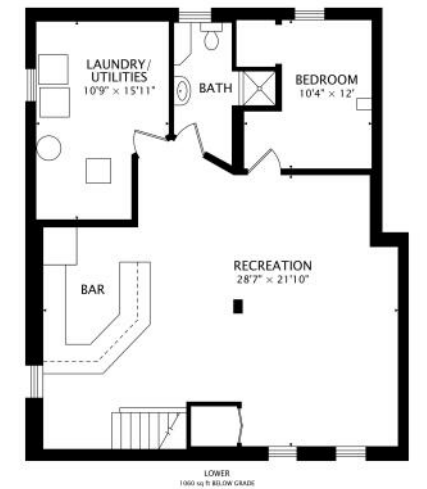
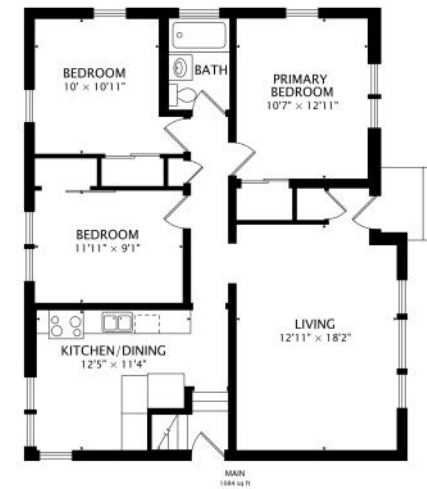
**2 BATH**

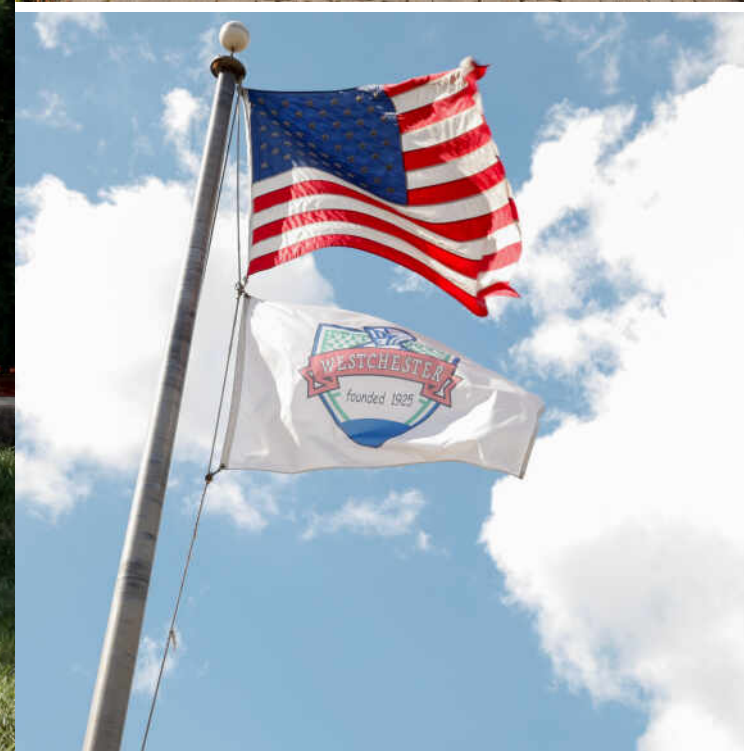
**TAXES: \$6,478**

Welcome home to this beautifully updated 3-bedroom, 2-bath ranch on a quiet, tree-lined street in Westchester! This move-in-ready gem offers all new flooring throughout, a spacious living room and nice size primary bedroom, which also features custom closet organizers. The kitchen was fully updated in 2024 and provides excellent counter space and a lovely view of the backyard. Downstairs, the expansive lower-level recreation room with new wood laminate flooring is perfect for entertaining or relaxing and also features a second full bath. Other recent updates include new garage siding and epoxy flooring (2025), new flooring (2024), kitchen remodel (2024), new gutter on house (2019), new windows and exterior doors (2019), New bar in basement (2019), new washer/dryer (2019), new battery back up sump pump (2018), new furnace and A/C (2018), remodeled main-floor bathroom (2015), and new driveway, new garage roof (2012-2015). Additional highlights include a large basement storage area, large attic storage space, 100-amp electrical service, and a newer main water line. Don't miss this well-maintained home - schedule your showing today!

- Full Finished Basement
- 2-Car Garage
- Central Air Conditioning
- Remodeled Kitchen





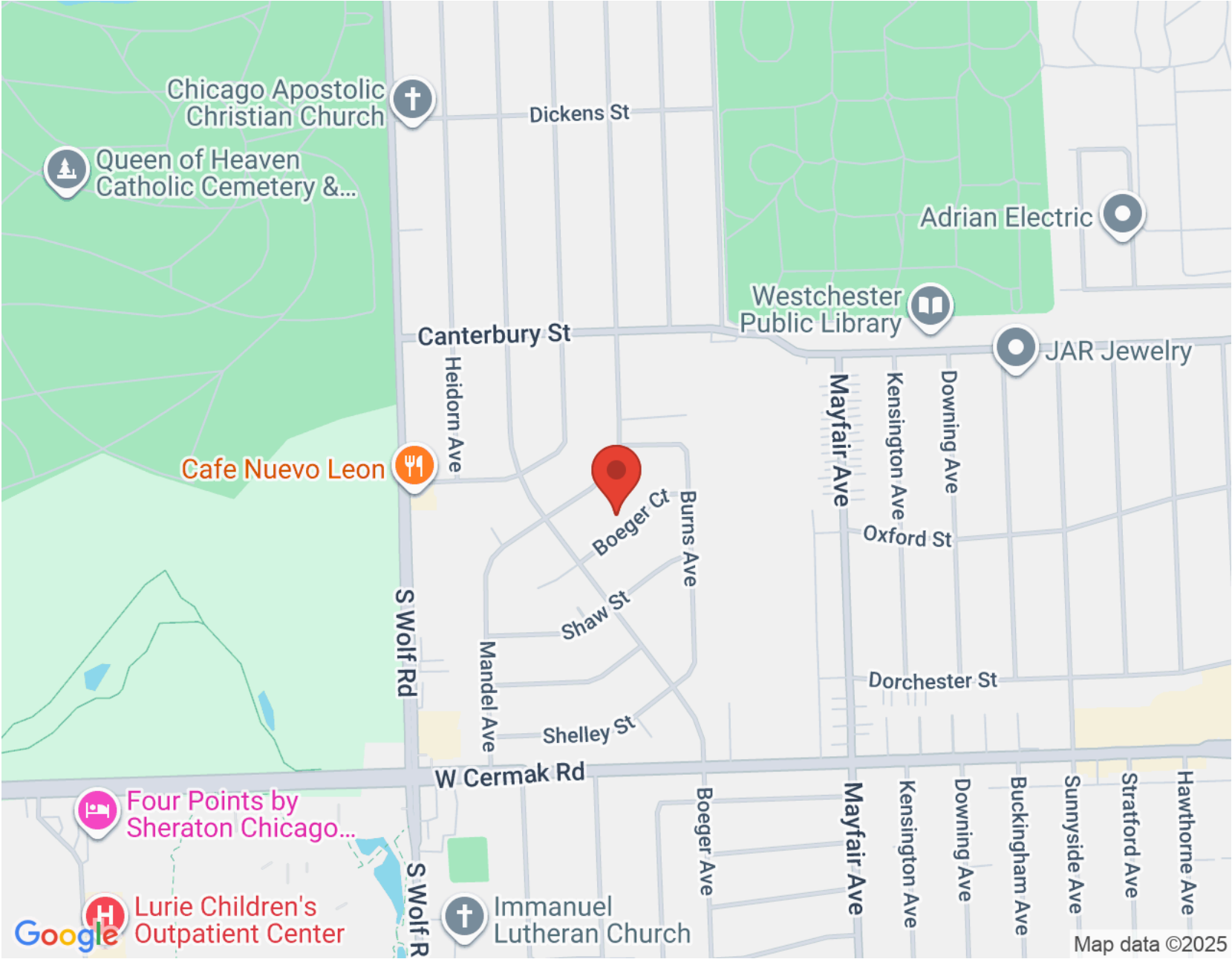


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

Today the village boasts local restaurants and shops, recreation centers, and parks. Westchester is also home to the Westbrook Corporate Center, which includes five 10-story towers with more than one million square feet of office space. Nearly all of the open land in the village has been consumed by expansion except for the 85-acre Wolf Road Prairie.

The small community comes together and hosts several annual events and activities including a Fourth of July parade and fireworks, BBQ Block Party, and Fall Festival at the Fountain.

Westchester offers access to downtown Chicago via the Eisenhower Expressway and provides Pace bus service to the Forest Park Transit Center.



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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.

