

11121 MARTINDALE DRIVE  
WESTCHESTER





#### ROOM DIMENSIONS

LIVING ROOM : 17' × 15'

FAMILY ROOM : 27' × 24'

DINING ROOM : 10' × 8'

KITCHEN : 11' × 12'

PRIMARY BEDROOM : 11' × 14'

SECOND BEDROOM : 11' × 10'

THIRD BEDROOM : 9' × 11'

3 BEDROOM

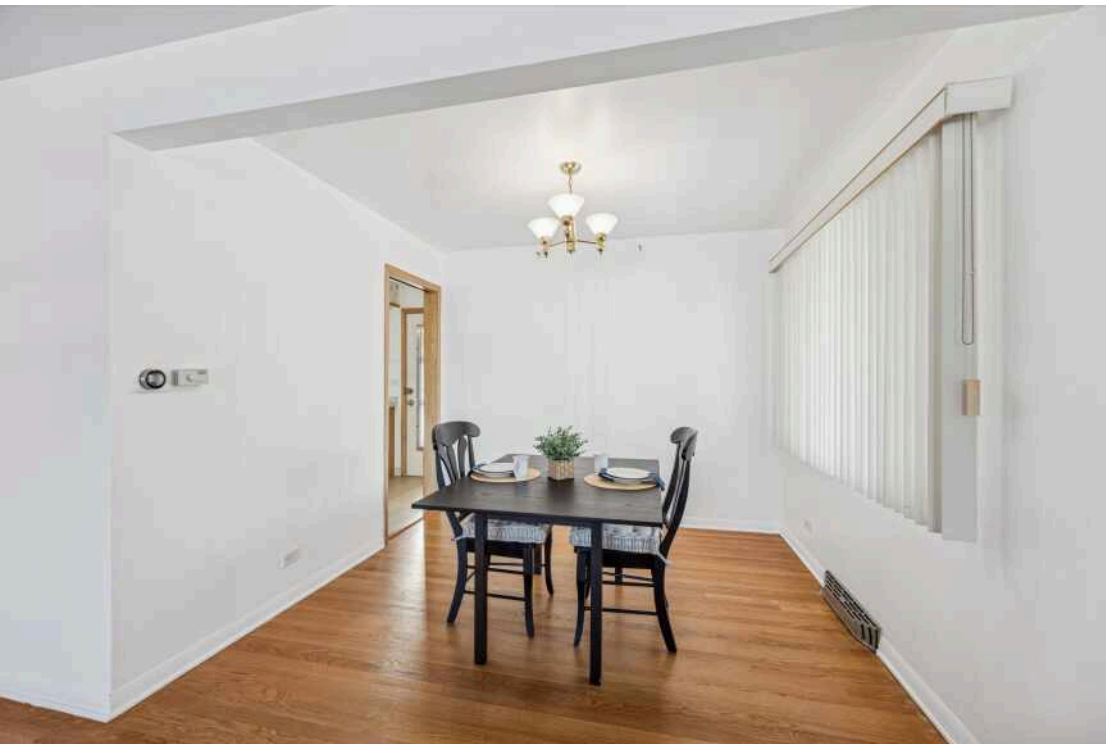
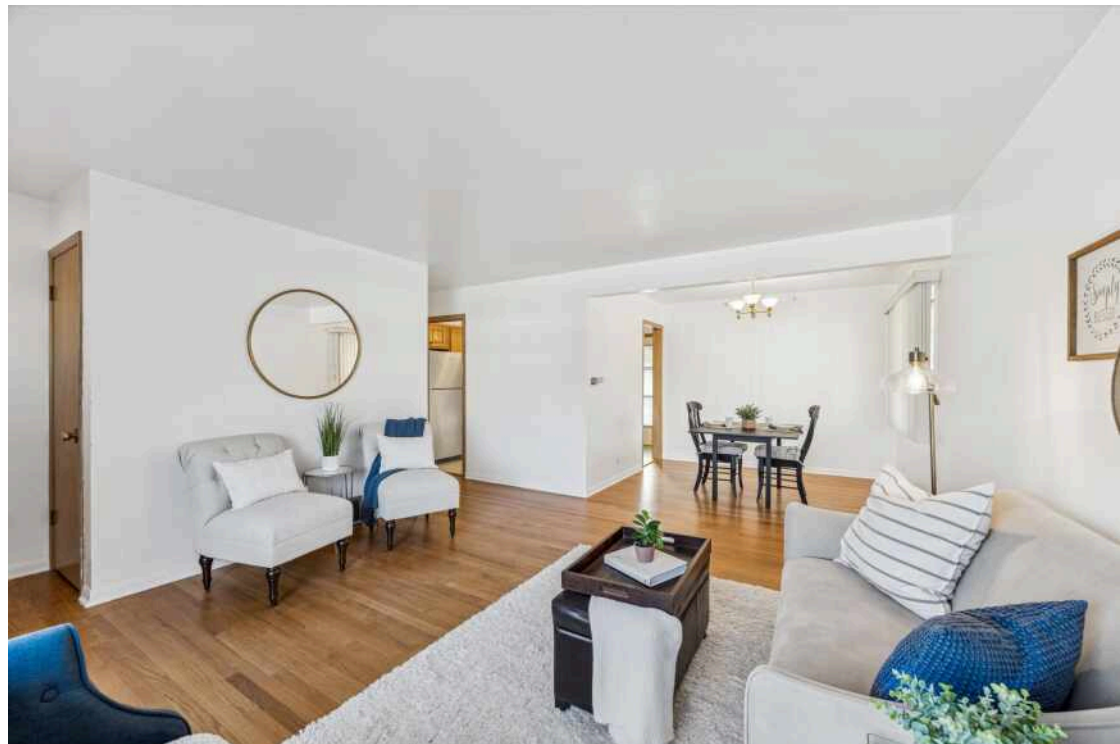
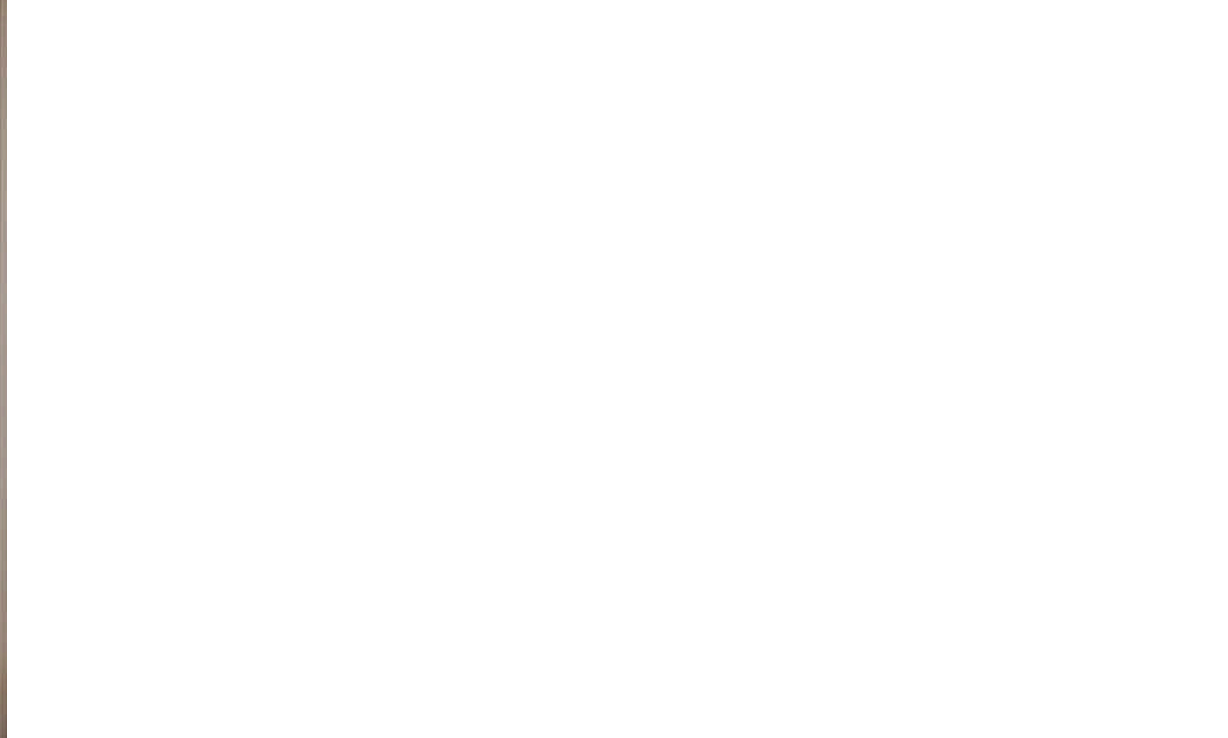
2 BATH

TAXES: \$7,178

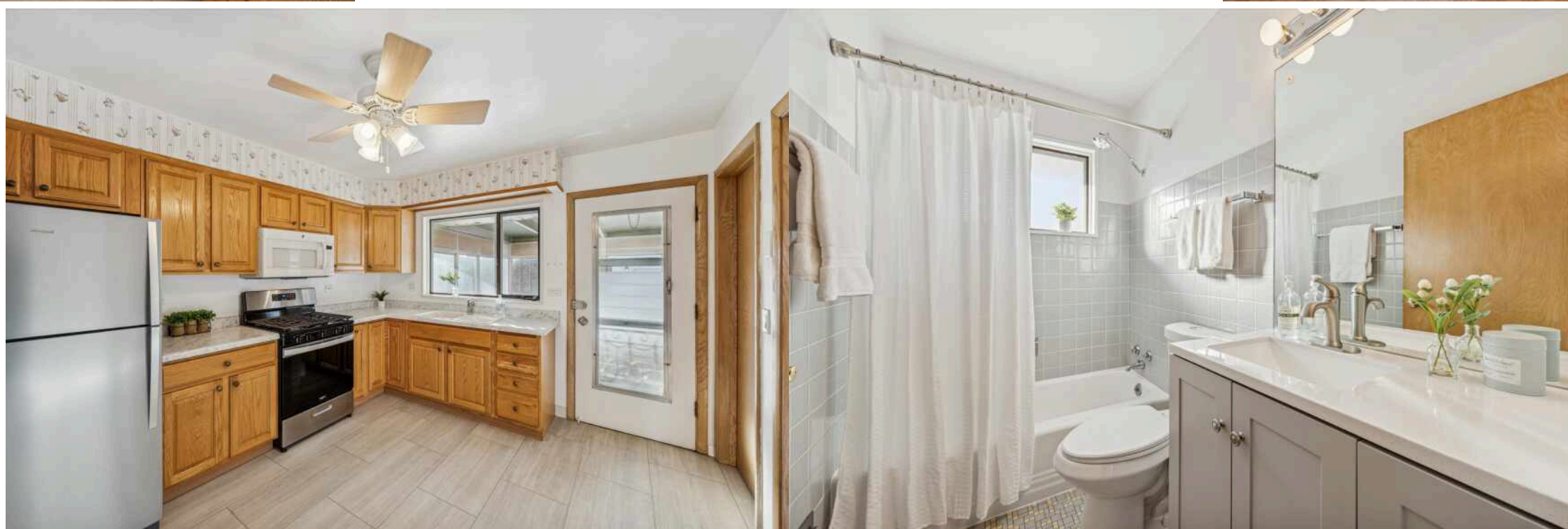
## BEAUTIFUL BRICK RANCH

. . . in south Westchester offers comfortable one-level living and a welcoming layout perfect for everyday living and entertaining. Hardwood flooring throughout living room, dining room, and bedrooms with the living room open to the dining room. Oak cabinetry in the eat-in kitchen along with a new stainless steel fridge (2025) and oven (2024) warm the space. Extend the kitchen space during warmer weather with the enclosed porch. Newer vanities and toilets in both bathrooms. Full basement includes a recreation room with many built-in cabinets, laundry/utility room, full bathroom, and large storage room which can be converted into a home office or bedroom. This convenient location with easy access to major expressways, commuter trains and both airports, is only blocks away from Mayfair Center including a fitness center, banquet rooms, indoor and outdoor playgrounds, walking paths, pickle ball and tennis courts. Oakbrook Center Mall with an array of restaurants and shopping is only minutes away along with forest preserve trails, golf courses, Mariano's and more. Located on a quiet, tree-lined street close to schools, parks, shopping, and transportation, this home offers both convenience and versatility. A wonderful opportunity to own a solid, move-in-ready home in desirable south Westchester.

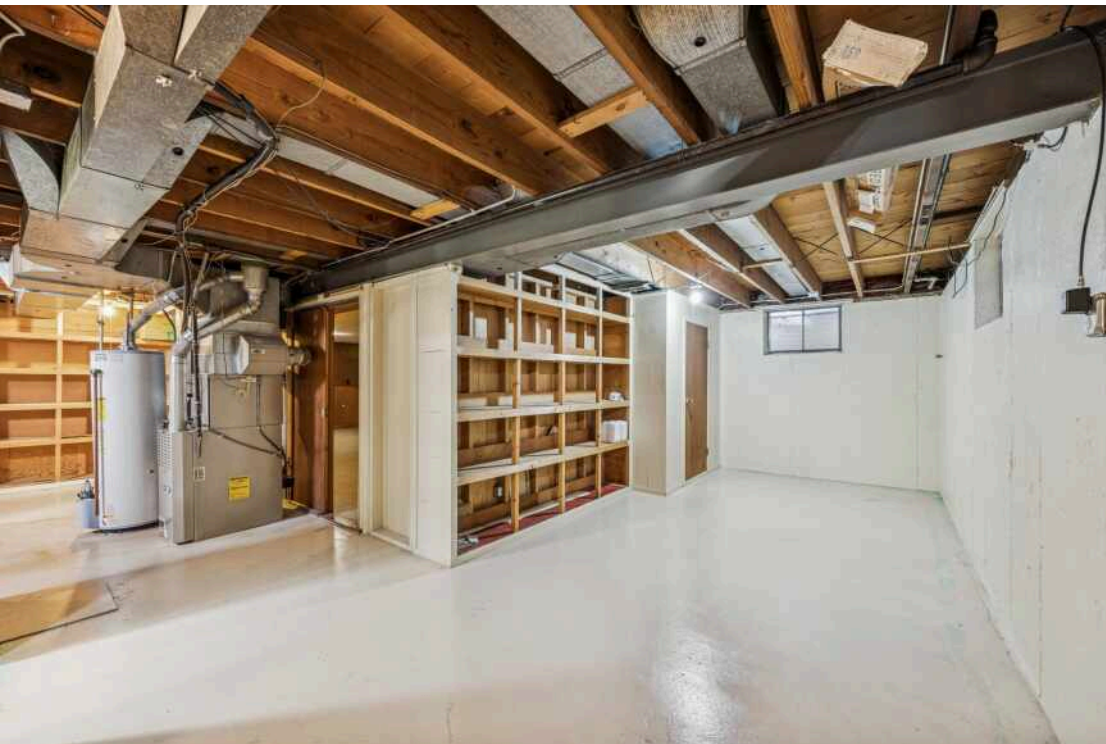




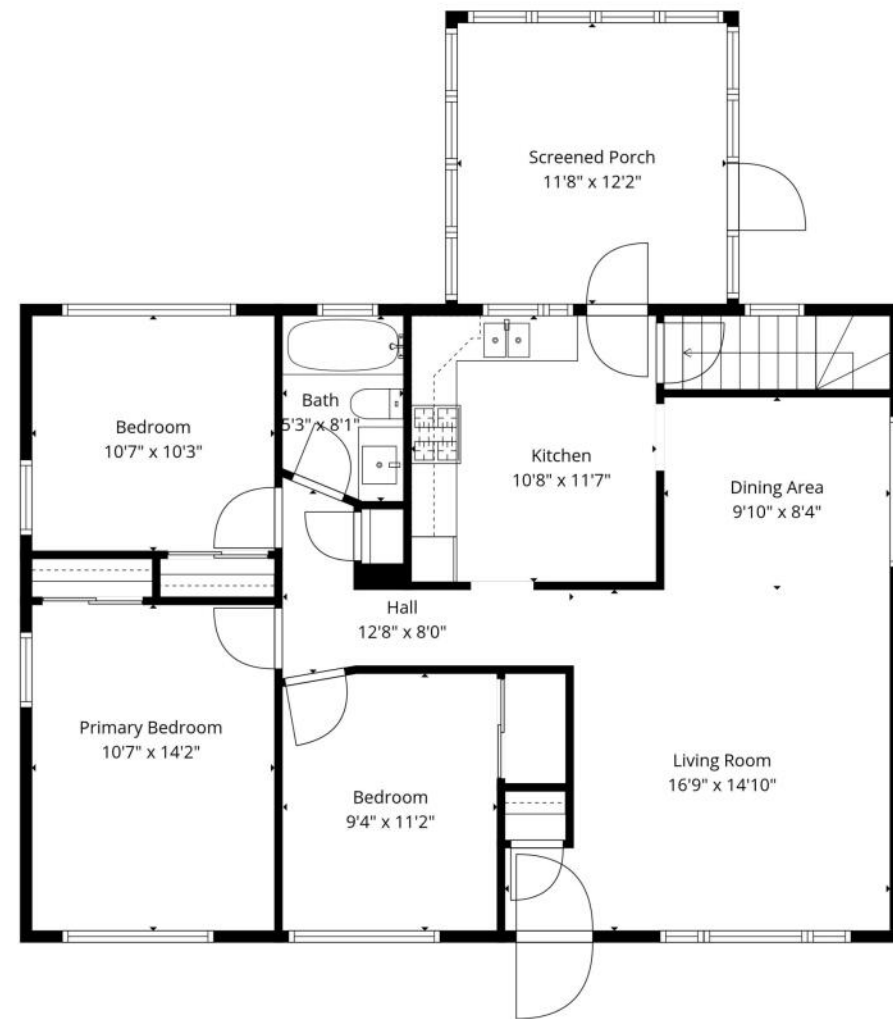






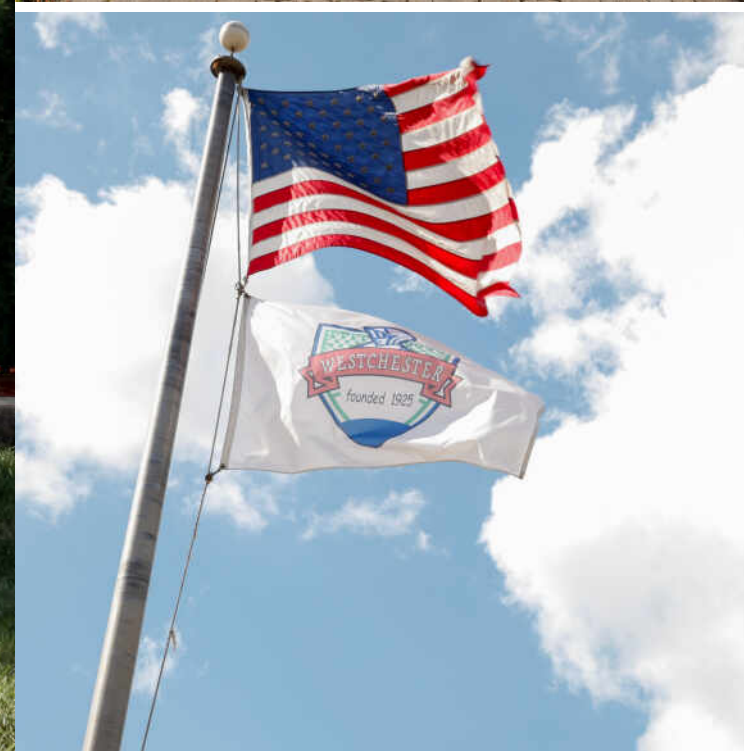






Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





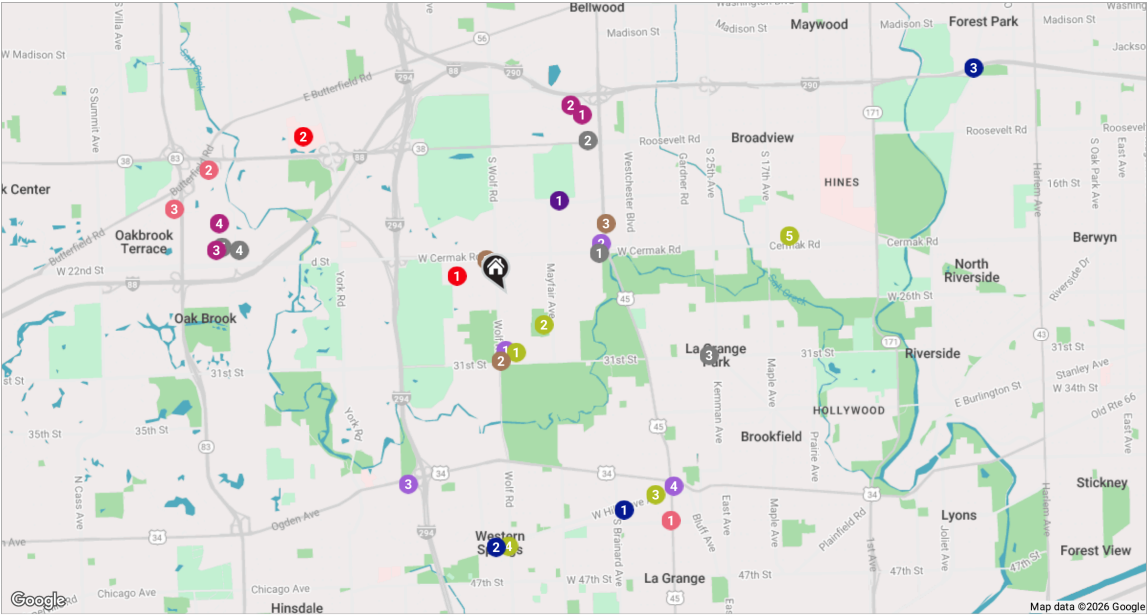
THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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.





#### RESTAURANTS

- 1 Rocky's Pizza & Restaurant  
10421 W CERMAK RD, 0.9 MI
- 2 Emilio's Tapas Bar  
4100 ROOSEVELT ROAD, 1.6 MI
- 3 Posto 31  
1017 E 31ST ST, 2.0 MI
- 4 Gibsons Bar & Steakhouse  
2105 SPRING ROAD, 2.5 MI
- 5 Wildfire  
232 OAKBROOK CENTER, 2.7 MI

#### COFFEE

- 1 Panera Bread  
11215 CERMAK ROAD, 0.4 MI
- 2 Dunkin'  
11204 31ST ST, 0.6 MI
- 3 Aviator Coffee & Cocktails  
1855 S MANNHEIM RD, 1.1 MI

#### SHOPPING

- 1 HomeGoods  
150 S MANNHEIM RD, 1.8 MI
- 2 Target  
130 S MANNHEIM RD, 1.9 MI
- 3 Barnes & Noble  
297 OAKBROOK CENTER, 2.7 MI
- 4 Nordstrom  
10 OAKBROOK CENTER, 2.7 MI

#### GROCERY

- 1 Mariano's  
3020 WOLF RD, 0.5 MI
- 2 Jewel-Osco  
2128 SOUTH MANNHEIM ROAD, 1.0 MI
- 3 Whole Foods Market  
500 EAST OGDEN AVENUE, 2.0 MI
- 4 Trader Joe's  
25 NORTH LA GRANGE ROAD, 2.4 MI

#### GYM

- 1 Anytime Fitness  
Westchester  
3061 SOUTH WOLF ROAD, 0.5 MI
- 2 Westchester Park District -  
Mayfair Recreation Center  
10835 WAKEFIELD STREET, 0.5 MI
- 3 Orangetheory Fitness  
10 NORTH ASHLAND AVENUE, 2.3 MI
- 4 Elite Fitness And Gym  
805 BURLINGTON AVENUE, 2.3 MI
- 5 LA Fitness  
200 BROADVIEW VILLAGE SQUARE,  
2.7 MI

#### MEDICAL

- 1 Lurie Children's Outpatient  
Center  
2301 ENTERPRISE DRIVE, 0.5 MI
- 2 Endeavor Health Elmhurst  
Hospital  
155 E BRUSH HILL RD, 2.4 MI

#### ENTERTAINMENT

- 1 Classic Cinemas La Grange  
XQ  
80 LAGRANGE RD, 2.6 MI
- 2 Drury Lane Theatre &  
Events  
100 DRURY LN, 3.0 MI
- 3 Activate Games  
1600 16TH ST UNIT 6, 3.2 MI

#### TRANSIT

- 1 Stone Ave  
METRA - BNSF RAILWAY, 2.3 MI
- 2 Western Springs  
METRA - BNSF RAILWAY, 2.3 MI
- 3 Forest Park  
CTA - BLUE LINE, 4.8 MI

#### SERVICES

- 1 Westchester Public Library  
10700 CANTERBURY STREET, 1.0 MI

## NOTES





**JULIE WHITE**

630.254.6652

JULIEWHITE@ATPROPERTIES.COM



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.

