

**1126 N GROVE AVENUE**  
OAK PARK







#### ROOM DIMENSIONS

LIVING ROOM : 22' × 13'  
DINING ROOM : 14' × 12'  
KITCHEN : 13' × 10'  
BREAKFAST ROOM : 18' × 8'  
PRIMARY BEDROOM : 18' × 13'  
BEDROOM II : 14' × 11'  
BEDROOM III : 11' × 10'  
REC ROOM : 18' × 20'  
STORAGE/UTILITY : 13' × 22'

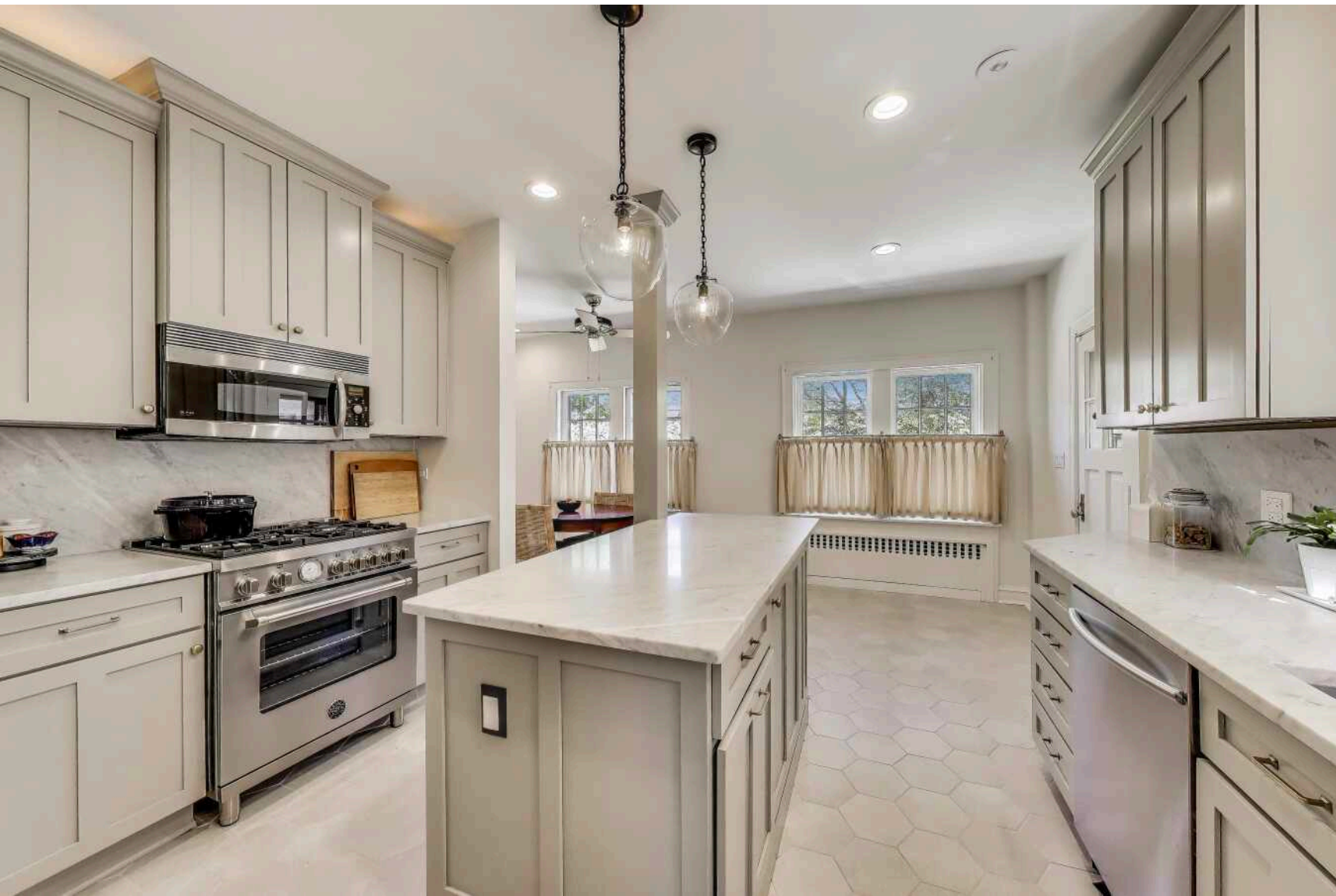
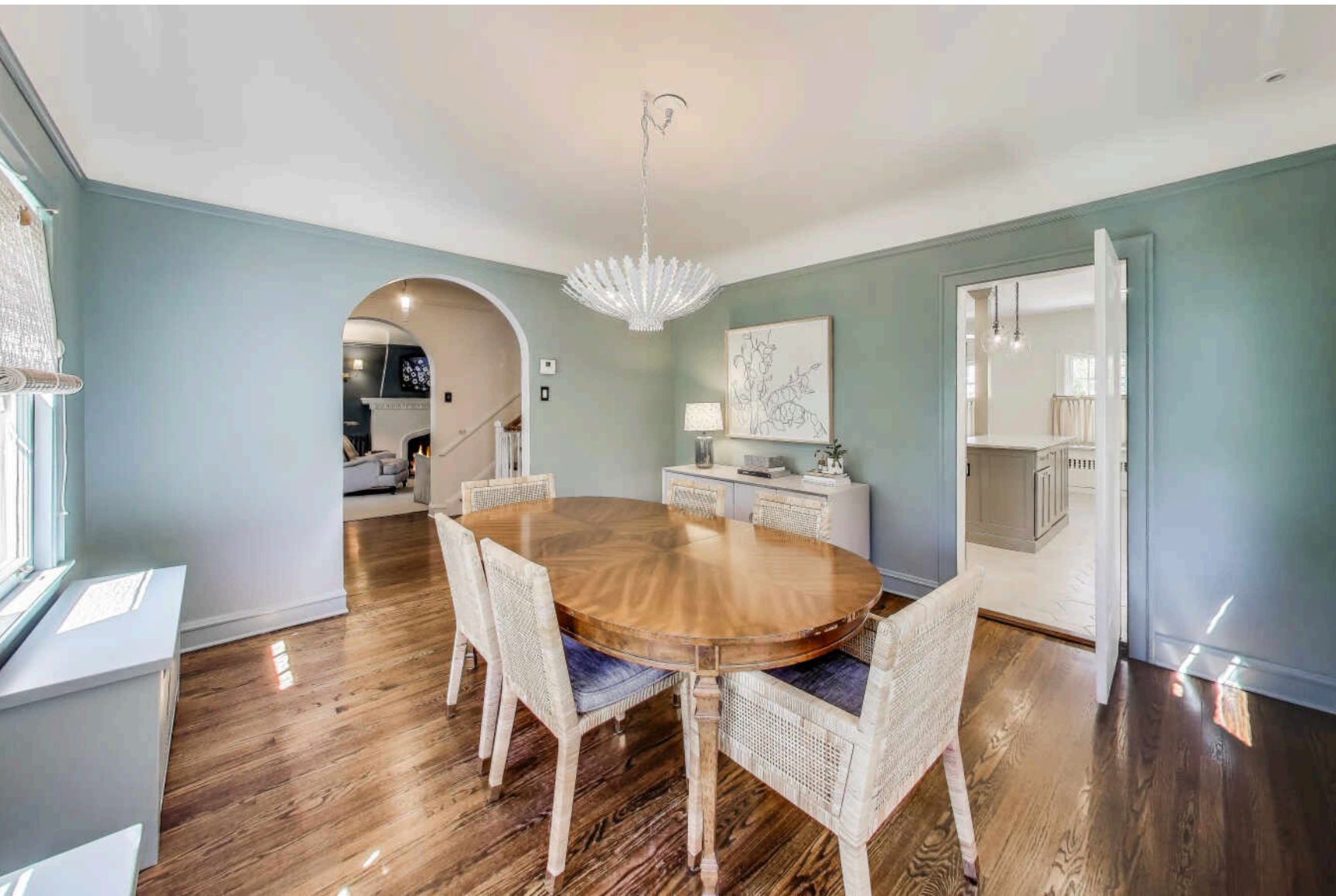
3 BEDROOM

2.1 BATH

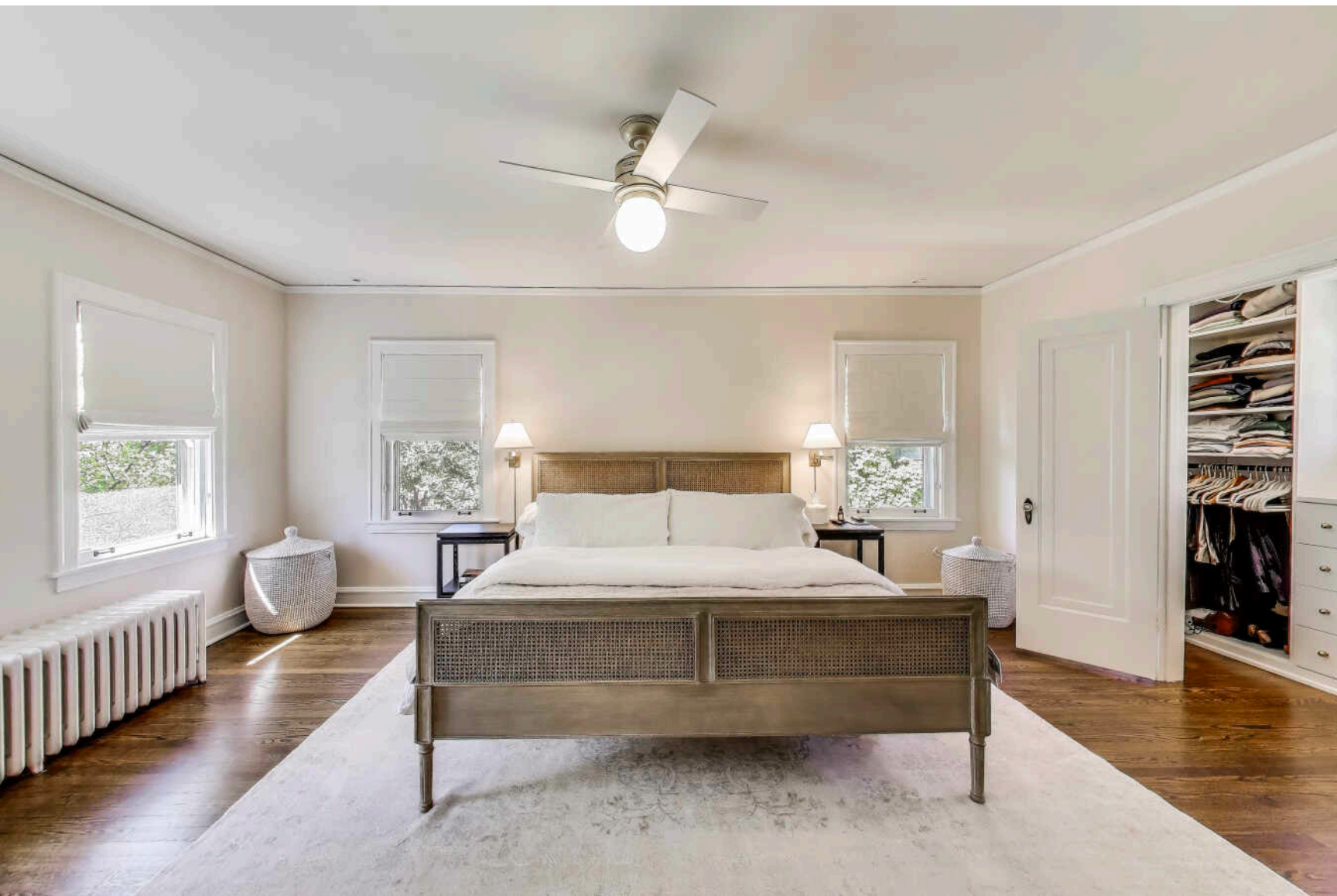
TAXES: \$20,108

Welcome Home to This Charming Colonial in the Heart of Oak Park's Mann School District! Move right in and start enjoying this beautifully maintained home, where timeless charm meets modern updates. Natural light floods the spacious rooms, highlighting the coved ceilings and hardwood floors throughout. The spacious living room centers around a classic wood-burning fireplace-perfect for cozy evenings. The dining room comfortably seats six, but has room to expand for 8+ for holiday entertaining. The updated (2019) eat-in kitchen is a chef's delight; boasting a Bertazzoni gas range, custom cabinetry, stainless steel appliances, marble countertops, wine cooler, center island, and custom cafe curtains. Upstairs, you'll find three generous sized bedrooms with custom closet space (2021/2022), custom window treatments, and a recently renovated full bath with soaking tub, quartzite counters and a marble hex floor (2020). The newly finished basement (2020) offers a versatile family/rec room, an updated full bathroom with shower stall, mudroom with built-in cubbies, and plenty of storage. Step outside to a fully fenced backyard with a patio-ideal for summer grilling and entertaining. Pull down attic boasts spray foam insulation, plenty of storage space and houses a SpacePak unit from 2022. Enjoy nearby parks, a highly walkable neighborhood, and top-rated Mann Elementary just blocks away. This is Oak Park living at its best!





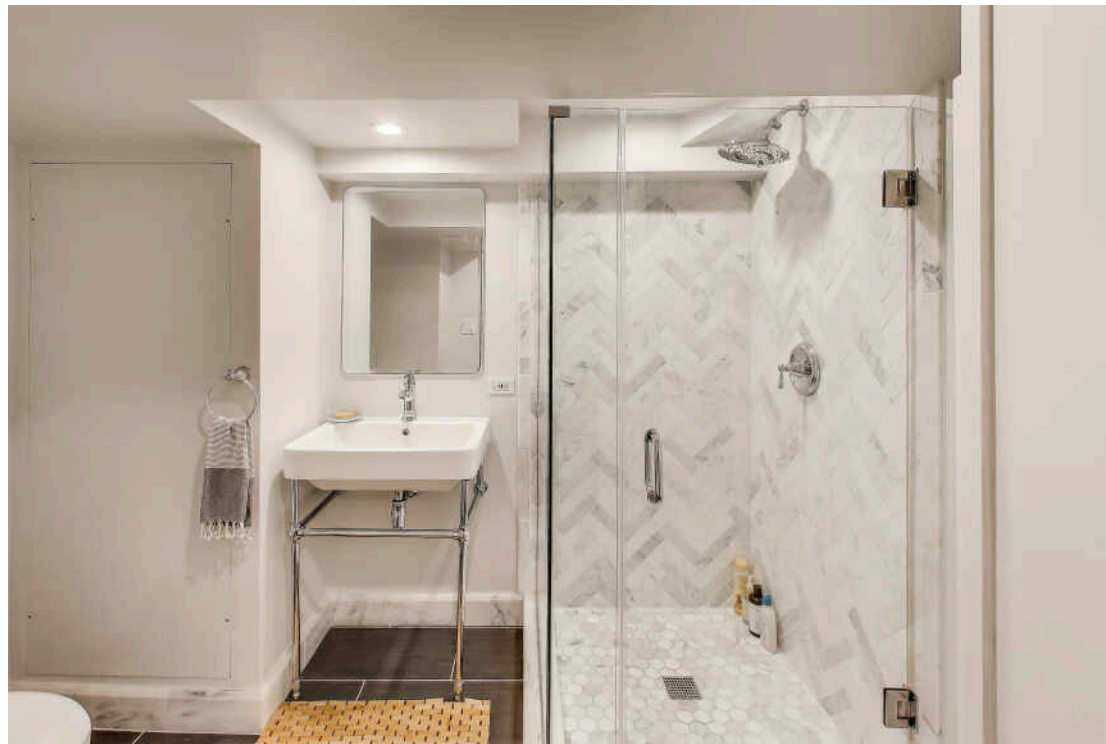
















## OAK PARK IS THE COOL KID ON THE BLOCK AS FAR AS COMMUNITIES GO.

Located just 10 miles west of downtown Chicago, the community has a distinctly urban, creative vibe and has long been home to artists who have risen to the top of their fields.

Renowned architect Frank Lloyd Wright spent the first 20 years of his career in Oak Park, building more homes in the area than anywhere else in the world. Novelist Ernest Hemingway attended Oak Park and River Forest High School, where he excelled in English classes and wrote for the school paper.

Oak Park is noted for its unique mix of home styles including Victorian, Queen Anne, Craftsman, and Prairie School. The community is comprised of three historic districts, including the Frank Lloyd Wright Historic District.

In addition to an active arts community, locals enjoy ample recreational opportunities including public parks, outdoor pools, an ice-skating rink, and the Oak Park Conservatory. Meanwhile, downtown Oak Park offers a number of boutiques, national retailers, noted restaurants, and galleries.

Transportation is easily accessible with the Eisenhower Expressway and public transportation options like the CTA Green and Blue Lines and the Oak Park Metra station. The village's Augusta Boulevard is part of the Grand Illinois Trail.



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