

1127 GARDEN STREET
PARK RIDGE



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

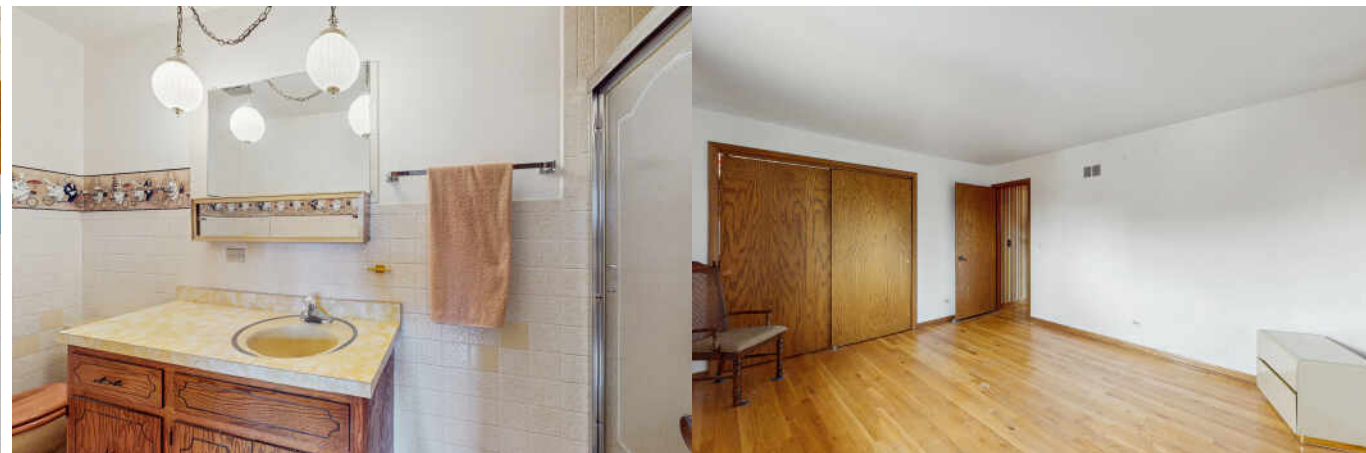
LIVING ROOM : 18' x 14'
FAMILY ROOM : 18' x 16'
DINING ROOM : 11' x 9'
KITCHEN : 10' x 8'
EAT-IN-KITCHEN AREA : 13' x 9'
PRIMARY BEDROOM : 17' x 13'
SECOND BEDROOM : 14' x 11'
THIRD BEDROOM : 12' x 10'
WALK-IN-CLOSET : 8' x 5'
FOYER : 7' x 6'

This well-maintained, one-owner home, built in 1977, offers over 1,800 sq. ft. of living space (not including the basement) and is ready for your personal touch! Ideally located within walking distance to Uptown Park Ridge, you'll enjoy a vibrant community filled with charming boutiques, fantastic restaurants, a grocery store, and the iconic Pickwick Theatre-a local landmark for movie lovers. In the warmer months, take advantage of the seasonal farmers market, weekend festivals, and outdoor events that make this neighborhood truly special. Inside, you'll find hardwood floors throughout the first and second levels, a bright eat-in kitchen with a sunny southern exposure and sliding glass doors leading to the fenced-in back yard - perfect for outdoor relaxation and a spacious family room for additional recreation and relaxation. There is also a first-floor powder room - a rare amenity in a multi-level home (a split or a split with a sub-basement) adding extra convenience for guests and daily living. A circular driveway welcomes you home and leads to a 2-car attached garage for added convenience. Just a short walk away, the Park District's Centennial Fitness Center offers incredible amenities, including an indoor pool, water park, playgrounds, winter sledding hill, fitness classes, basketball, racquetball, and more. With its classic brick exterior accented by vinyl siding, this home has been lovingly cared for over the years and offers a solid foundation for modern updates. Don't miss this chance to create your dream home in one of Park Ridge's most desirable locations!



3 BEDROOM
1.1 BATH
TAXES: \$10,050







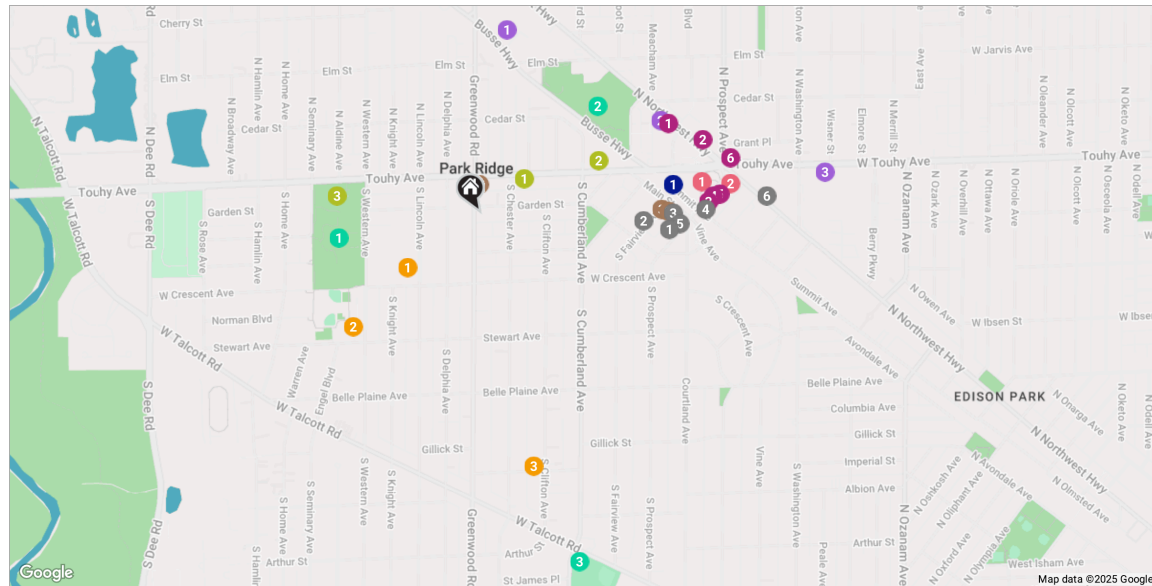
ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

The picturesque suburb is known for its small-town charm, which is just one reason why many residents have lived here their entire lives.

Park Ridge boasts a variety of unique shops, popular restaurants, and charming parks in the city's vibrant Uptown area. Newer buildings blend seamlessly with historic ones, including the art deco Pickwick Theatre - a movie theater and venue that is on the National Register of Historic Places. The Pickwick's façade was one of the theaters used as the backdrop for the opening credits of Gene Siskel and Roger Ebert's *At the Movies*.

In addition to free summer concerts presented by the Park Ridge Fine Arts Symphony, residents have plenty of events to enjoy throughout the year. The Taste of Park Ridge takes place during the summer, and the community also has a farmers market that is open through October.

Commuters have convenient access to downtown Chicago with two commuter rail stations on Metra's Union Pacific Northwest Line, as well as access to major expressways and O'Hare International Airport.



RESTAURANTS

- 1 Hay Caramba Restaurant
122 SOUTH PROSPECT AVENUE, 0.4 MI
- 2 Panino's Pizzeria - Park Ridge
28 SOUTH FAIRVIEW AVENUE, 0.4 MI
- 3 The Harp And Fiddle
110 MAIN STREET, 0.4 MI
- 4 Holt's
43 SOUTH PROSPECT AVENUE, 0.5 MI
- 5 Thalaiva's Indian Kitchen and Bar Prospect Ave
110 S PROSPECT AVE, 0.5 MI
- 6 Oberweis Ice Cream and Dairy Store
101-103 SOUTH NORTHWEST HIGHWAY, 0.7 MI

COFFEE

- 1 Dunkin'
1129 WEST TOUHY AVENUE, 0.1 MI
- 2 Off the Wall Cafe
104 MAIN STREET, 0.4 MI

- 3 TeaLula
11 S FAIRVIEW AVE, 0.4 MI

SHOPPING

- 1 Kriser's Natural Pet
164 NORTH NORTHWEST HIGHWAY SUITE 164, 0.5 MI
- 2 American Science & Surplus
27 NORTH NORTHWEST HIGHWAY, 0.5 MI
- 3 2 Sisters Boutique A&L
33 S PROSPECT AVE, 0.5 MI
- 4 Edie Boutique
27 S PROSPECT AVE, 0.5 MI
- 5 Camp Willow
21 S PROSPECT AVE, 0.6 MI
- 6 Gabriel's Closet Children's Consignment Boutique
428 W TOUHY AVE, 0.6 MI

GROCERY

- 1 Jewel-Osco
481 BUSSE HIGHWAY, 0.4 MI

- 2 Trader Joe's
190 NORTH NORTHWEST HIGHWAY, 0.5 MI
- 3 Whole Foods Market
225 WEST TOUHY AVENUE, 0.8 MI

GYM

- 1 CorePower Yoga - Park Ridge
991 WEST TOUHY AVENUE, 0.1 MI
- 2 FFC Park Ridge
826 WEST TOUHY AVENUE, 0.3 MI
- 3 Centennial Fitness Center
1515 WEST TOUHY AVENUE, 0.3 MI

SCHOOLS

- 1 Lincoln Middle School
200 SOUTH LINCOLN AVENUE, 0.2 MI
- 2 Washington Elementary School
1500 STEWART AVENUE, 0.4 MI

- 3 Sugar Plum Tree Day Care Center
1006 GILLICK STREET, 0.6 MI

ENTERTAINMENT

- 1 Park Ridge Public Library
20 SOUTH PROSPECT AVENUE, 0.5 MI
- 2 Pickwick Theatre
5 SOUTH PROSPECT AVENUE, 0.6 MI

TRANSIT

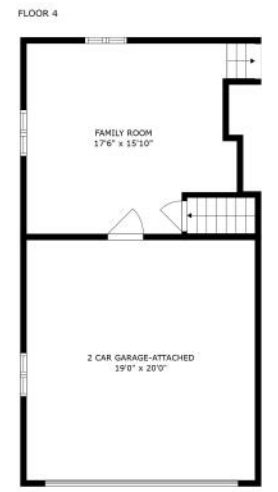
- 1 Park Ridge
METRA - UNION PACIFIC NORTHWEST, 0.5 MI

PARKS

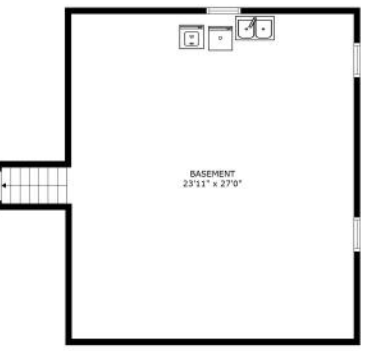
- 1 Centennial Park
100 SOUTH WESTERN AVENUE, 0.3 MI
- 2 Hinkley Park
25 BUSSE HIGHWAY, 0.4 MI
- 3 South Park Wading Pool and Park
833 WEST TALCOTT ROAD, 0.8 MI



FLOOR 3



FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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