

112 S DELPHIA AVENUE
PARK RIDGE

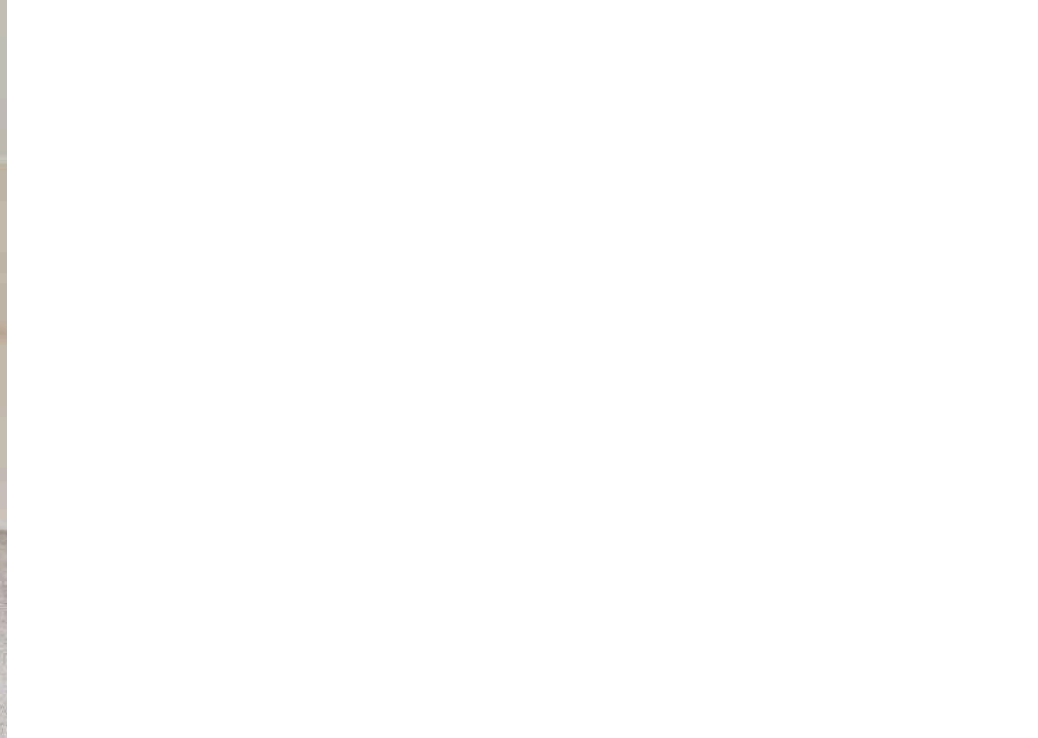


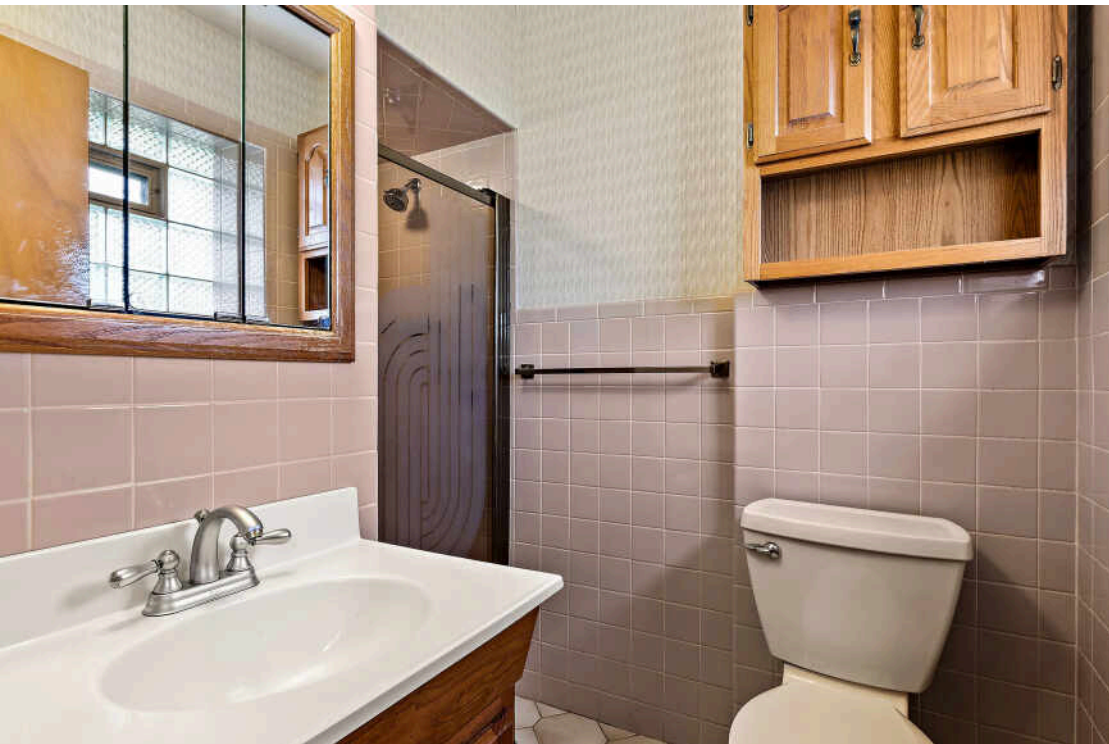
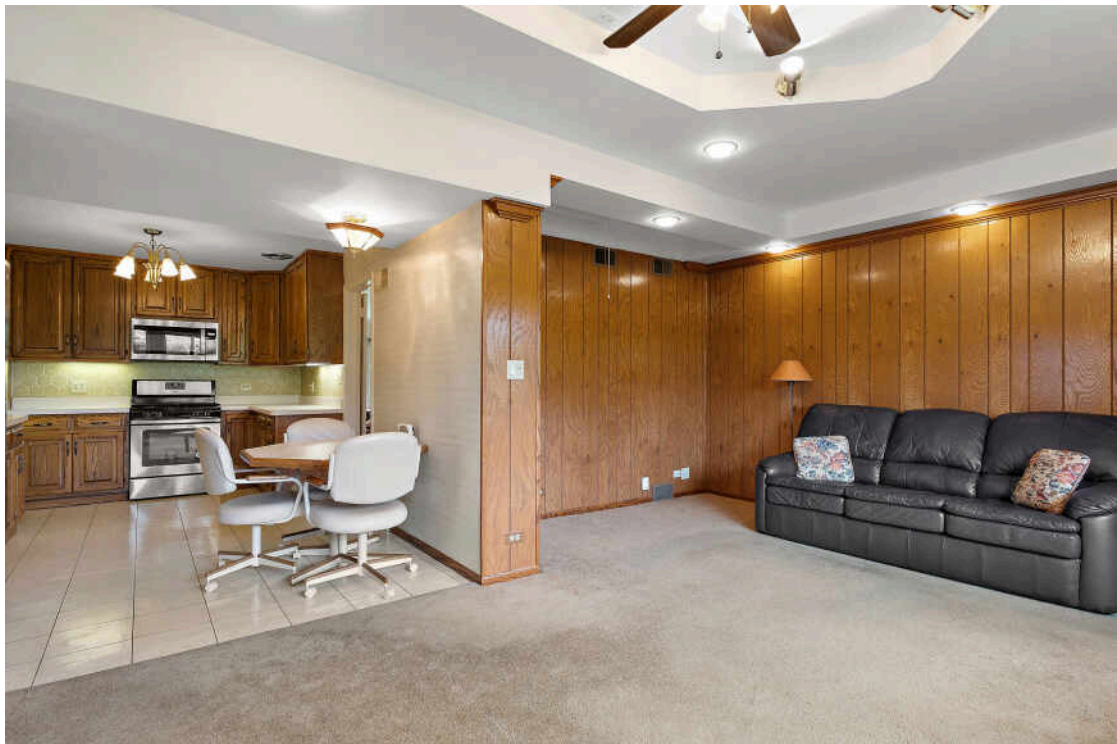


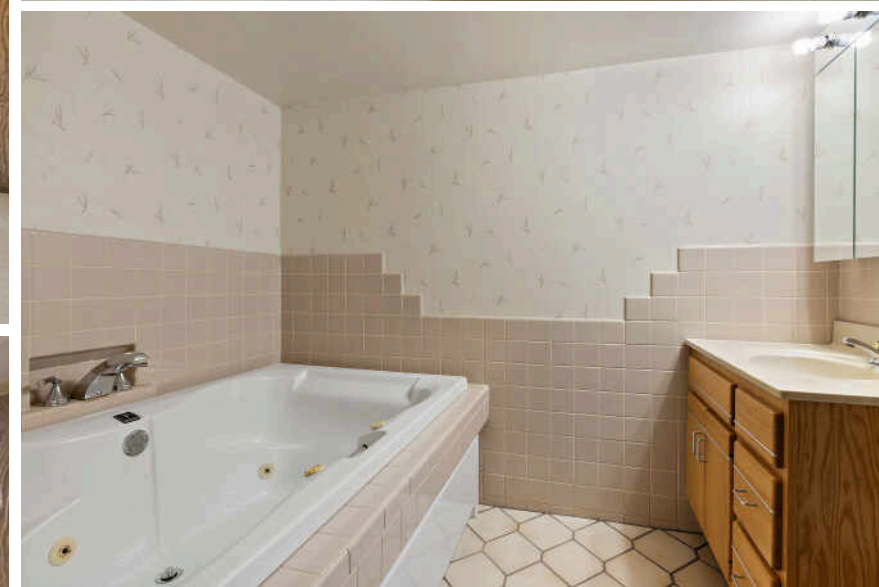
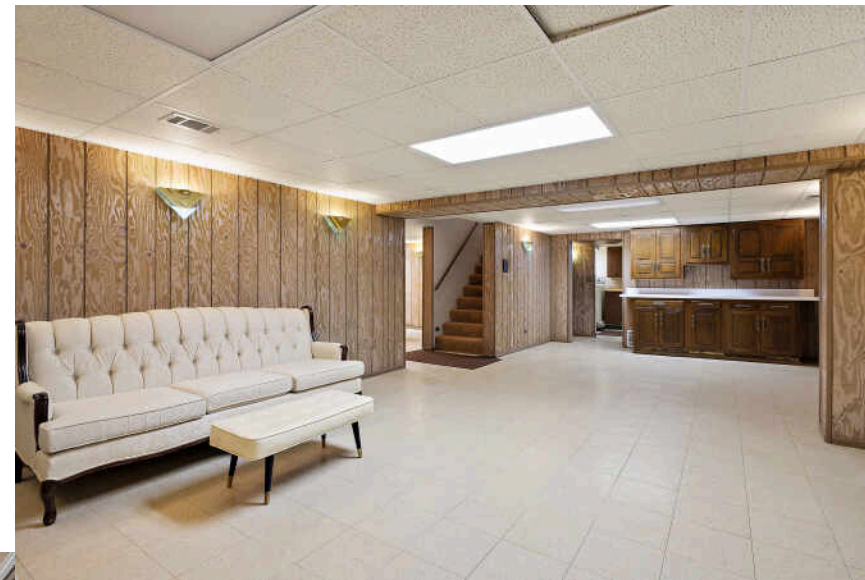
SPACIOUS RANCH IN GREAT LOCATION

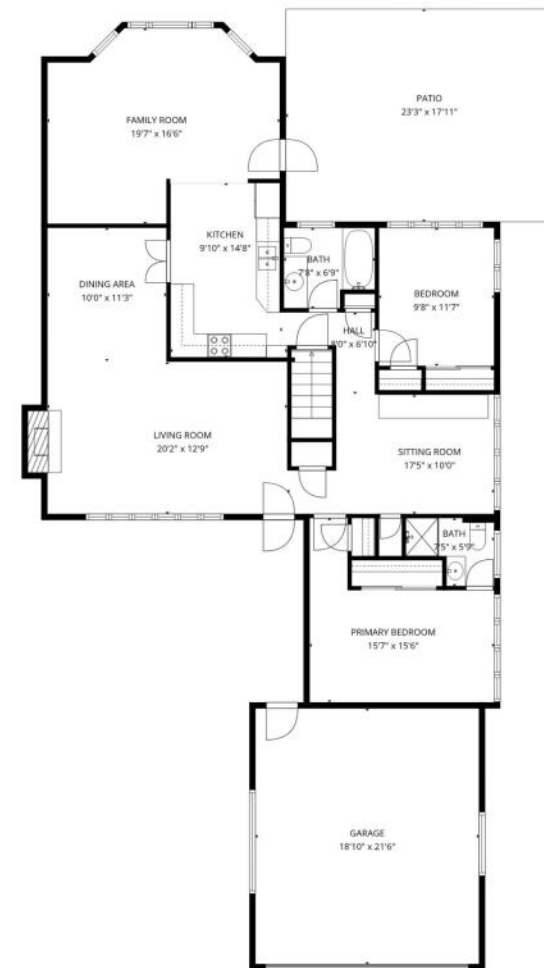
Welcome to this all brick spacious ranch with 2 car attached garage in the sought after Golden Triangle. The front entry opens to the large formal living room with beautiful wood burning fireplace and coved moldings. There is hardwood flooring under the plush carpeting in the living room, dining room, bedrooms and office. The separate dining room is perfect for formal and informal entertaining. The cheery kitchen is fully applanced with ample cabinets and table space. The adjacent paneled family room boasts high coffered ceiling and overlooks the well landscaped back yard with charming patio with gas grill. The primary bedroom is spacious and has a primary bath and large closets. The bright and airy second bedroom has a 2 closets and is near the full hall bath. The third bedroom had the hallway wall removed and is currently used as an office - (wall could be replaced and made back into a bedroom). The basement contains a great recreation room with attached cabinets and countertop, pool table game room, laundry room complete with summer kitchen, full bath with jetted tub & utility room/workshop. Add to this a great location which is close to schools, parks, pool, Uptown, Metra and shopping.

2/3 BEDROOM
3 BATH
TAXES: \$8839.12









TOTAL: 2458 sq. ft
 Basement: 999 sq. ft, 1st floor: 1459 sq. ft
 EXCLUDED AREAS: UTILITY: 184 sq. ft, GARAGE: 405 sq. ft, PATIO: 416 sq. ft,
 FIREPLACE: 10 sq. ft, WALLS: 206 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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.



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