

11458 ASHLEY WOODS DRIVE
WESTCHESTER





ROOM DIMENSIONS

LIVING ROOM : 16' × 21'

FAMILY ROOM : 13' × 21'

DINING ROOM : 10' × 7'

KITCHEN : 10' × 14'

PRIMARY BEDROOM : 13' × 16'

SECOND BEDROOM : 11' × 11'

LOFT : 11' × 29'

2 BEDROOM

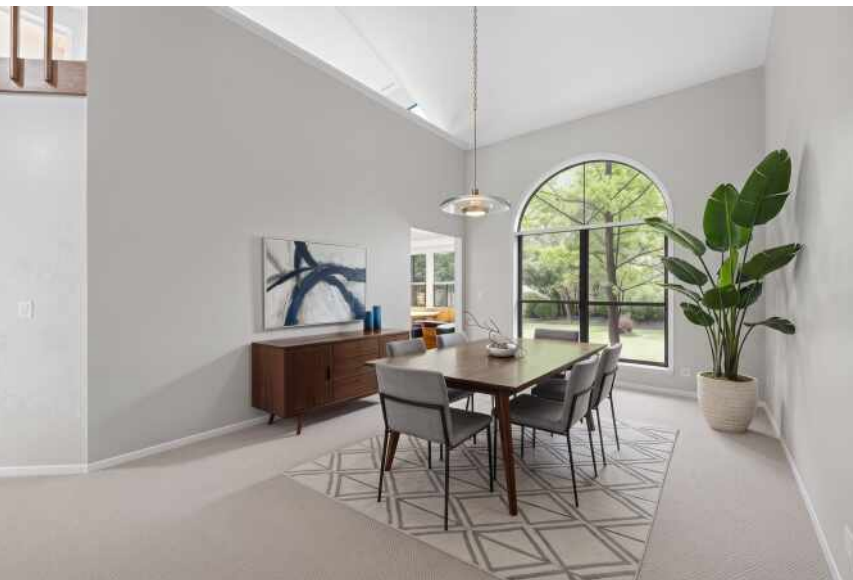
2.1 BATH

TAXES: \$5,186

ASSESSMENTS: \$350 / MONTH

DESIRABLE ASHLEY WOODS TOWNHOME

Welcome to desirable Ashley Woods! This spacious 2-bedroom, 2.1-bath townhome offers a wonderful open and functional floor plan with a versatile loft and plenty of living space with over 2200 square feet. The main level features a welcoming living room and dining room, eat-in kitchen, comfortable family room with direct access to the private backyard and porch, convenient powder room, and laundry room. The kitchen offers ample cabinetry and counter space with room for a breakfast table, while the adjacent family room provides the perfect space to relax or entertain. Upstairs, the primary suite features a walk-in closet and private full bath with double sinks, separate shower, and jacuzzi tub. A second bedroom, additional full bath, and versatile loft provide flexibility for guests, a home office, reading area, or additional living space. The full unfinished basement offers excellent storage and endless potential for future finishing. Convenient location with easy access to major expressways, commuter trains, and airports. Minutes from Oakbrook Center Mall, downtown La Grange and Western Springs. Forest preserve trails, Westchester prairie and Mariano's within walking distance. A wonderful opportunity to enjoy spacious living in Ashley Woods!

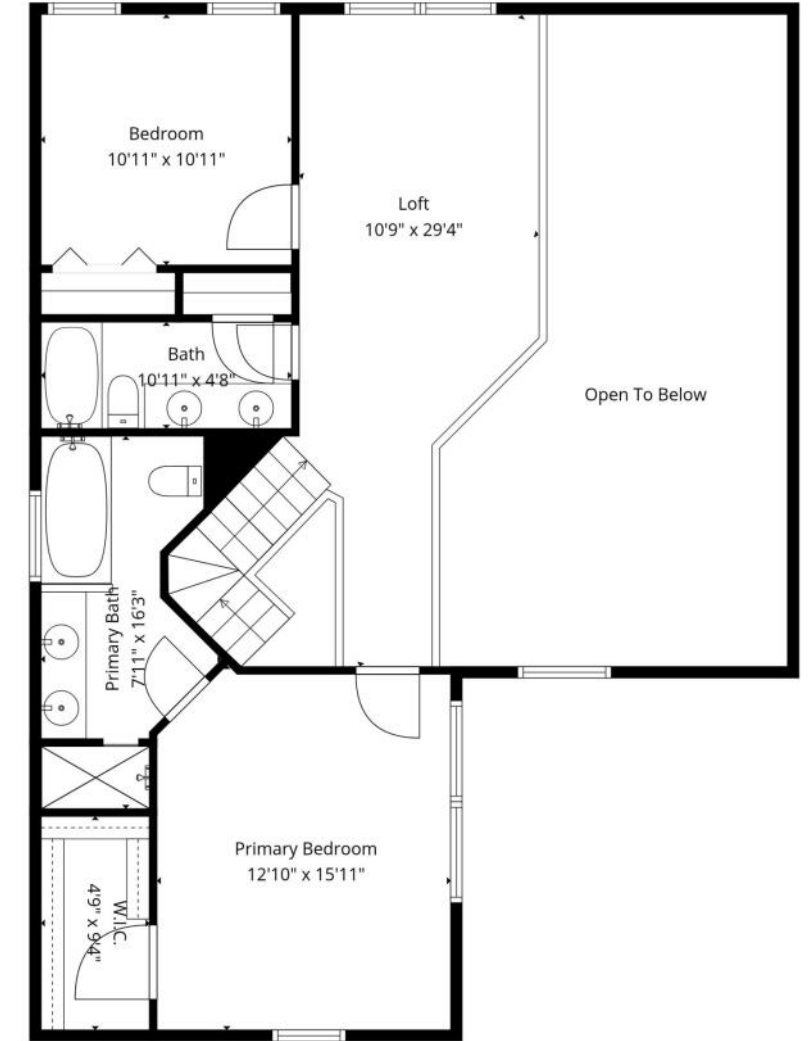




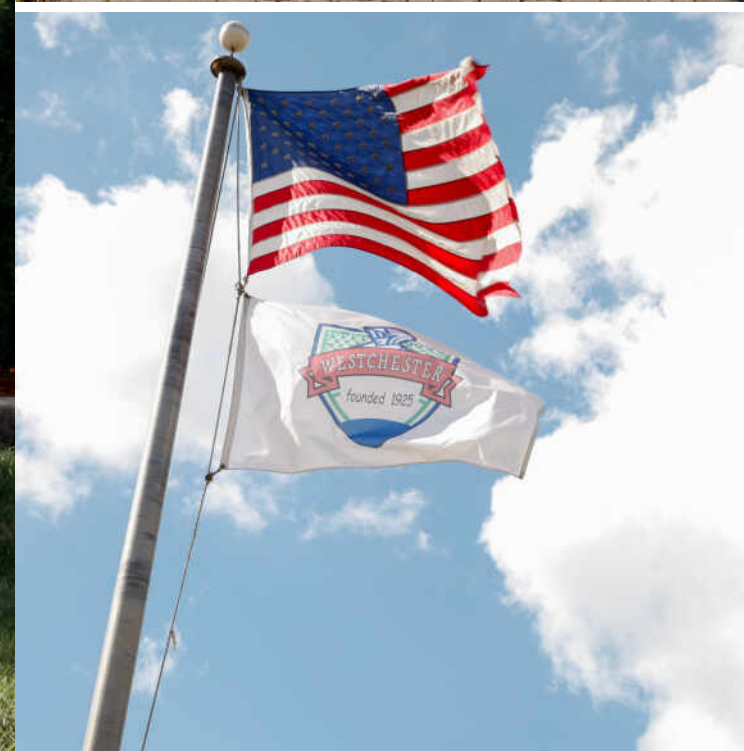




Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

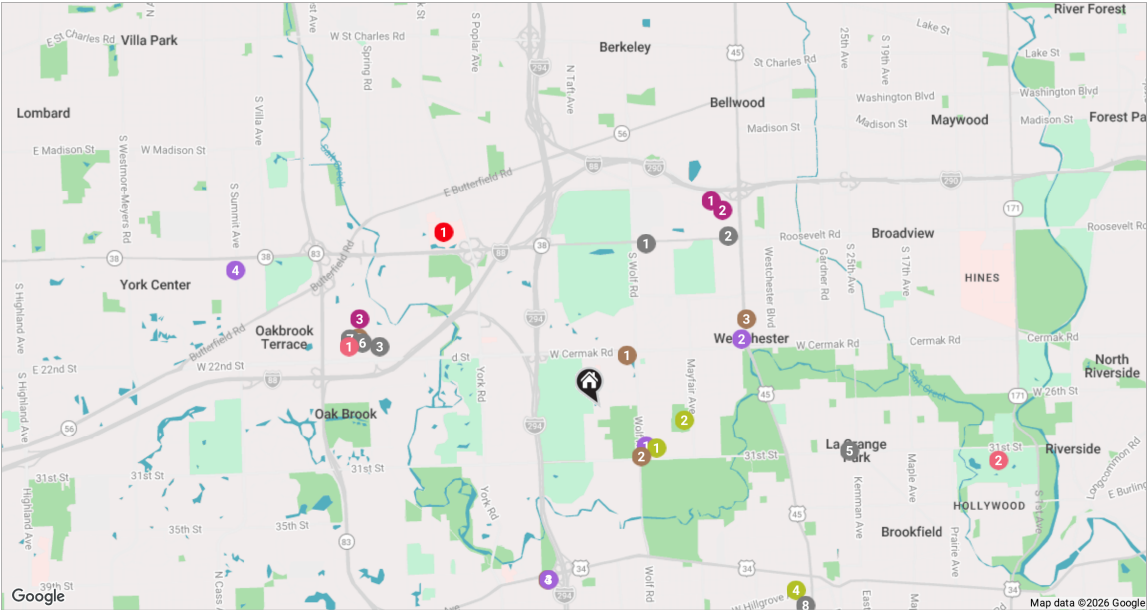


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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 Thithi's Fine Dining and Martinis Bar
11055 ROOSEVELT RD, 1.6 MI
- 2 Emilio's Tapas Bar
4100 ROOSEVELT RD, 2.0 MI
- 3 Gibsons Bar & Steakhouse
2105 SPRING RD, 2.1 MI
- 4 Hillgrove Tap-Western Springs
800 HILLGROVE AVE, 2.2 MI
- 5 Posto 31
1017 E 31ST ST, 2.3 MI
- 6 Wildfire
232 OAKBROOK CENTER, 2.3 MI
- 7 Antico Posto
118 OAKBROOK CENTER, 2.4 MI
- 8 The Elm
23 W HARRIS AVE, 2.6 MI

COFFEE

- 1 Panera Bread
11215 WEST CERMAK ROAD, 0.5 MI
- 2 Dunkin'
11204 31ST ST, 0.6 MI
- 3 Aviator Coffee & Cocktails
1855 S MANNHEIM RD, 1.6 MI
- 4 Starbucks Coffee Company
WILD OATS CENTER, 1.7 MI
- 5 Corner Bakery Cafe
240 OAKBROOK CENTER, 2.3 MI
- 6 Courageous ELMHURST
108 WEST PARK AVENUE, 4.4 MI

SHOPPING

- 1 Target
130 S MANNHEIM RD, 2.2 MI
- 2 HomeGoods
150 S MANNHEIM RD, 2.2 MI
- 3 Nordstrom
10 OAKBROOK CENTER, 2.4 MI

GROCERY

- 1 Mariano's
3020 WOLF RD, 0.6 MI
- 2 Jewel-Osco
2128 SOUTH MANNHEIM ROAD, 1.5 MI
- 3 Whole Foods Market
500 EAST OGDEN AVENUE, 1.7 MI
- 4 Pete's Market #9 - Oakbrook Terrace
17W675 ROOSEVELT ROAD, 3.6 MI
- 5 Trader Joe's
122 OGDEN AVENUE, 4.6 MI

GYM

- 1 Anytime Fitness
3061 SOUTH WOLF ROAD, 0.6 MI
- 2 Westchester Park District - Mayfair Recreation Center
10835 WAKEFIELD STREET, 0.8 MI
- 3 Elite Fitness And Gym
805 BURLINGTON AVENUE, 2.2 MI

4 Orangetheory Fitness 10 NORTH ASHLAND AVENUE, 2.5 MI

MEDICAL

- 1 Endeavor Health Elmhurst Hospital
155 E BRUSH HILL RD, 2.2 MI

ENTERTAINMENT

- 1 Puttshack - Oakbrook
1828 OAKBROOK CENTER, 2.4 MI
- 2 Brookfield Zoo Chicago
8400 31ST ST, 3.7 MI

TRANSIT

- 1 Western Springs
METRA - BNSF RAILWAY, 2.2 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.

