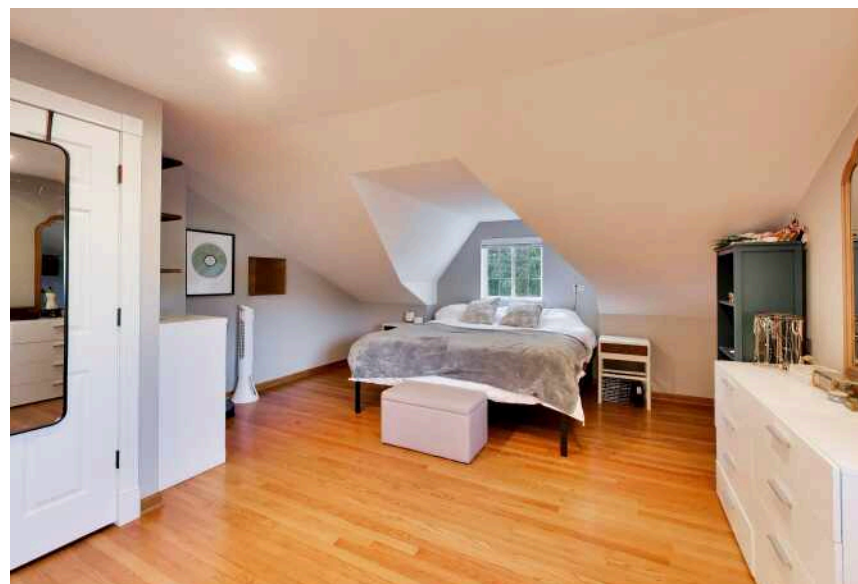


116 E GROVE STREET
LOMBARD

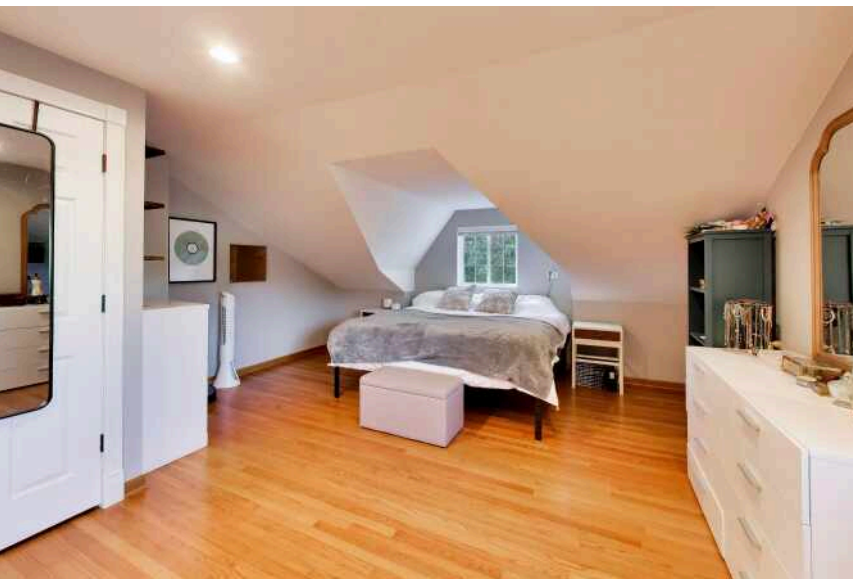


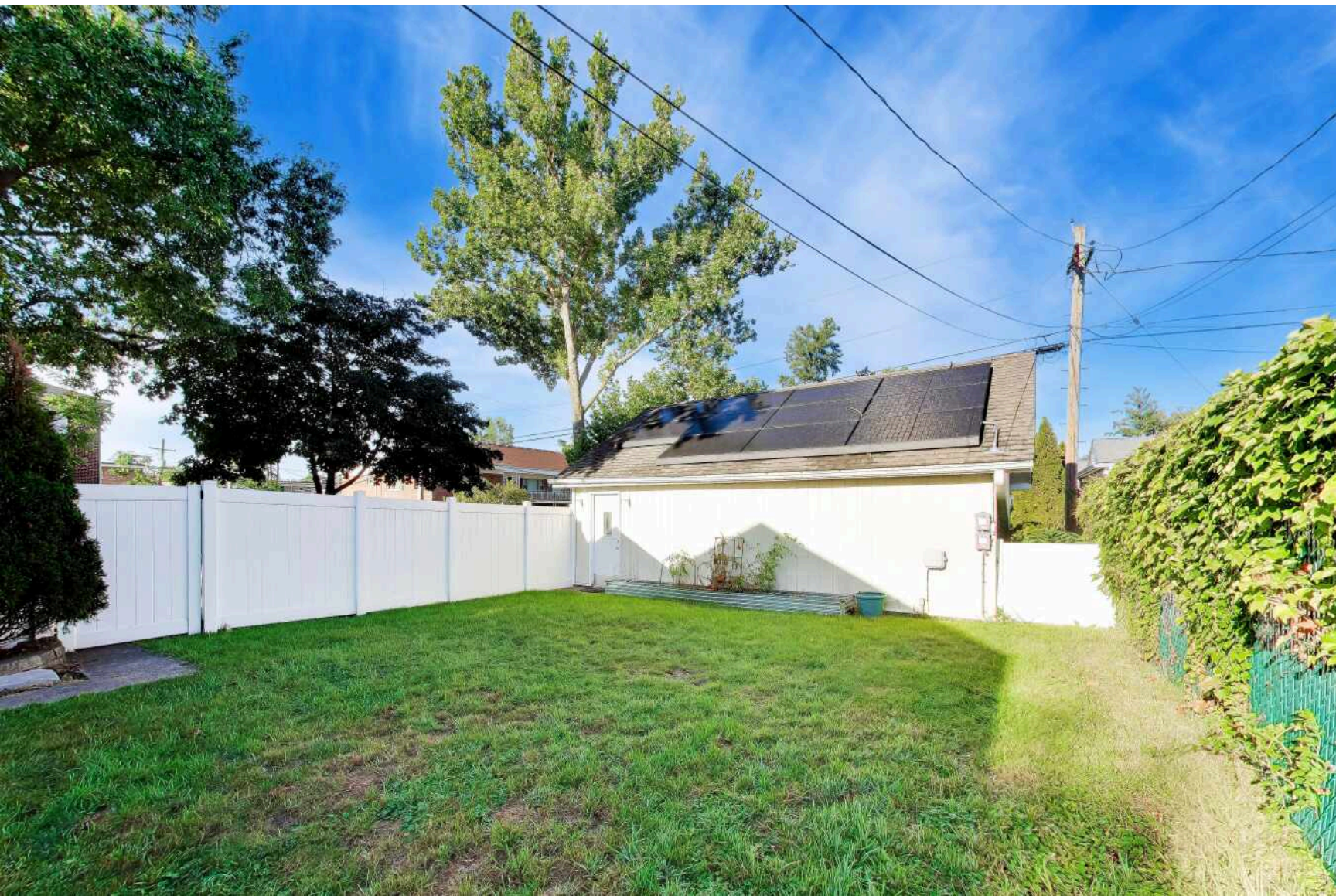


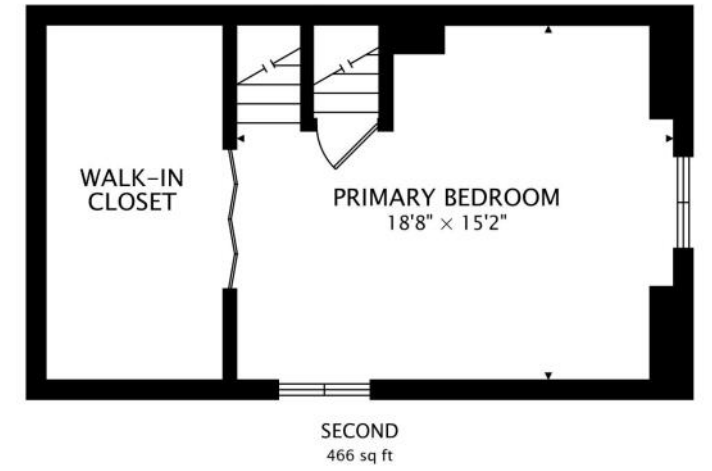
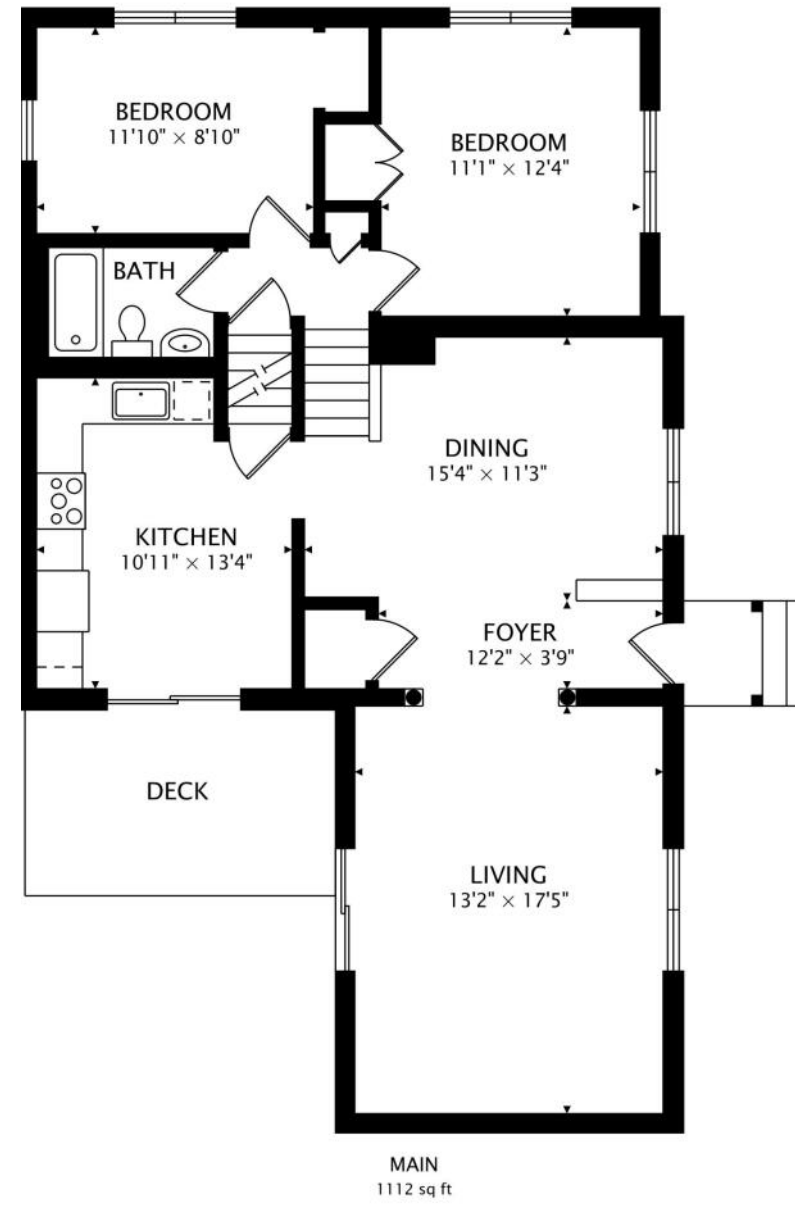
Get ready to love where you live. Located just a short walk from the train station and downtown Lombard, where endless restaurants and shops await, this beautiful home welcomes you in with charming original hardwood floors. A large living room with high vaulted ceilings and lots of natural light, the perfect space for entertaining or unwinding after a long day. The remodeled kitchen has all stainless steel appliances, ample cabinet space, and lots of natural sunlight. Upstairs, you'll find two bedrooms ready for family, guests, or to be used as an office. The updated bathroom features new pedestal sink, toilet, and tile backsplash. On the top floor, you'll find the sprawling Primary Bedroom, with a walk-in closet and additional closet that also leads to an enclosed attic space that is perfect for storage. The basement has a large recreation room that is ready to fit your needs. The laundry has a brand-new washer and dryer, and a mud sink, and the updated bathroom has a new vanity and toilet. Out back you'll find a completely fenced in yard, rustic wood deck and brick patio, and lots of space to enjoy the outdoors. The detached two-car garage allows for even more storage potential, with a corner workshop area and a second floor. Other updates include the roof (2017), furnace (2021), the garage door and opener and driveway (2021), white vinyl fencing (2022), basement bathroom (2023) and upstairs bathroom (2026), and new washer and dryer (2025).

3 BEDROOM
2 BATH
TAXES: \$7,791









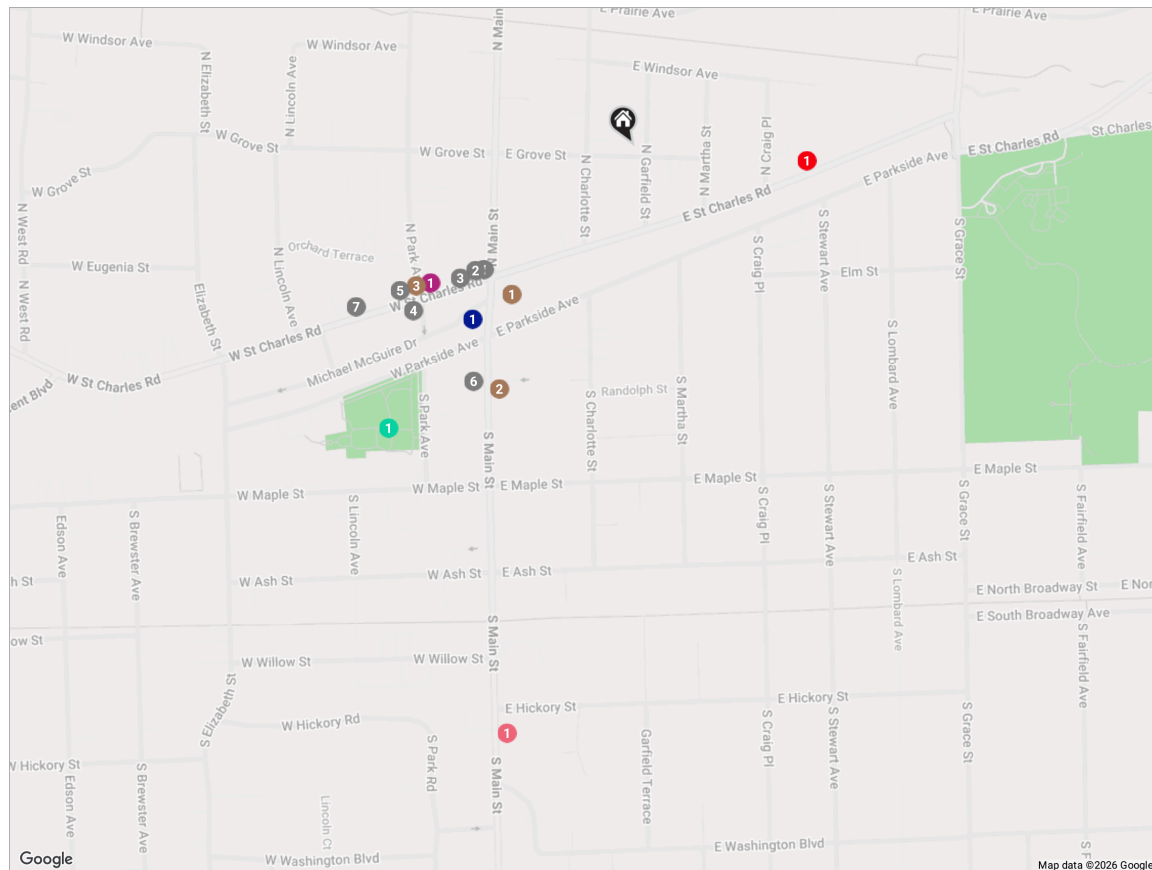


DESIGNATED THE "LILAC VILLAGE," **LOMBARD** IS CHARACTERIZED BY ITS QUAIN, TREE-LINED STREETS AND CLOSE-KNIT COMMUNITY.

Lombard residents are proud of the village's rich history, diverse entertainment opportunities, and unique seasonal events such as Cruise Nights and Summer Concert Series, which puts vintage vehicles and live music on display throughout the summer.

Since 1930, the village has hosted an annual lilac festival and parade in May. Lilac Time is Lombard's famed 16-day horticultural festival held at the beautiful Lilacia Park. Several other lilac-themed events take place throughout the year, including a formal ball, concerts, wine and beer tastings in the park, and an arts and crafts fair.

Metra's Union Pacific West Line railway stops in Lombard, providing commuter transportation to downtown Chicago.



RESTAURANTS

- 1 **Egg House**
2 WEST SAINT CHARLES ROAD, 0.2 MI
- 2 **Grove Tavern**
6 WEST SAINT CHARLES ROAD, 0.2 MI
- 3 **NachoRita**
14 WEST SAINT CHARLES ROAD, 0.2 MI
- 4 **Babcock's Grove House**
101 WEST SAINT CHARLES ROAD,
0.3 MI
- 5 **Kyo Ramen & Poke Bowl**
108 WEST SAINT CHARLES ROAD,
0.3 MI

- 6 Rosemary and Jeans Public House
116 SOUTH MAIN STREET, 0.3 MI
- 7 Bricks Wood Fired Pizza - Downtown Lombard
132 WEST SAINT CHARLES ROAD,
0.3 MI

 COFFEE _____

- 1 Dunkin'**
1 EAST SAINT CHARLES ROAD, 0.2 MI
- 2 MOTW Coffee and Pastries**
109 SOUTH MAIN STREET, 0.3 MI

- 3 Gnarly Knots Pretzel Company**
100 WEST SAINT CHARLES ROAD,
0.3 MI

 SHOPPING_____

- 1** FairyTales Inc
28 WEST SAINT CHARLES ROAD, 0.3 MI

 MEDICAL _____

- 1 Lombard Veterinary Hospital**
244 E ST CHARLES RD, 0.2 MI

ENTERTAINMENT_____

- 1 Helen Plum Library**
411 SOUTH MAIN STREET, 0.6 MI

- 1 Lombard
METRA - UNION PACIFIC WEST, 0.3 MI

 PARKS _____

- 1 Lilacia Park**
150 SOUTH PARK AVENUE, 0.4 MI

NOTES



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