118 BURLINGTON AVENUE

CLARENDON HILLS







118 BURLINGTON AVENUE

An envious distance to Clarendon Hills' sought-after retail, wellness, restaurants, parks, and award-winning schools; this in-town charmer presents an unrivaled opportunity. Professionally landscaped grounds set the stage for this clean and crisp 3-bedroom/3-full bathroom home. Defined entry foyer w/ deep closet offers functionality and direct flow into living rm centered by gleaming hardwoods and sun-drenched bay window. Cook's-equipped kitchen features granite counters, wood cabinetry, upgraded suite of appliances including newly installed Miele dishwasher. Oversized, tree-top principal suite flooded w/ natural light features walk-in closet and handsome bath plus enclosed-stair attic access. Two additional, healthy-sized 2nd level bedrooms feed to tasteful hall bathroom. Extended living in the sunken family rm w/ above-grade greenery sight lines. Lower level has 3rd full bathroom and cheery laundry rm. Serenity from every angle of the larger cedar deck w/ pergola perfect for outdoor entertaining. Extensive storage throughout the easily accessed attic and partial crawl space. 1-car attached garage w/ space for light storage. Additional highlights include newly installed HVAC, plush neutral carpet, and fresh coat of interior paint. An inviting and rare suburban offering. This is home.

3 BEDROOM 3 BATH TAXES: \$6,366.84











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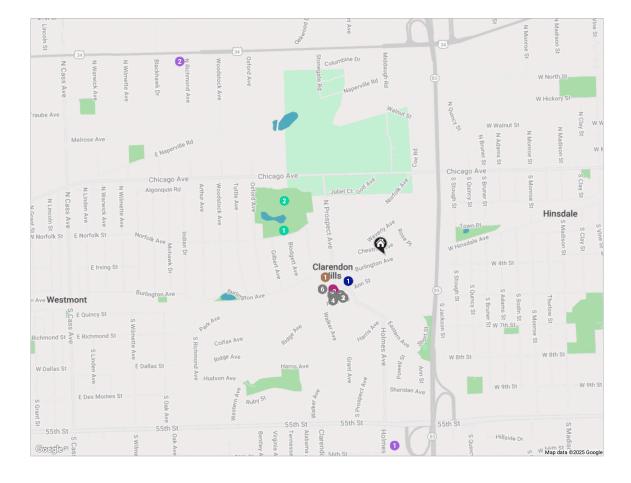


KNOWN FOR ITS CURVED ROADS THAT WERE INFLUENCED BY FAMED LANDSCAPE ARCHITECT FREDERICK LAW OLMSTED, CLARENDON HILLS HAS A UNIQUE STREET PLAN THAT CONTOURS ITS BEAUTIFUL NATURAL LANDSCAPE

The rapidly-growing village has been named one of the best places to live in the Chicago area by *West Suburban Living* and today is home to more than 80 businesses. Eight parks spanning nearly 50 acres offer recreational activities, with amenities including baseball diamonds, soccer fields, basketball and tennis courts, trails, and areas for picnicking.

Once known as "Daisy Fields," Clarendon Hills celebrates its beginnings every June with Daisy Days and the annual Daisy Dash, consisting of a 5K run to benefit local charities.

Transportation is convenient for commuters with the Clarendon Hills Metra station, which provides service to Chicago and Aurora along the BNSF Railway.



RESTAURANTS_ 6 IL Mio Italian Restaurant 30 SOUTH PROSPECT AVENUE, 0.3 MI SHOPPING_ Standard Market 333 E OGDEN AVE, 1.1 MI Village Gourmet - Cafe & Vintage Charm Clarendon 6 THASSOS GREEK TRANSIT___ Catering RESTAURANT 23 SOUTH PROSPECT AVENUE, 0.2 MI 8 SOUTH PROSPECT AVENUE, 0.2 MI 1 WALKER AVENUE, 0.3 MI Clarendon Hills METRA - BNSF RAILWAY, 0.2 MI Little Creperie 95 PARK AVENUE, 0.2 MI 2 The English Garden Flower The Open Door Taproom & Shop Bottle Shop 20 S PROSPECT AVE, 0.3 MI 14 S PROSPECT AVE, 0.3 MI Ginger Wasabi Restaurant & PARKS_ 31 SOUTH PROSPECT AVENUE, 0.2 MI ♀ coffee_ 1 Prospect Park Pavilion 315 CHICAGO AVENUE, 0.4 MI Brama La Pizza 34 SOUTH PROSPECT AVENUE #1336, 1 Jewel-Osco 303 HOLMES AVENUE, 0.8 MI 1 Tierra Distilling Co. & Cafe 211 BURLINGTON AVENUE, 0.3 MI Prospect Park 315 CHICAGO AVENUE, 0.5 MI 0.3 MI

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