

1200 S PROSPECT AVENUE #108
ELMHURST





ROOM DIMENSIONS

LIVING ROOM : 15' x 11'

DINING ROOM : 15' x 8'

KITCHEN : 13' x 12'

PRIMARY BEDROOM : 15' x 10'

SECOND BEDROOM : 11' x 10'

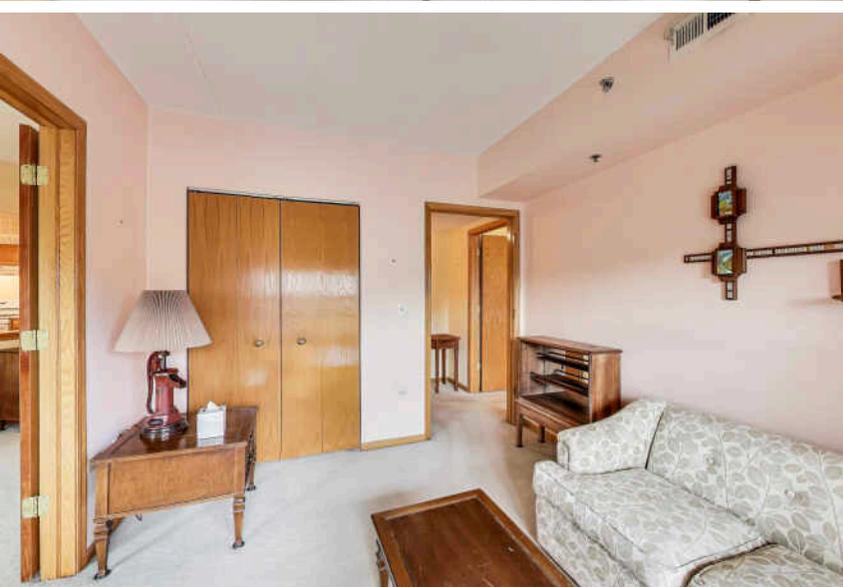
2 BEDROOM

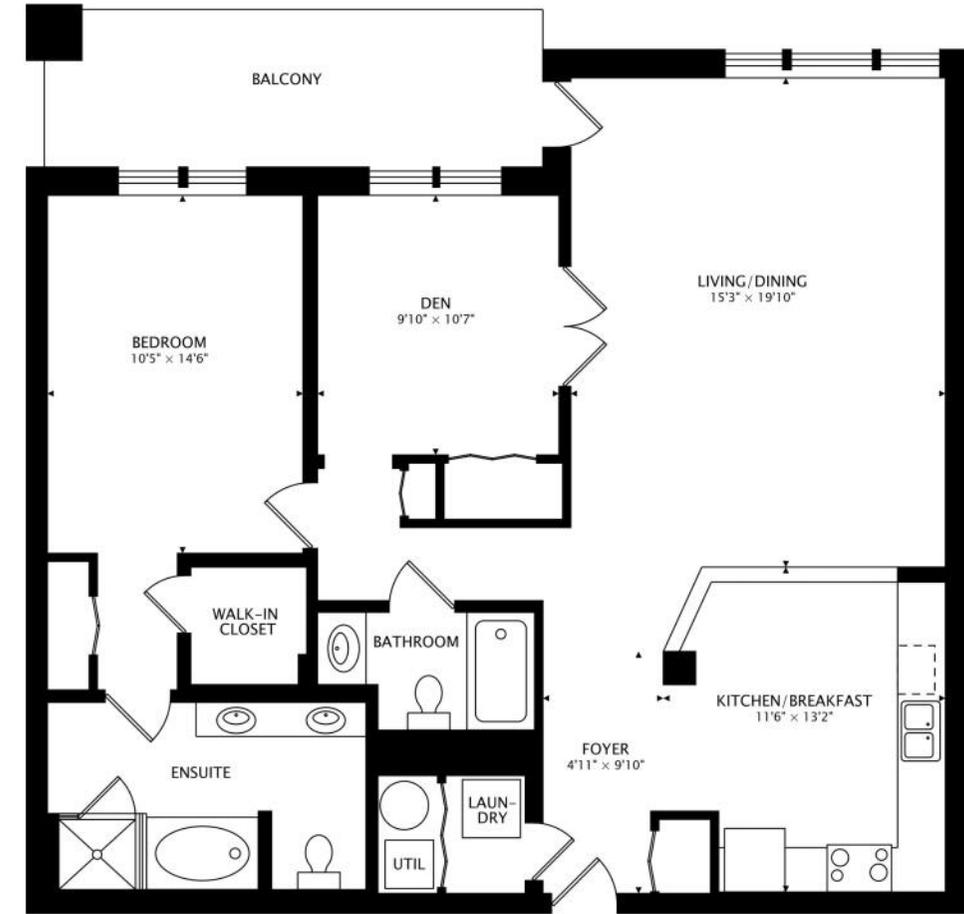
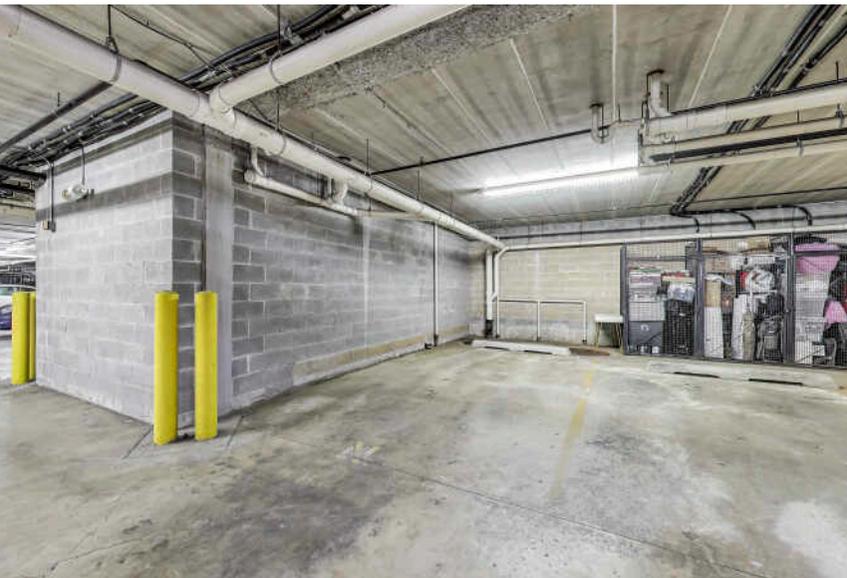
2 BATH

TAXES: \$3,208

ASSESSMENTS: \$312 / MONTH

Two Bedroom 2 bath Elmhurst condo currently used as a 1 bedroom with a den. Seller will offer credit to close the open wall between den and living room. Sunny large east facing balcony. Impeccably maintained original owner unit. Seller will also credit to repaint unit and remove wallpaper. Eat in kitchen, open floor plan. Primary has 2 closets and a large bath with double vanity, large tub and separate shower. Well maintained building, unit has underground parking designated space and storage. South Elmhurst location near Elmhurst Hospital and easy access to expressways. Just 5 minutes from Oak Brook Shopping Center.





1213 sq ft + 126 sq ft BALCONY



ELMHURST IS A VIBRANT COMMUNITY WITH A WEALTH OF SHOPS, RESTAURANTS, AND ARTS AND CULTURE.

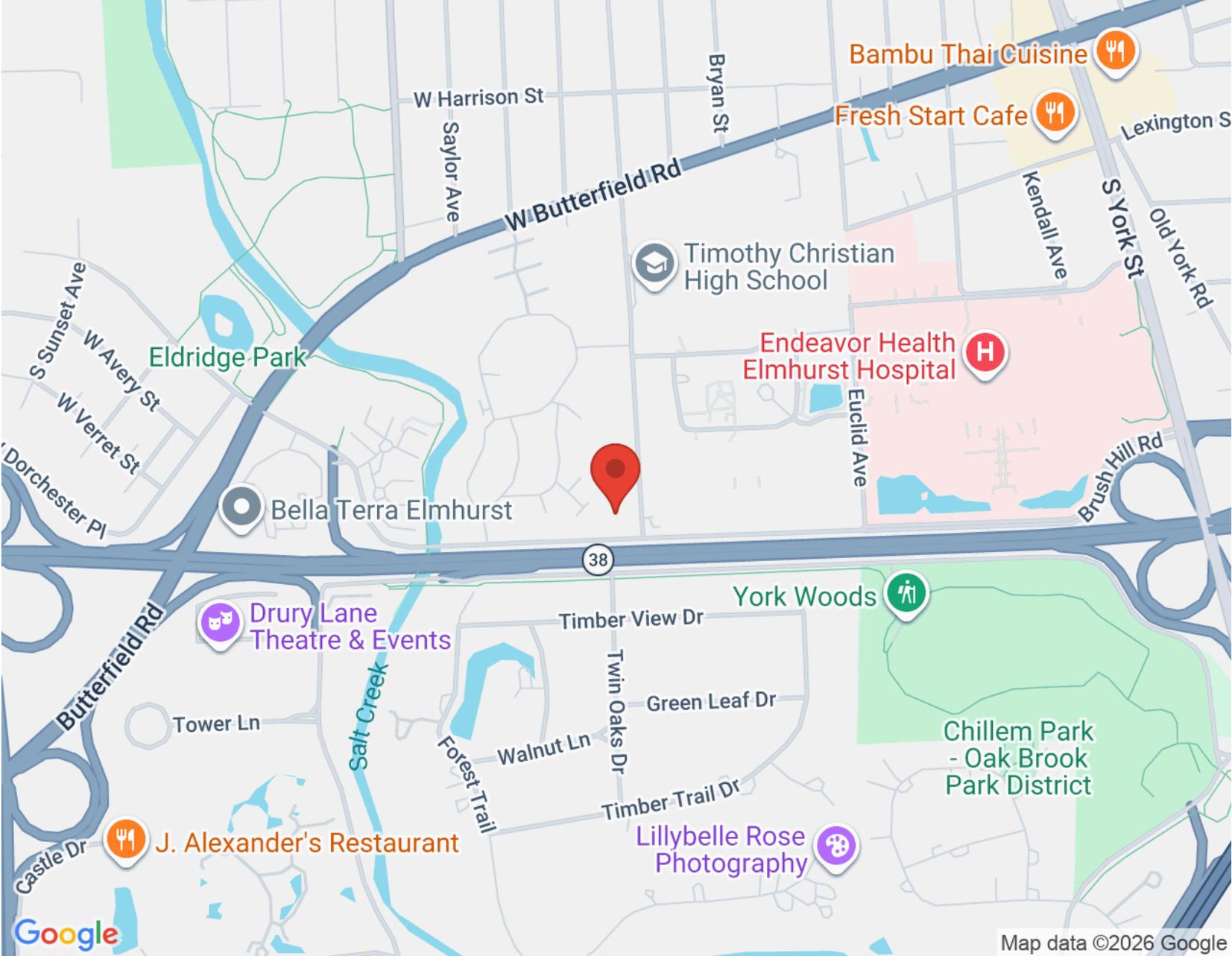
Elmhurst's award-winning park district maintains nearly 30 parks as well as trails, playgrounds, and athletic facilities. At the center of town is Wilder Park, where locals will also find the community's public library, Wilder Mansion, the Wilder Park Conservatory, and the Elmhurst Art Museum. The museum has been named the "Best Suburban Art Museum in Chicago" by *Chicago* magazine and is adjacent to the McCormick House, a rare single-family home designed by Mies van der Rohe.

Elmhurst is also home to the Elmhurst History Museum, Elmhurst Symphony Orchestra, GreenMan Theatre Troupe, Elmhurst Choral Union, and Elmhurst Children's Theatre.

In addition to its many cultural offerings, the city is known for its bustling shopping and dining scene. Elmhurst's City Centre boasts a movie theater, an assortment of eateries and boutiques, and community events such as the annual Rock the Block Party. The Elmhurst Express Trolley connects downtown Elmhurst with the community's other shopping areas, including the Spring Road and York & Vallette business districts. The Trolley is free and runs during the summer and holiday season.

Residents come together for dozens of community events that are held throughout the year. The Memorial Day Parade has taken place every year since its start in 1918 and the annual St. Patrick's Day Parade is the third largest in the Chicagoland area.

With its proximity to O'Hare International Airport, the Tri-State Tollway, and the Eisenhower Expressway, Elmhurst offers convenient transportation options. A Metra train station is also located in town, providing easy access to downtown Chicago.



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