

1226 HIGHRIDGE PARKWAY
WESTCHESTER



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 15' × 17'

DINING ROOM : 9' × 11'

KITCHEN : 9' × 10'

PRIMARY BEDROOM : 11' × 17'

SECOND BEDROOM : 9' × 13'

2 BEDROOM

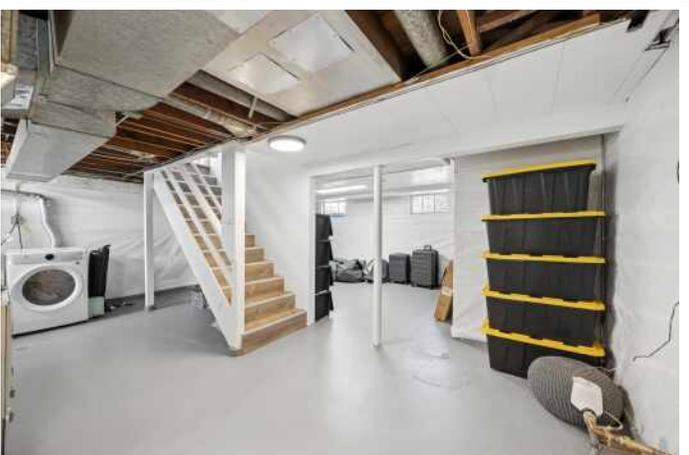
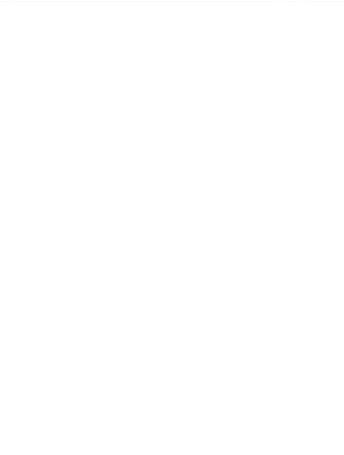
1 BATH

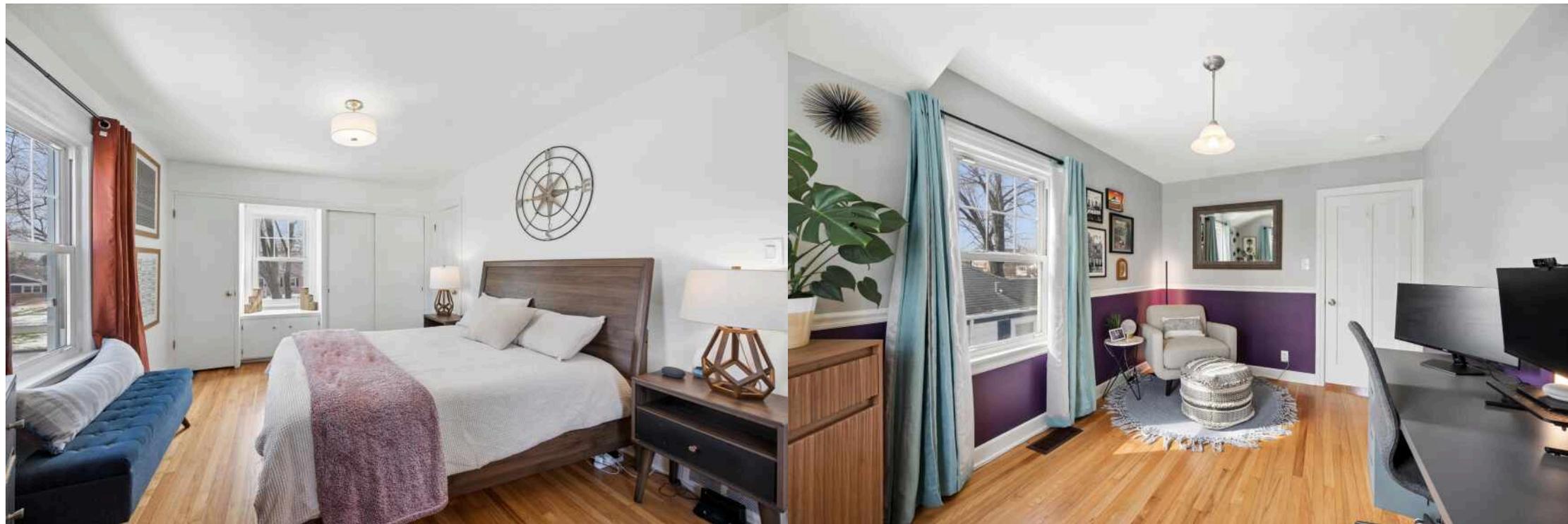
TAXES: \$4,875

CHARMING GEORGIAN

This stunning 2-bedroom Georgian offers the perfect blend of timeless charm and modern convenience. Recently refinished hardwood flooring throughout the home and arched doorways add warmth and character to this beautiful home. The dining area flows into the updated kitchen, featuring white cabinetry, quartz countertops, subway tile backsplash, and stainless steel GE appliances. Upstairs, you'll find two generously sized bedrooms and full bathroom. The full unfinished basement is ready for your design ideas and is complete with professional waterproofing which includes a new sump pump and battery backup for added peace of mind with a transferable lifetime warranty. Outside, an oversized 2-car detached garage provides ample storage, while the fully fenced backyard and cement patio offer a great space to relax or entertain. Major updates include: new plumbing 2025, kitchen 2023, furnace 2022, roof & siding 2017. Ideally located for commuters with easy access to major expressways, close proximity to transportation, and between both airports. Minutes from Oakbrook Center Mall, forest preserve trails, shopping and restaurants. Thoughtfully renovated, this home is truly move-in ready.





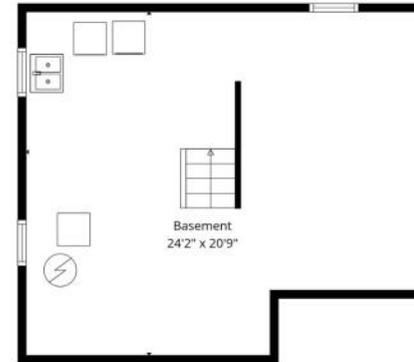




1st Floor

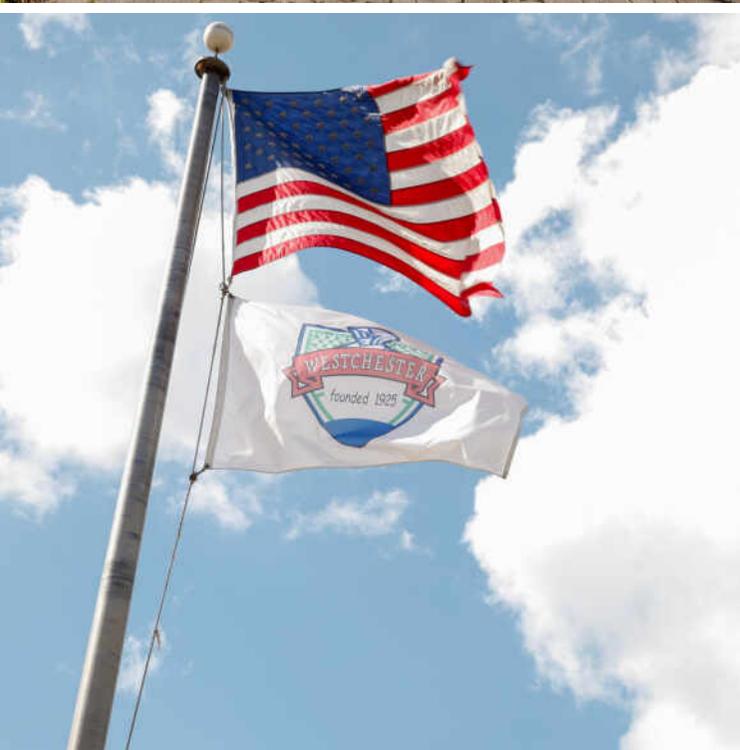


2nd Floor



Basement

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

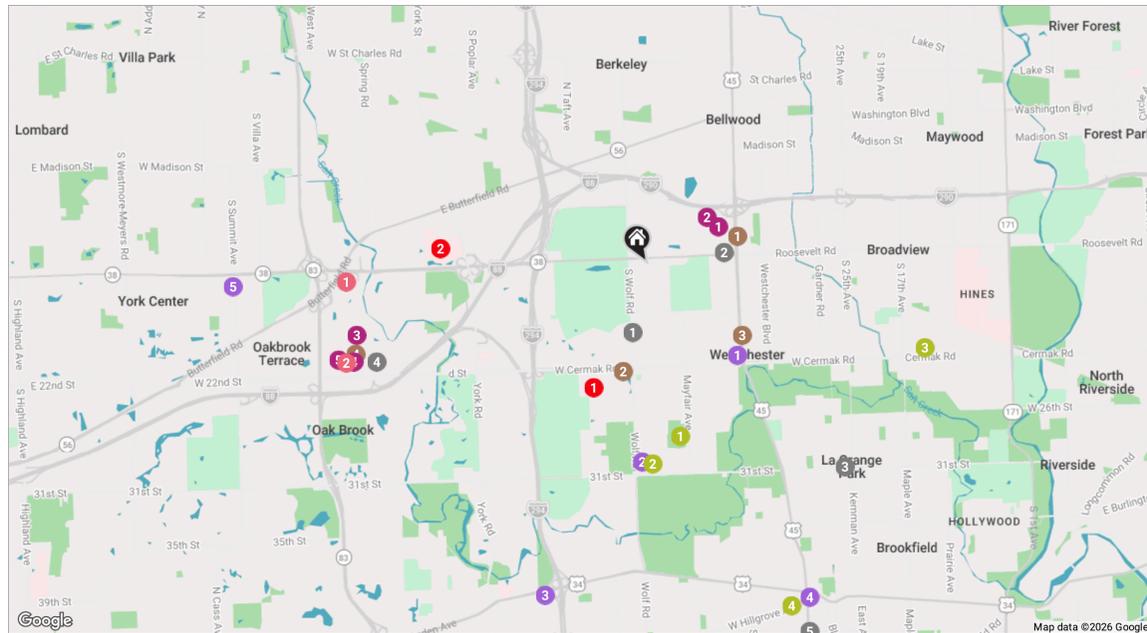


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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 Cafe Nuevo Leon
1805 S WOLF RD, 0.6 MI
- 2 Emilio's Tapas Bar
4100 ROOSEVELT ROAD, 0.7 MI
- 3 Posto 31
1017 E 31ST ST, 2.6 MI
- 4 Gibsons Bar & Steakhouse
2105 SPRING ROAD, 2.7 MI
- 5 Prasino
93 LAGRANGE ROAD, 3.7 MI

COFFEE

- 1 Dunkin'
1005 SOUTH MANNHEIM ROAD, 0.9 MI
- 2 Panera Bread
11215 WEST CERMAK ROAD, 1.0 MI
- 3 Aviator Coffee & Cocktails
1855 S MANNHEIM RD, 1.1 MI

- 4 Corner Bakery Cafe
240 OAKBROOK CENTER, 2.8 MI

SHOPPING

- 1 HomeGoods
150 S MANNHEIM RD, 0.7 MI
- 2 Target
130 S MANNHEIM RD, 0.7 MI
- 3 Nordstrom
10 OAKBROOK CENTER, 2.8 MI
- 4 Barnes & Noble
297 OAKBROOK CENTER, 2.9 MI
- 5 Macy's
1 OAKBROOK CENTER, 3.0 MI

GROCERY

- 1 Jewel-Osco
2128 SOUTH MANNHEIM ROAD, 1.2 MI
- 2 Mariano's
3020 WOLF RD, 1.8 MI

- 3 Whole Foods Market
500 EAST OGDEN AVENUE, 3.2 MI

- 4 Trader Joe's
25 NORTH LA GRANGE ROAD, 3.4 MI
- 5 Pete's Fresh Market #9 - Oakbrook Terrace
17W675 ROOSEVELT ROAD, 3.9 MI

GYM

- 1 Westchester Park District - Mayfair Recreation Center
10835 WAKEFIELD STREET, 1.6 MI
- 2 Anytime Fitness Westchester
3061 SOUTH WOLF ROAD, 1.8 MI
- 3 LA Fitness
200 BROADVIEW VILLAGE SQUARE, 2.7 MI
- 4 Orangetheory Fitness
10 NORTH ASHLAND AVENUE, 3.4 MI
- 5 Elite Fitness And Gym
805 BURLINGTON AVENUE, 3.6 MI

MEDICAL

- 1 Lurie Children's Outpatient Center
2301 ENTERPRISE DRIVE, 1.2 MI
- 2 Endeavor Health Elmhurst Hospital
155 E BRUSH HILL RD, 1.9 MI

ENTERTAINMENT

- 1 Drury Lane Theatre & Events
100 DRURY LANE, 2.8 MI
- 2 Puttshack - Oakbrook
1828 OAKBROOK CENTER, 2.9 MI

TRANSIT

- 1 Elmhurst
METRA - UNION PACIFIC WEST, 3.4 MI
- 2 Western Springs
METRA - BNSF RAILWAY, 3.7 MI

NOTES



JULIE WHITE

630.254.6652

JULIEWHITE@ATPROPERTIES.COM



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