

1237 S WESTERN AVENUE

PARK RIDGE





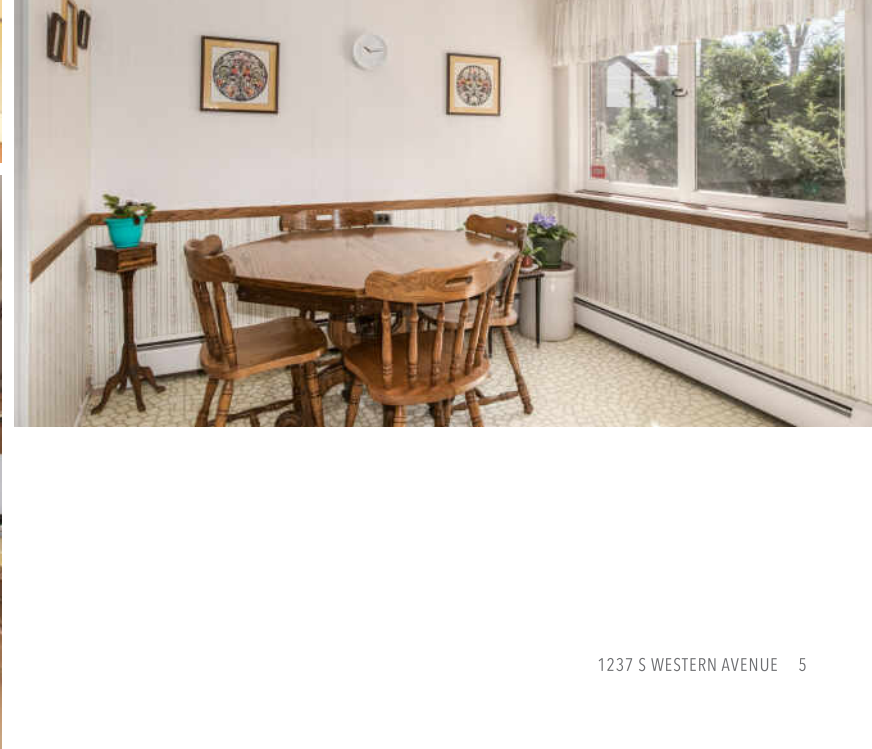
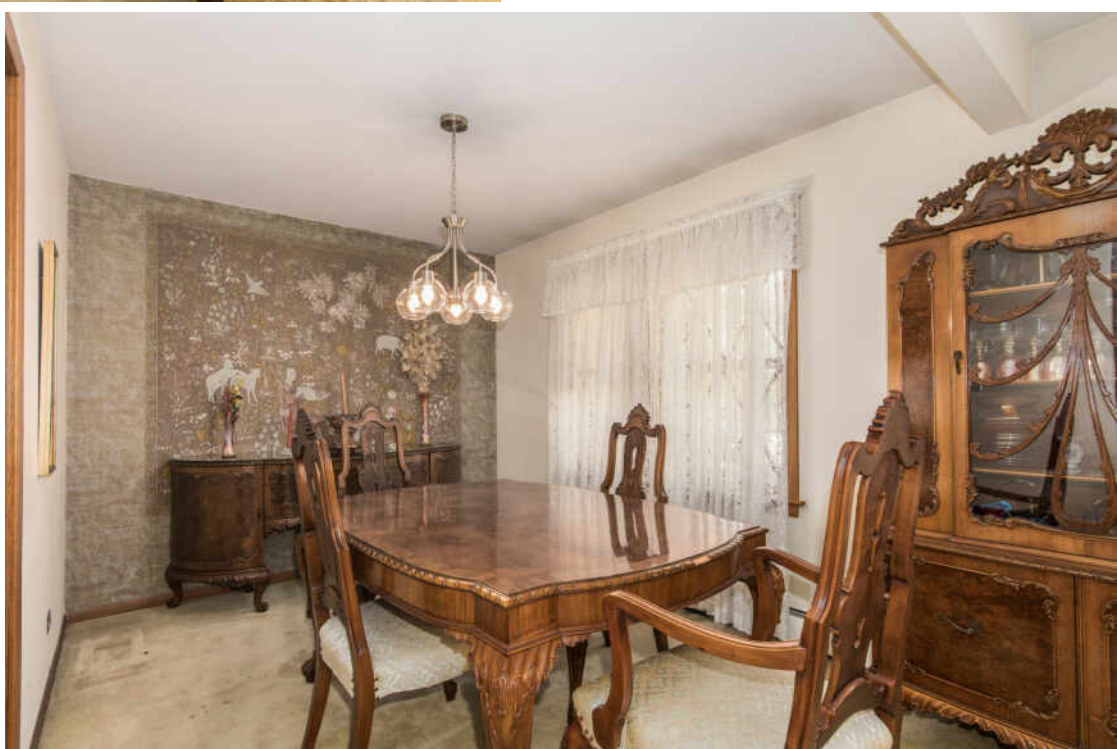
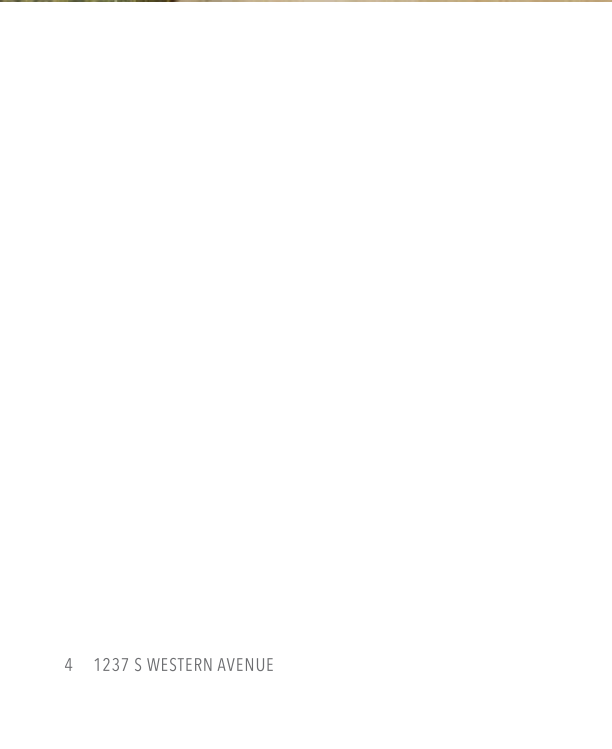
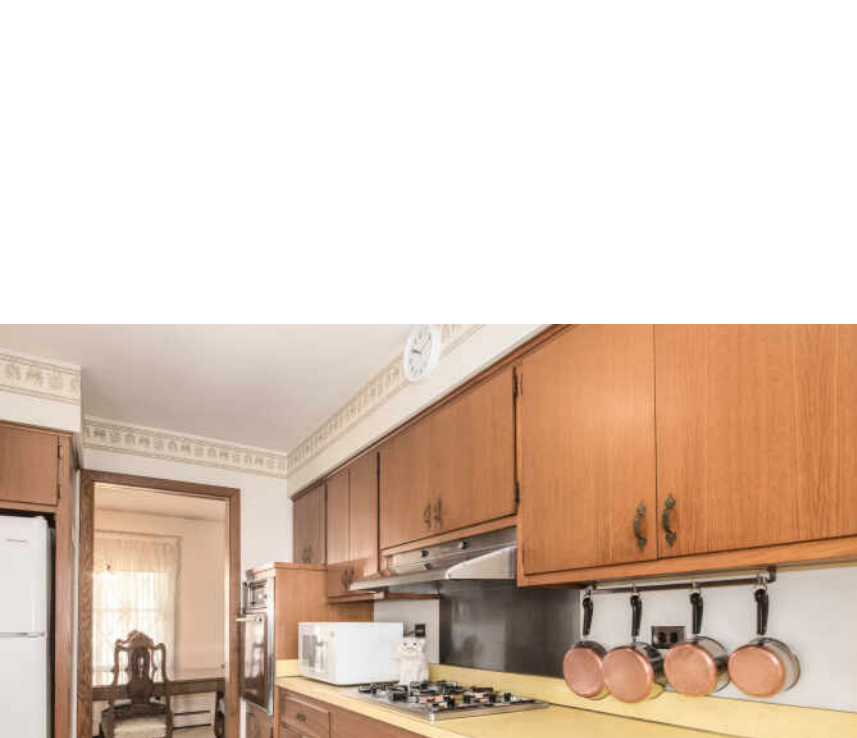
ROOM DIMENSIONS

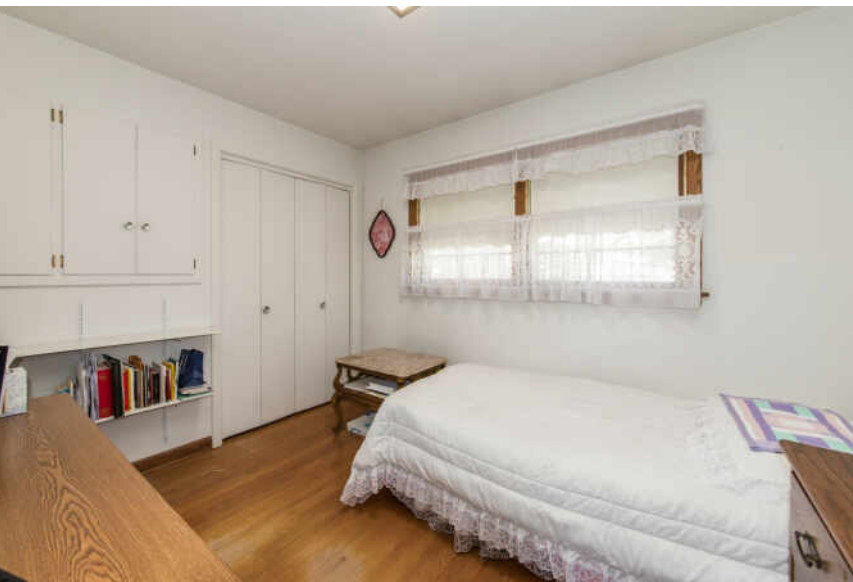
- LIVING ROOM : 23' × 13'
- DINING ROOM : 12' × 9'
- KITCHEN : 20' × 11'
- PRIMARY BEDROOM : 12' × 12'
- BEDROOM 2 : 13' × 10'
- BEDROOM 3 : 11' × 9'
- BEDROOM 4 : 12' × 9'
- FAMILY ROOM : 23' × 11'
- SUN ROOM : 13' × 11'
- RECREATION ROOM : 20' × 17'
- OFFICE : 12' × 10'
- LAUNDRY ROOM : 10' × 5'

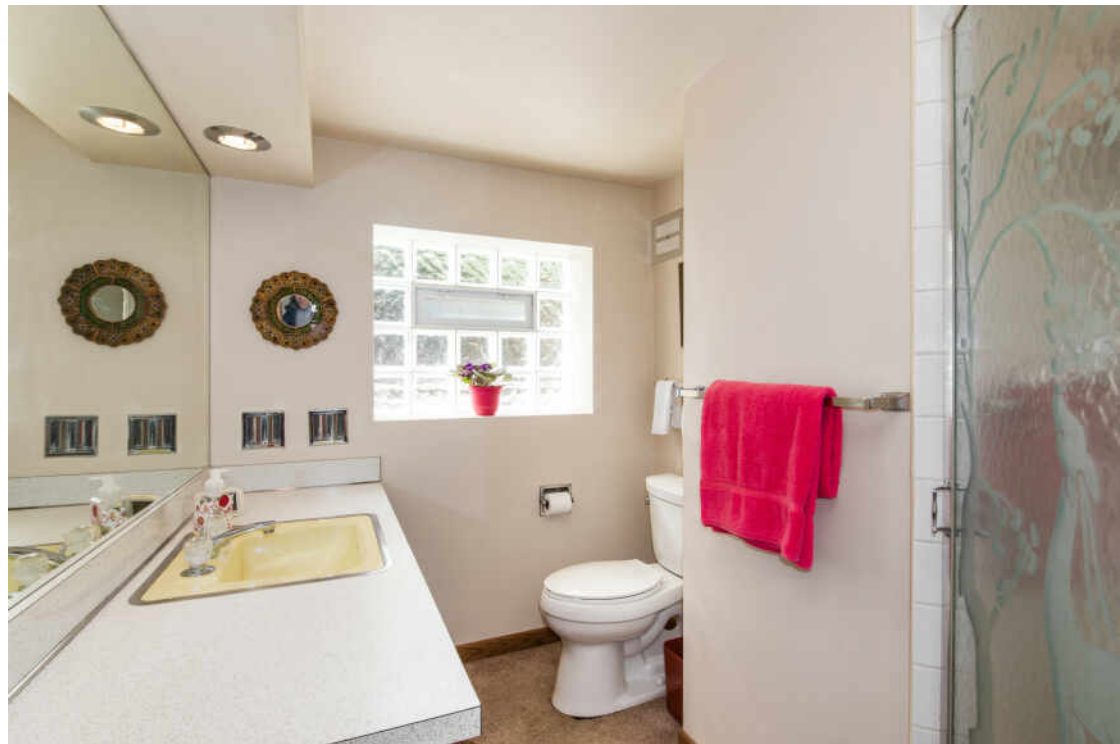
4 BEDROOM
2 BATH

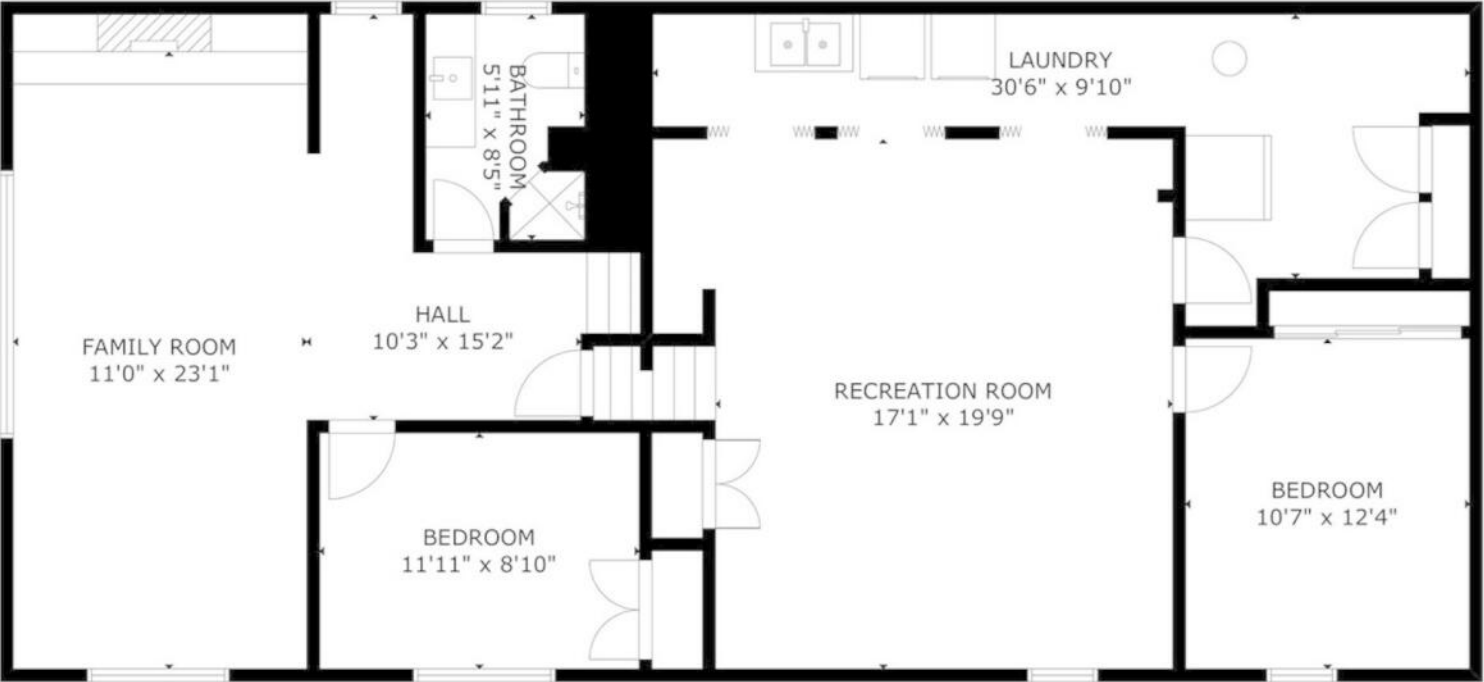
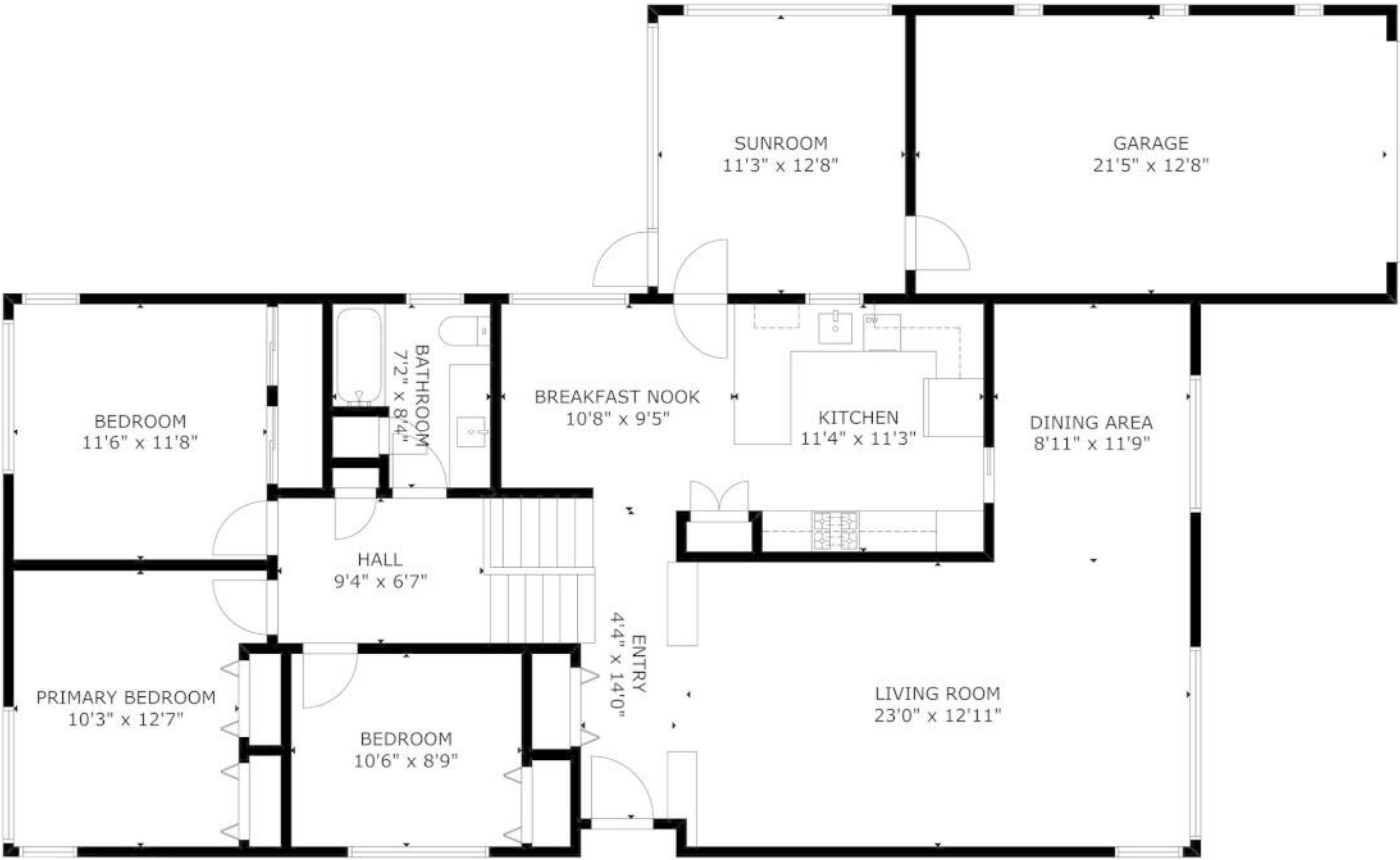
SOUTHWEST WOODS BEAUTY

Solidly Built 4 Bedroom 2 Bath Split Level with Sub Basement Located in Beautiful Southwest Woods. The First Floor Boasts a Large Living Room, Dining Room, Spacious Fully Applianced Kitchen with Separate Eating Area and Comfortable Screened in Porch. The Second Floor contains 3 Bedrooms and a Hall Bath. The Lower Level has the Family Room with Gas Log Fireplace, Built in Book Selves, and Room to Entertain. Also there is the 4th Bedroom and Full Bath on this Level. The Sub Basement has a finished Recreation Room, Office w/Closet, Laundry and Storage Area. This Home has Overhead Sewer, Sump Pump, Mitsubishi Ductless Air Conditioner in the Family Room, Attached Garage & Beautiful Yard.











ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

The picturesque suburb is known for its small-town charm, which is just one reason why many residents have lived here their entire lives.

Park Ridge boasts a variety of unique shops, popular restaurants, and charming parks in the city's vibrant Uptown area. Newer buildings blend seamlessly with historic ones, including the art deco Pickwick Theatre – a movie theater and venue that is on the National Register of Historic Places. The Pickwick's façade was one of the theaters used as the backdrop for the opening credits of Gene Siskel and Roger Ebert's *At the Movies*.

In addition to free summer concerts presented by the Park Ridge Fine Arts Symphony, residents have plenty of events to enjoy throughout the year. The Taste of Park Ridge takes place during the summer, and the community also has a farmers market that is open through October.

Commuters have convenient access to downtown Chicago with two commuter rail stations on Metra's Union Pacific Northwest Line, as well as access to major expressways and O'Hare International Airport.



NOTES

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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.

