

1242 ARBOR AVENUE
HIGHLAND PARK





ROOM DIMENSIONS

FOYER : 8' × 4'

LIVING ROOM : 15' × 13'

DINING ROOM : 11' × 10'

EAT-IN KITCHEN : 13' × 12'

PRIMARY BEDROOM : 14' × 10'

BEDROOM 2 : 13' × 10'

BEDROOM 3 : 11' × 10'

BEDROOM 4 : 14' × 13'

FAMILY ROOM : 26' × 13'

OFFICE : 13' × 10'

LAUNDRY ROOM : 13' × 12'

UTILITY/STORAGE ROOM : 10' × 9'

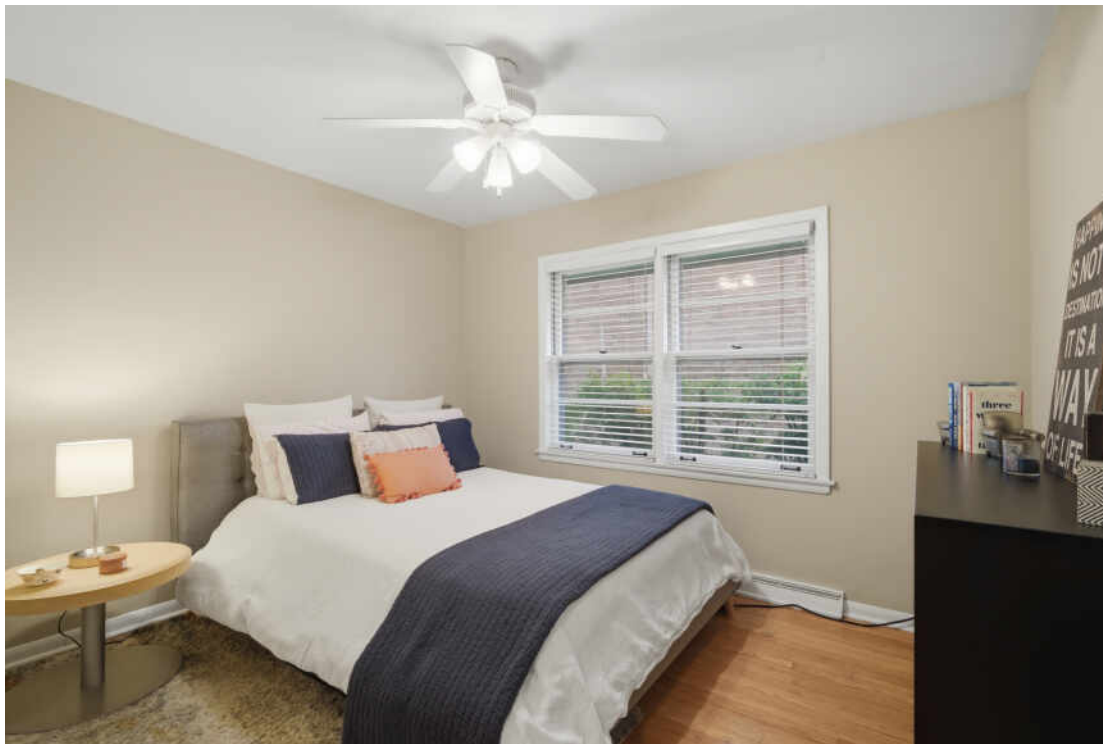
DECK : 15' × 12'

4 BEDROOM

2 BATH

Adorable and immaculate home in desirable Sherwood Forest, upgraded, move-in ready and much larger than it appears! Fall in love upon entering the foyer and seeing the spacious front dining room & living room which are open to one another for easy entertaining. Drenched in natural sunlight these rooms have hardwood floors, recessed lighting and a cozy WBFP w/ brick surround. The spacious eat-in kitchen features maple cabinets and all newer stainless-steel appliances (2021) including an LG French door fridge/freezer, Samsung 5 burner gas oven/range, microwave & dishwasher. Three generously sized bedrooms all with hardwood floors, white ceiling fan lights & horizontal white wood blinds share a large neutral hall bath w/ an extra-long double sink maple vanity with tremendous storage and a white tub/shower with white ceramic tile surround. The full finished basement has a gigantic family room w/ a 2nd WBFP, a huge 4th bedroom w/ double closets & recessed lighting and there is a convenient & roomy office. Don't miss the oversized laundry room w/ white stackable front loading Whirlpool washer & dryer, enormous double utility sink, 2nd refrigerator/freezer, built-in storage cabinetry, under stair storage plus a separate utility/storage room with even more storage space. A fabulous deck overlooks the fully fenced backyard plus the detached 2 car garage with brand new siding (2026). Meticulously maintained and loved, additional updates include a new hot water heater (2024), furnace (2019), roof (2018), basketball hoop (2009), freshly painted and many newer light fixtures. Perfectly located on a quiet tree lined street in popular Sherwood Forest which has four nearby neighborhood parks, easy access to Hwy 41, train, walking distance to Starbucks, Dunkin Donuts, local neighborhood restaurants, both downtown Highland Park and downtown Deerfield, choice of HPHS or DHS and the list goes on. Truly a dream to show!











YOU HAD ME AT RAVINIA – YET THERE’S SO MUCH MORE TO LOVE ABOUT **HIGHLAND PARK.**

Located 23 miles north of downtown Chicago, Highland Park is known for its vibrant downtown business district, abundant recreational facilities, and world-class amenities.

The city is home to several landmarks, including homes designed by Frank Lloyd Wright. Highland Park also created the first community land trust in Illinois to develop and preserve high-quality affordable housing for residents.

High-end homes in Highland Park range from custom lakefront mansions to multi-million-dollar contemporary estates. Mid-century moderns and in-town bungalows are plentiful, while a number of luxury condominiums offer maintenance-free living close to downtown shops, restaurants, and commuter train stations.

Residents enjoy two public beaches and the North Shore Yacht Club, a not-for-profit membership organization for sailors, kayakers, power boaters, and stand-up paddle boarders. Downtown Highland Park thrives year-round thanks to an eclectic mix of businesses including local restaurants, national retailers, and upscale boutiques.

Highland Park shines brightest in the summertime, when the sprawling outdoor Ravinia Festival welcomes the Chicago Symphony Orchestra and a diverse lineup of popular musicians. Ravinia attracts concert-goers from near and far, including locals and city-dwellers who can hop on the Metra train that conveniently stops at the festival gates.



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