

**1246 WESTERN AVENUE**  
NORTHBROOK





4 BEDROOM  
2.1 BATH

## NORTHBROOK

Welcome to this beautifully updated 4-bedroom, 2.5-bath home located in Dist 28, ideally located just minutes from town, train and library. This inviting residence features a fantastic layout with spacious, light-filled living areas perfect for both everyday living and entertaining. The heart of the home is the gorgeous renovated eat in kitchen, complete with custom cabinetry, quartz counters, subway tile backsplash, undercounter lighting and pantry closet too. Large family room with fireplace, sun filling living room plus separate dining room and laundry complete the main floor. Upstairs, four generous bedrooms offer plenty of space for family, guests, or a home office. Basement features rec room for hanging out with friends plus loads of storage space. Step outside to enjoy the gorgeous, fully fenced yard and expansive deck-perfect for summer gatherings or quiet relaxation. With its unbeatable location, thoughtful updates, and move-in-ready condition, this home is a true gem. Meticulously maintained! Don't miss this one.





















## NORTHBROOK HAS MANY CLAIMS TO FAME, AND “MOVIE STAR” IS JUST ONE OF THEM.

The backdrop for feature films including *Ferris Bueller's Day Off*, Northbrook is one of the largest communities on the North Shore. Locals love that it still maintains a small-town feel despite its movie star status.

With some of the most diverse housing options on the North Shore, Northbrook features a variety of neighborhoods with single-family homes in architectural styles ranging from mid-century ranch to contemporary. There are also new townhomes and condominiums offered at a variety of price points.

Northbrook’s beautiful residential areas are interspersed with parks, local business districts, corporate headquarters, and shopping centers, making the community a destination for many in nearby suburbs. One of the community’s top shopping attractions is Northbrook Court, a large regional mall with high-end retailers, restaurants, and a movie theater. Downtown Northbrook also offers locals shopping, dining, and celebrations including the annual Northbrook Days festival.

Recreational pursuits also contribute to the Northbrook lifestyle. The community has an outstanding park district with facilities and year-round programs for just about every sport - from baseball and golf to cycling and skating. Biking and running trails are also abundant, while Northbrook’s Velodrome offers bicycle racing, training, and entertainment.

Commuters enjoy convenient access to downtown Chicago with two Metra stations and Pace buses, while drivers can travel via I-94 and I-294.





NOTES





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