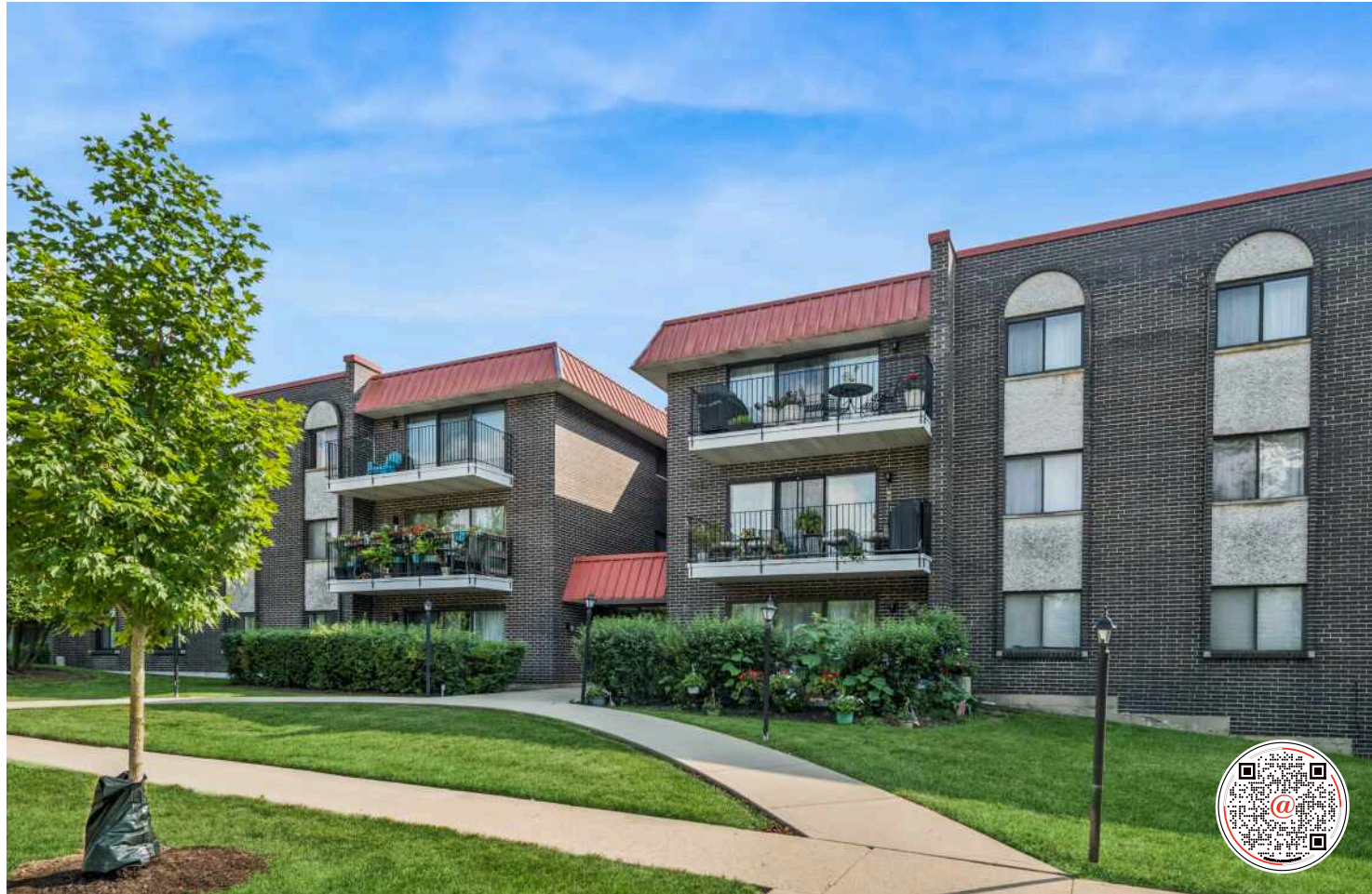


1255 W PROSPECT AVENUE #208
MOUNT PROSPECT





ROOM DIMENSIONS

LIVING ROOM : 20' × 16'

DINING ROOM : 23' × 12'

KITCHEN : 12' × 12'

PRIMARY BEDROOM : 23' × 13'

SECOND BEDROOM : 17' × 11'

2 BEDROOM

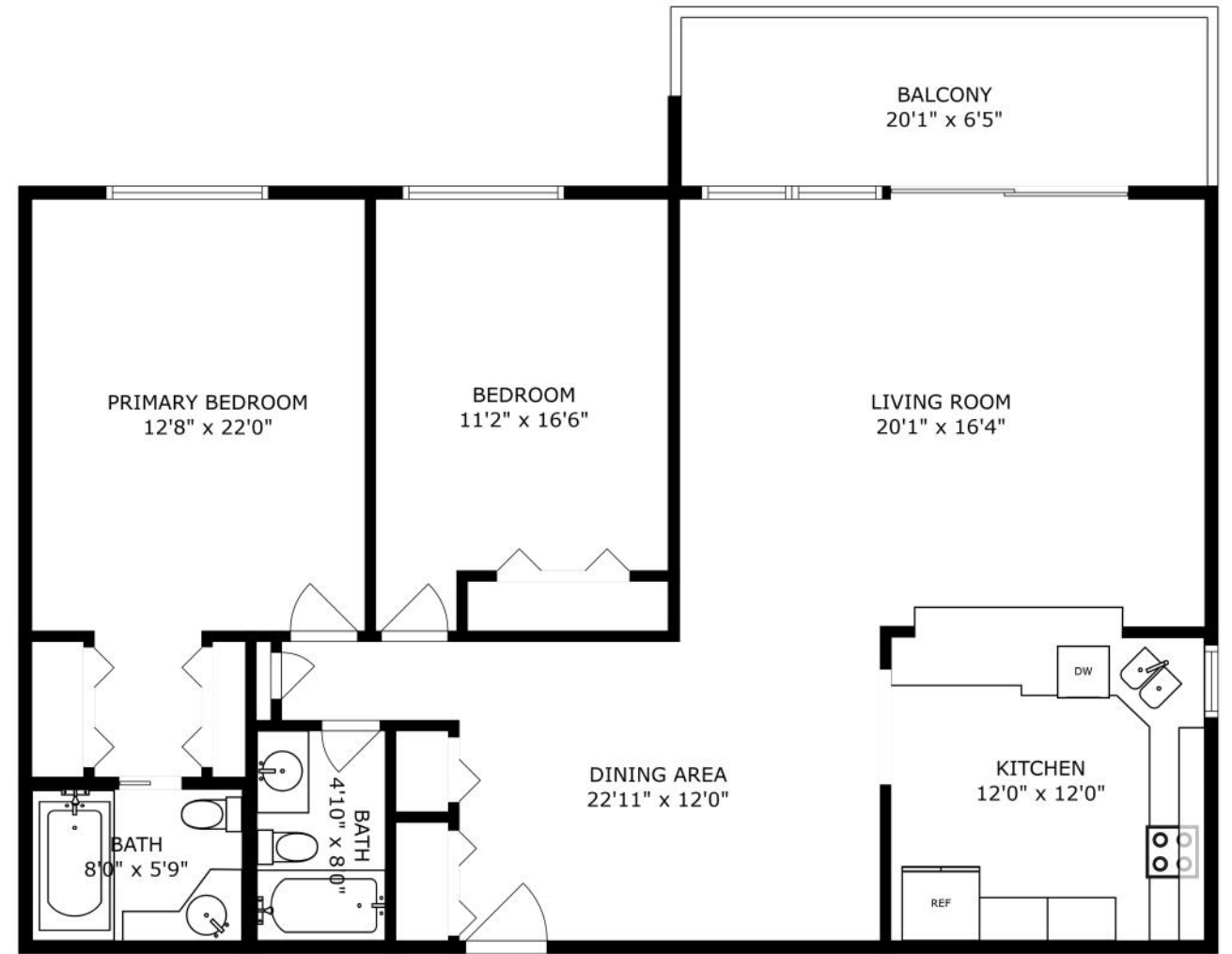
2 BATH

TAXES: \$4,404

ASSESSMENTS: \$394 / MONTH

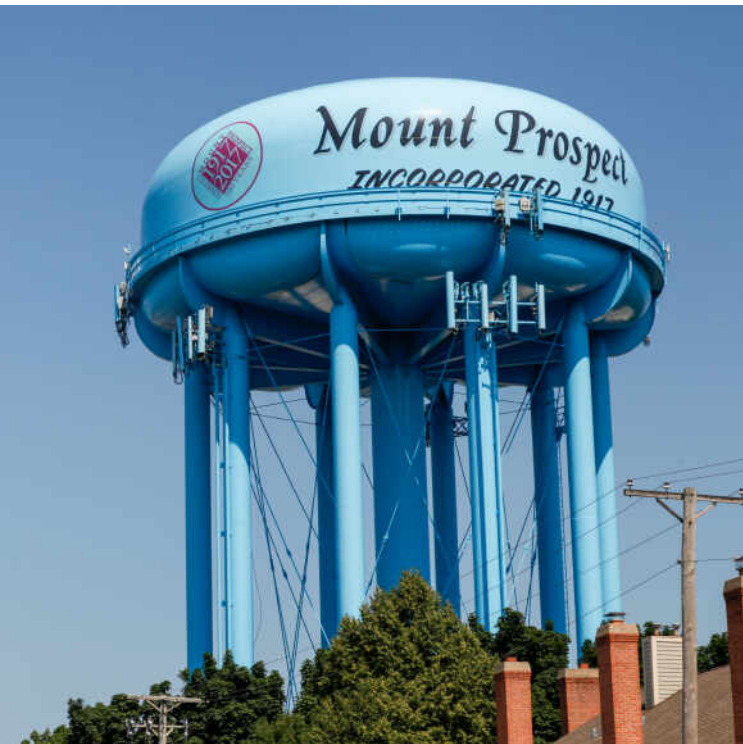
Welcome home to this inviting 2-bedroom, 2-bath condominium in Mount Prospect, where space, comfort, and convenience come together in one perfect package. With over 1,400 square feet of thoughtfully designed living space, this home offers not only generous proportions but also the kind of warmth and character that make it truly special. Step inside and you'll immediately notice the expansive living room, bathed in natural sunlight from large windows that frame the space. At the heart of the room is an electric fireplace, creating the perfect focal point and gathering spot for cozy evenings with friends, holidays with family, or simply a quiet night in with a favorite book. The open layout makes it easy to flow from living to dining, offering effortless entertaining opportunities. The kitchen is both functional and welcoming, with ample cabinet space that ensures every dish, pan, and gadget has its place. Whether you're preparing weeknight dinners or hosting a Saturday brunch, this kitchen makes cooking-and gathering-both practical and enjoyable. Both bedrooms are impressively spacious, providing true retreats for rest and relaxation. The primary suite is a standout, featuring dual closets that keep everything neatly organized and an attached bath designed for comfort. Imagine unwinding after a long day in the whirlpool tub with granite vanity countertops, or starting your morning in this spa-like escape. The second bedroom is equally generous-ideal as a guest space, home office, or combination of both. Extend your living space outdoors with a private porch, the perfect spot for enjoying morning coffee, unwinding after work, or adding plants and flowers to create your own little oasis. Additional conveniences include garage parking plus an additional outdoor space, laundry located on the same floor as the unit, and secure storage. And then, of course, there's the location. Nestled in a quiet, tree-lined neighborhood of Mount Prospect, you'll enjoy the benefits of a peaceful residential setting while staying close to shopping, dining, parks, and commuter routes. Top-rated schools add long-term value for homeowners who prioritize education and community. This condo offers not just a place to live, but a lifestyle-spacious, welcoming, and full of thoughtful touches that make every day a little brighter.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





THE VILLAGE OF **MOUNT PROSPECT** IS A
NATIONALLY ACCLAIMED COMMUNITY
WITH SMALL-TOWN CHARM AND TREE-
LINED STREETS.

Once rated one of the “Top 50 Places to Live” in the United States by *Money* magazine, Mount Prospect is known for its great housing, tight-knit community, and outstanding services.

The village is 20 miles northwest of downtown Chicago and boasts approximately 400 acres of parks and recreation facilities, including four park districts. Residents enjoy an outdoor wave pool, two golf courses, a miniature golf course, outdoor skating rinks, playgrounds, sports fields, and tennis courts.

The downtown features brick-paved streetscapes, wrought-iron lamp posts, and colorful flowers and landscaping. It’s also the site of row houses, townhomes, and condominiums as well as restaurants, entertainment, retail, spas, and service providers. Every summer, the Mount Prospect Chamber of Commerce invites residents and guests to enjoy music, food, and fun at the annual Mount Prospect Downtown Block Party. Fridays on the Green help residents take advantage of the warm weather with free outdoor concerts throughout the summer.

Residents have access to public transportation via Metra and Pace.



NOTES



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