



PREMIER GARBER CONSTRUCTION 130 S MADISON ST | HINSDALE



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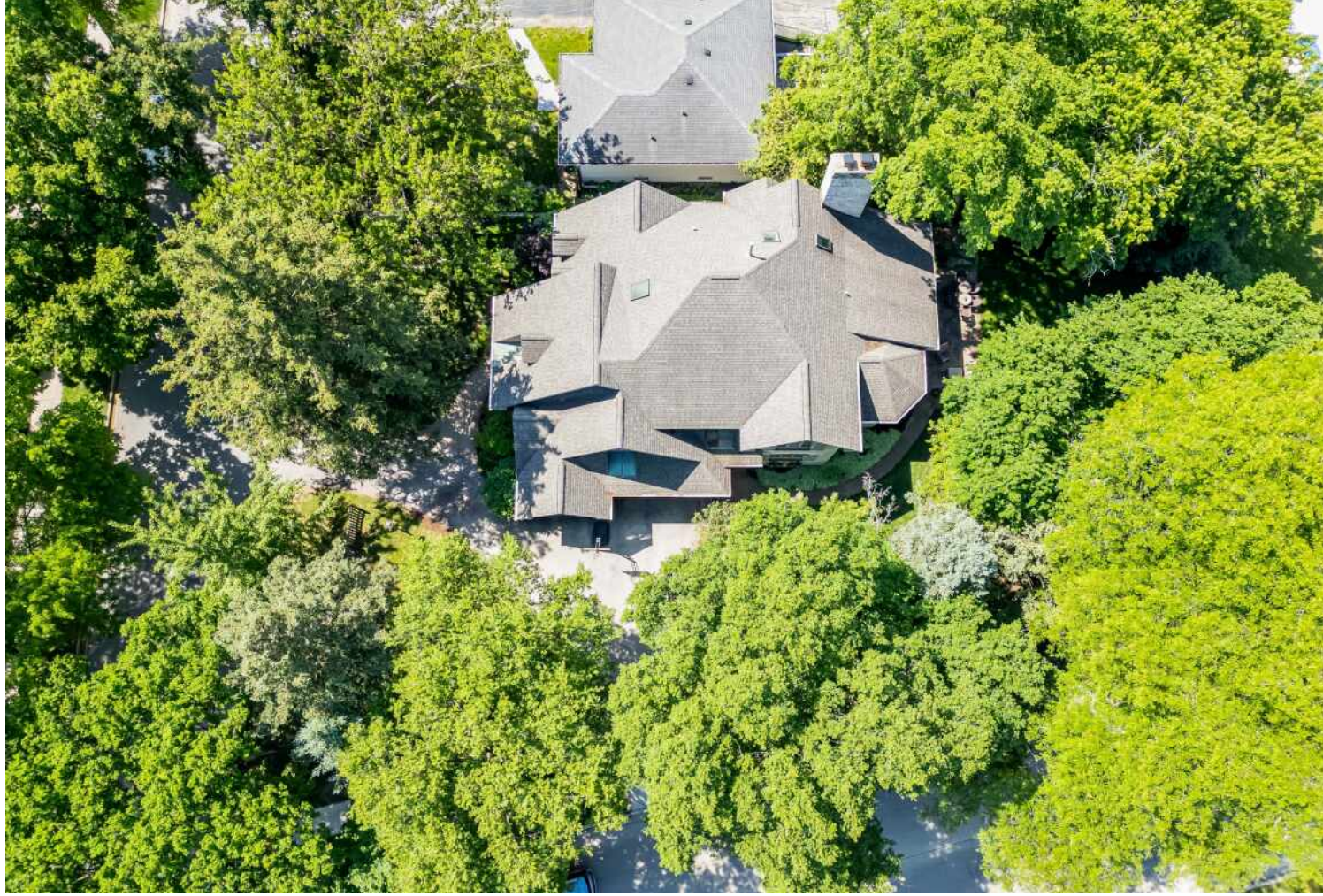


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BUILDER’S OWN MASTERPIECE ON A RARE DOUBLE LOT IN THE HEART OF HINSDALE

130 S MADISON ST | HINSDALE

ROOM DIMENSIONS

Living Room	15'x13'
Dining Room	13'x13'
Kitchen	18'x14'
Breakfast Room	12'x11'
Family Room	18'x17'
Laundry Room	5'x5'
Master Bedroom	18'x13'
2nd Bedroom	13'x11'
3rd Bedroom	13'x12'
4th Bedroom	13'x10'
5th Bedroom	12'x7'
Recreation Room	41'x36'
Exercise Room	15'x10'
Mud Room	12'x5'
Office	10'x10'
Storage	13'x7'
Foyer	14'x5'
Utility Room	15'x7'

FEATURES

Incredible in-town Hinsdale location in popular Madison Elementary area. Built in 2001 by premiere builder Garber Construction, and used as the builder's residence. You will be impressed by the quality build, 10 ft ceilings, and substantial size of this home (over 5,000 sq ft) on a huge lot (2 lots combined) with 3-car attached garage! Inviting front porch, welcomes you into this classic stone and cedar home. The 20ft ceilings in the generously sized family room will impress! The family room features a large stone fireplace that opens to the kitchen and family room with walls of windows of the beautiful, private grounds. The kitchen is generously sized with abundant cabinetry, high-end appliances and large island. Wet bar in the butler's pantry connects to a generously sized dining room. The home also has both a formal office with french doors and spacious living room. Mudroom (2nd laundry hook-up,) powder room, and 3-car attached garage complete the first floor. The primary suite features vaulted ceilings, spa-like bathroom, and walk-in closet. The second floor has 4 bedrooms, 3 full baths, and laundry. Third floor with bedroom and additional bathroom can also be used as a second office. Full finished basement with pub style wet bar and full bathroom. The expansive yard with brick paver patio is fully fenced and landscaped beautifully. And if you've been wanting a pool without the maintenance, the Hinsdale Community Pool is in close proximity! Excellent in-town Hinsdale location with easy walk to pool, schools, train and town. You will be impressed with this home.



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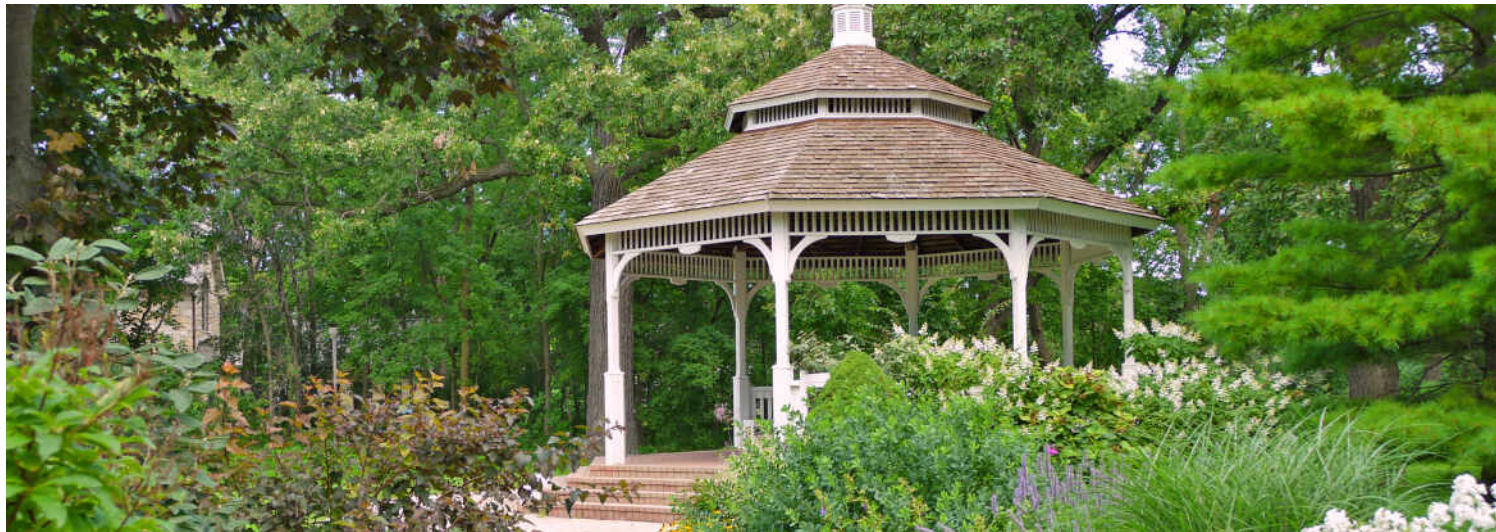












HINSDALE'S HISTORIC DOWNTOWN AND BEAUTIFUL HOMES ATTRACT SOME OF THE STATE'S MOST AFFLUENT RESIDENTS, EARNING THE SUBURB ITS RANKING AS ONE OF THE WEALTHIEST ZIP CODES IN ILLINOIS.

Locals love the natural beauty and historic elegance of Hinsdale, which boasts a number of scenic parks and architectural landmarks.

Downtown Hinsdale offers a step back in time. The downtown district is on the National Register of Historic Places, with several historic buildings dating back to before the community was incorporated in the 1870s. Residents and visitors will also find award-winning restaurants that will satisfy any palate along with a variety of shops, from jewelry stores and upscale boutiques to craft shops and more.

The community has a wealth of amenities such as the Hinsdale Community Swimming Pool, Katherine Legge Memorial Park, and Burlington Park, which is home to various annual events including the farmers market, Fine Arts Festival, and Uniquely Thursdays concert series. There are also numerous parks and athletic facilities for those who enjoy sports like tennis, baseball, and soccer.

Hinsdale has easy access to the Tri-State Tollway, Stevenson Expressway, and three train stations along Metra's BNSF Railway.

This map shows the Clarendon Hills neighborhood in Illinois. Key features include:

- Streets:** Major roads like W Chicago Ave, W 55th St, and I-55/I-80 are clearly marked. Local streets include N Quincey St, S Grant St, and S Garfield Ave.
- Parks and Green Spaces:** Several green areas are visible, including a large park in the northwest and smaller patches throughout the neighborhood.
- Numbered Locations:** Fifteen numbered points (1-15) are marked on the map, primarily clustered in the central and eastern parts of the neighborhood.
- Home Icon:** A black house icon is located near the center of the map, close to W Chicago Ave and S Madison St.
- Blue Line:** A blue line with arrows indicates a route starting near location 1 and ending near location 15.

NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1 YiaYia's Cafe
13 GRANT SQUARE, 0.3 MI
- 2 DeNucci's Hinsdale
8 EAST 1ST STREET, 0.4 MI
- 3 Vistro Prime
112 SOUTH WASHINGTON STREET,
0.4 MI
- 4 Nabuki
18 EAST 1ST STREET, 0.5 MI
- 5 Egg Harbor Cafe
29 EAST 1ST STREET, 0.5 MI

COFFEE _____

- 1 Einstein Bros. Bagels
54 SOUTH WASHINGTON STREET,
0.4 MI
- 2 Starbucks Coffee Company
33 SOUTH WASHINGTON STREET,
0.4 MI

- 3 Toni Patisserie & Cafe
51 SOUTH WASHINGTON STREET,
0.4 MI

SHOPPING _____

- 1 JC Licht Benjamin Moore
Paint & Decor Store
Hinsdale
6 GRANT SQUARE, 0.3 MI

- 2 Bluemercury
21 EAST 1ST STREET, 0.5 MI

GYM _____

- 1 Yogveda LLC (Yoga and
Ayurveda Wellness center)
534 WEST CHESTNUT STREET UNIT 1,
0.1 MI
- 2 CorePower Yoga - Hinsdale
34 SOUTH VINE STREET, 0.2 MI
- 3 PilatesByT
49 1/2 SOUTH WASHINGTON STREET,
0.4 MI

- 4 Energie Pilates & Spa
18 WEST 1ST STREET, 0.4 MI

- 5 Inner Jasmine Yoga
45 SOUTH WASHINGTON STREET
#302, 0.4 MI

SCHOOLS _____

- 1 Madison Elementary
School
611 SOUTH MADISON STREET, 0.3 MI
- 2 Hinsdale Middle School
100 SOUTH GARFIELD AVENUE, 0.5 MI
- 3 Hinsdale Central High
School
5500 SOUTH GRANT STREET, 1.0 MI

TRANSIT _____

- 1 West Hinsdale
METRA - BNSF RAILWAY, 0.4 MI

- 2 Hinsdale
METRA - BNSF RAILWAY, 0.5 MI

PARKS _____

- 1 Stough Park
771 WEST HINSDALE AVENUE, 0.3 MI
- 2 Robbins Park
S VINE ST & 7TH ST, 0.4 MI
- 3 Burlington Park
30 CHICAGO AVENUE, 0.5 MI

SERVICES _____

- 1 Hinsdale Public Library
20 EAST MAPLE STREET, 0.5 MI
- 2 United States Postal
Service
109 SYMONDS DRIVE, 0.6 MI
- 3 Hinsdale Fire Department
121 SYMONDS DRIVE, 0.6 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

