

1323 DOWNS PARKWAY, LIBERTYVILLE
RIVA RIDGE





ROOM DIMENSIONS

KITCHEN : 13' × 11'

LIVING ROOM : 18' × 13'

DINING ROOM : 18' × 13'

PRIMARY BEDROOM : 16' × 12'

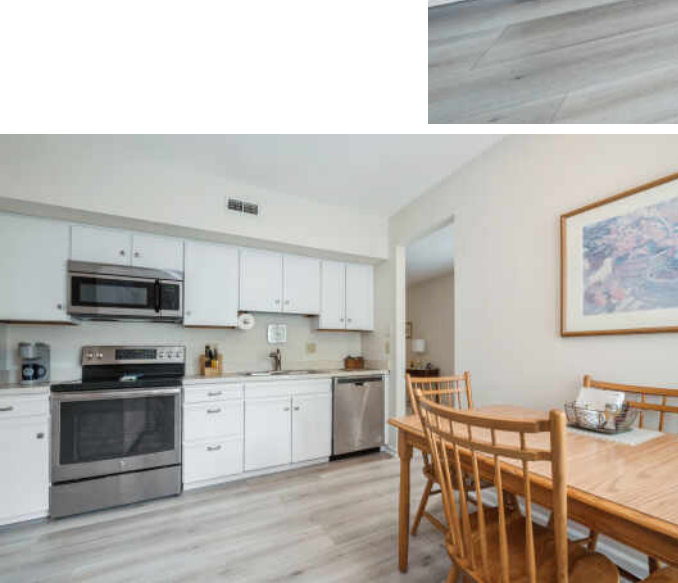
2ND BEDROOM : 11' × 10'

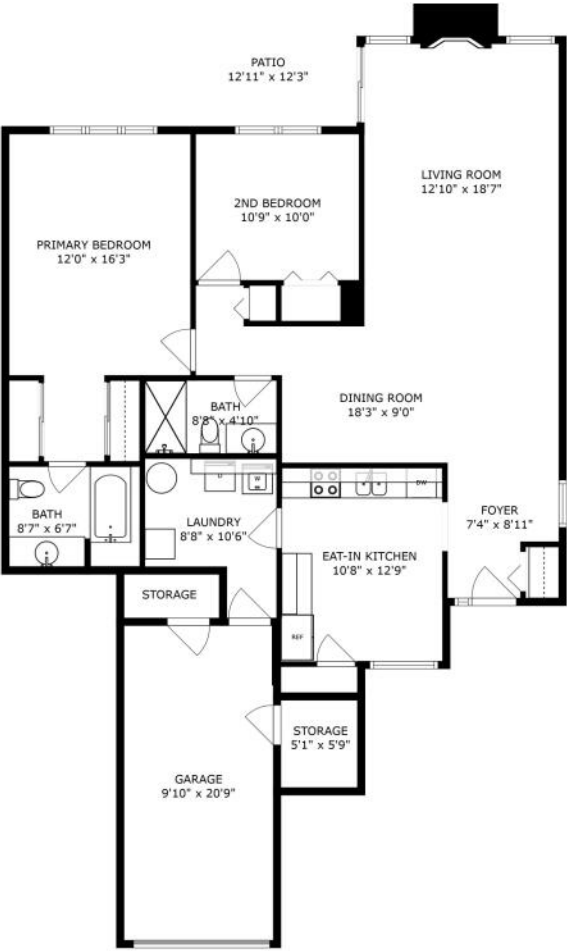
2 BEDROOM

2 BATH

ONE LEVEL LIVING!

Move-in ready 2-bedroom, 2-bath end unit offering convenient one-level living and a private entrance. Located on a quiet cul-de-sac, this home features an attached 1-car garage with two generous storage areas. Inside, you'll find a spacious eat-in kitchen with a pantry and room for a table, an oversized living room with a charming brick fireplace and access to a covered patio, and a large primary bedroom with two closets. The separate dining room easily accommodates a full-size table and buffet, and the laundry room includes upper cabinets for extra storage. Recent updates include neutral paint and carpet, a new storm door, new interior step and updated flooring in the foyer and kitchen, and a brand-new refrigerator. Additional improvements include new blinds in the kitchen and living room, a new air conditioner (2024), a new sliding glass door (2023), an updated thermostat, and a fully renovated shower in the second bath. This well-maintained home blends comfort, function, and modern updates-all in a peaceful, desirable location.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



LIBERTYVILLE OWES MUCH OF ITS EARLY GROWTH TO THE RAILROAD.

A spur on the Milwaukee Road train line brought rapid growth to the area, which was incorporated in 1882.

Today the Metra rail system provides a convenient commute for residents of this vibrant community.

Libertyville's bustling downtown district received a Great American Main Street Award by the National Trust for Historic Preservation. The downtown was rebuilt after a fire in 1895 destroyed most of the buildings; they were rebuilt with mandated brick reconstruction, giving them a singular style.

The downtown area includes bakeries, gourmet coffee vendors, and a microbrewery. In spring and summer months, residents enjoy a farmers market that has been operating for more than three decades.

In addition to a variety of restaurants, there are upscale boutiques, antique shops, and gift stores along Milwaukee Avenue.

Residents have eight miles of bike paths and numerous parks to enjoy along with the annual Libertyville Days Festival, an outdoor concert series, and other community events.

Three Metra stations and the Tri-State Tollway make for a convenient commute to downtown Chicago, O'Hare International Airport, and suburban corporate headquarters.



MARY GIBBS-MOODHE

REAL ESTATE BROKER

DIRECT: (847) 902-3357

MGIBBS@ATPROPERTIES.COM



TERRY WILKOWSKI

REAL ESTATE BROKER

DIRECT: (847) 682-1549

TWILKOWSKI@ATPROPERTIES.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE