

13337 ASH COURT
PALOS HEIGHTS



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 14' x 14'

DINING ROOM : 12' x 8'

KITCHEN : 14' x 13'

PRIMARY BEDROOM : 20' x 15'

SECOND BEDROOM : 12' x 13'

LOFT : 10' x 8'

2 BEDROOM

2.1 BATH

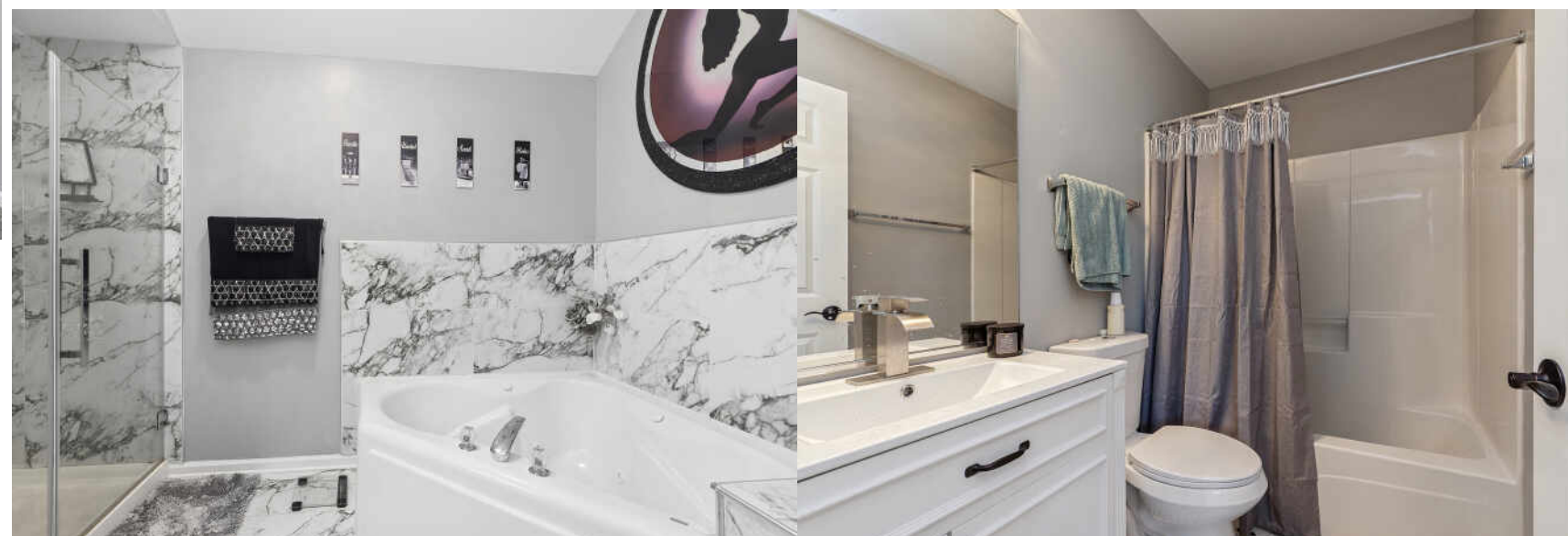
TAXES: \$6,511

ASSESSMENTS: \$460 / MONTH

Welcome to this beautifully maintained and thoughtfully updated two-story home offering the perfect blend of comfort, style, and convenience. Step inside to an impressive vaulted-ceiling living room where abundant natural light and a cozy fireplace create a warm and inviting atmosphere. The updated kitchen features modern finishes and a functional layout, complete with a charming eating area perfect for everyday dining. A separate dining space provides an elegant setting for entertaining family and friends. The spacious primary suite is a true retreat, showcasing a luxurious updated bath designed for relaxation. An additional bedroom and beautifully appointed, and newly updated bath offer comfort and flexibility, while the convenient upstairs laundry room adds ease to daily living. The unfinished basement provides endless possibilities for future living space, storage, or recreation. Enjoy the convenience of an attached garage featuring a sleek epoxy floor, along with a private patio ideal for relaxing outdoors. Pride of ownership is evident throughout this exceptionally cared-for home. Located in a beautifully maintained subdivision where the HOA's attention to detail truly shines, this home offers low-maintenance living in a setting you'll be proud to call home. Updates: HVAC (2025); Windows (2021); Kitchen (2022); Carpeting (2025); Light Fixtures (2025); 1/2 Bath (2024); Bathroom (2026); Laundry Room Floor (2025)

- Newly Renovated & Updated
- Newer HVAC & Windows
- Attached Garage With Epoxy Floor
- Basement








CITY OF PALOS HEIGHTS
INCORPORATED 1939
FARMER'S MARKET IS BACK!
WEDNESDAYS - JUNE 17 - OCT 14
8AM - 1PM
12217 S. HARLEM
CITY OF
PALOS HEIGHTS

PALOS HEIGHTS IS A NATURE LOVER'S DREAM.

Not only is the city home to the Lake Katherine Nature Center & Botanic Garden, where locals and visitors take in the area's beautiful scenery, but it's also close to Swallow Cliff - an 800-acre nature preserve - and numerous forest preserves.

As a tight-knit community, Palos Heights boasts many amenities and maintains a small-town feel. Community events are held year-round and include the Southwest Half Marathon, an indoor and outdoor farmers market, the annual Classic Car Show, and an Independence Day celebration and parade. Palos Heights also has programs such as Adopt-a-Pot - a community planting program that invites local businesses and residents to sponsor a pot or help plant flowers.

With a train station along Metra's SouthWest Service line, Palos Heights offers transportation to Chicago's Union Station. Major highways and interstates such as I-294 and I-57 are also located nearby.



MARGE CAHILL

(708) 307-3036

MARGECAHILL@ATPROPERTIES.COM