

1342 CUYLER AVENUE
BERWYN





ROOM DIMENSIONS

LIVING ROOM : 16' x 12'

FAMILY ROOM : 24' x 11'

DINING ROOM : 16' x 12'

KITCHEN : 12' x 11'

PRIMARY BEDROOM : 42' x 17'

SECOND BEDROOM : 11' x 10'

THIRD BEDROOM : 10' x 10'

WELCOME HOME!

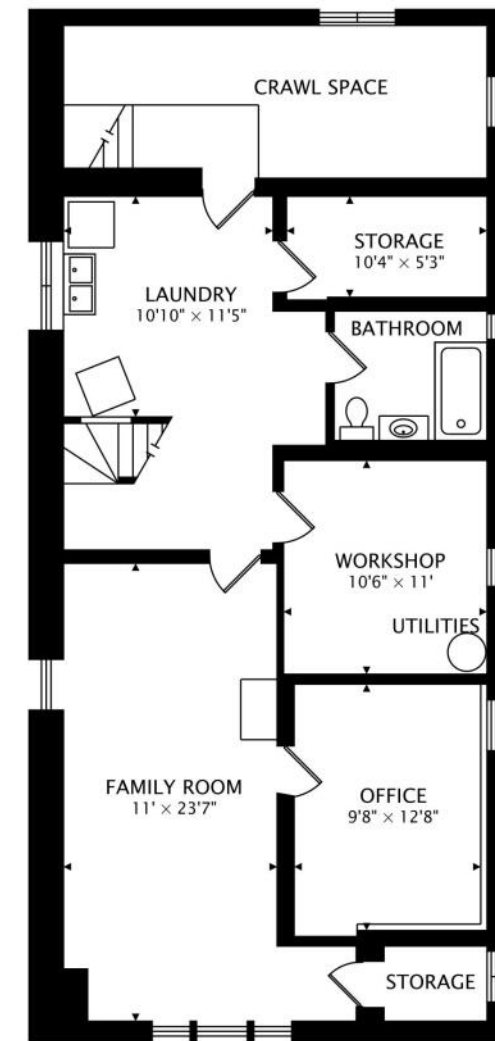
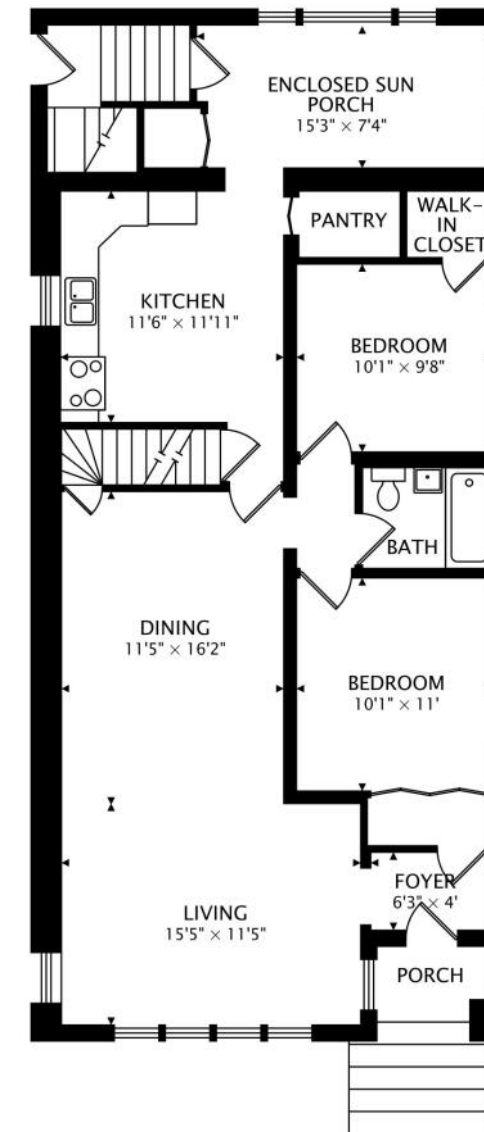
Welcome to this impeccably maintained brick bungalow in the heart of Berwyn-a true gem that radiates pride of ownership from top to bottom. This beautifully cared-for home offers 3 comfortable bedrooms, 2 full bathrooms, and a convenient half bathroom, all set within a classic brick exterior that stands as solid as the day it was built. Step inside to discover gleaming hardwood floors that flow gracefully throughout the main level, adding warmth and timeless character. The living spaces are inviting and well-proportioned, perfect for both everyday living and hosting guests. The huge finished basement is a sprawling canvas ready for your imagination. Whether you envision a home theater, game room, home gym or family room, this space delivers endless possibilities. Outside, the cute backyard is a delightful retreat. Thoughtfully landscaped and featuring a charming patio area, it's the perfect spot for morning coffee, weekend barbecues, or simply unwinding after a long day in your own private oasis. This is more than just a house-it's a home that has been lovingly maintained and carefully preserved. Heavy lifting completed in last 5 years include updated electric/plumbing/roof/sump pump/cement work. A true Berwyn beauty that checks all the boxes.

3 BEDROOM

2.1 BATH

TAXES: \$5,017







THE CITY OF **BERWYN** PRACTICALLY
WROTE THE BOOK ON CHICAGO-STYLE
BUNGALOWS.

The suburb is known as the “city of homes” for its significant collection of Chicago-style bungalows, widely considered the largest in the nation. The city enacted strict building codes in the early 1900s, which resulted in a majority of new construction being classic two-story bungalows.

While the community offers the conveniences of city living, residents enjoy the tranquility of the suburbs and a number of parks including Proksa Park, the largest in the area. The community’s parks offer extensive amenities including tennis courts, basketball courts, baseball and softball diamonds, paved paths, playground equipment, and picnic areas.

One of the most popular events in the community is its vintage car show. The annual Historic Route 66 event draws thousands of residents and car enthusiasts from across the country to celebrate the spirit of Route 66.

The Berwyn Metra station provides commuter service to Aurora and downtown Chicago on the BNSF Railway.



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

