



1404 S ASHLAND AVENUE PARK RIDGE

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@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE

LP LUXURY
PORTFOLIO
INTERNATIONAL



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MATT STEIGER
RESIDENTIAL

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ROOM DIMENSIONS

Family Room	19'x18'
Kitchen	17'x10'
Eating Area	12'x7'
Office	11'x10'
Mud Room	10'x8'
Primary Bedroom	17'x16'
Second Bedroom	12'x11'
Third Bedroom	14'x10'
Fourth Bedroom	13'x11'
Excercise Room	17'x13'
Recreation Room	27'x21'

FEATURES

Exceptional new construction home offering luxury finishes, thoughtful design, and an unbeatable location just one block from Jaycee Park and walking distance to the shopping and dining of South Park. From the moment you enter, you are welcomed by a grand foyer featuring a custom accent wall, soaring 10-foot ceilings, rich white oak flooring, and exquisite millwork throughout. A private home office with custom built-ins provides the perfect work from home setup. Designed for both everyday living and entertaining, the stunning chef's kitchen showcases handcrafted Amish cabinetry, quartz countertops, a premium Wolf range, Sub-Zero refrigerator, and an oversized center island with seating. The open-concept layout flows seamlessly into the spacious dining area and dramatic family room featuring exposed beam ceilings and a beautiful gas fireplace. The second level offers an exceptional floor plan with two vaulted ceiling bedrooms at the front of the home sharing a Jack-and-Jill bath, plus a junior suite with a private en-suite bath. The luxurious primary suite is a true retreat, complete with tray ceilings, custom trim details, dual walk-in closets, and a spa inspired bath featuring a double vanity and oversized shower with bench seating. A conveniently located second floor laundry room adds to the home's functionality. The finished lower level expands the living space with a huge recreation room, full bath, and versatile bonus room ideal for a home gym, guest suite, or fifth bedroom. A custom mudroom with built-ins leads to the attached two-car garage with ample storage. This remarkable home combines timeless craftsmanship, modern luxury, and an ideal walk-to-everything location.



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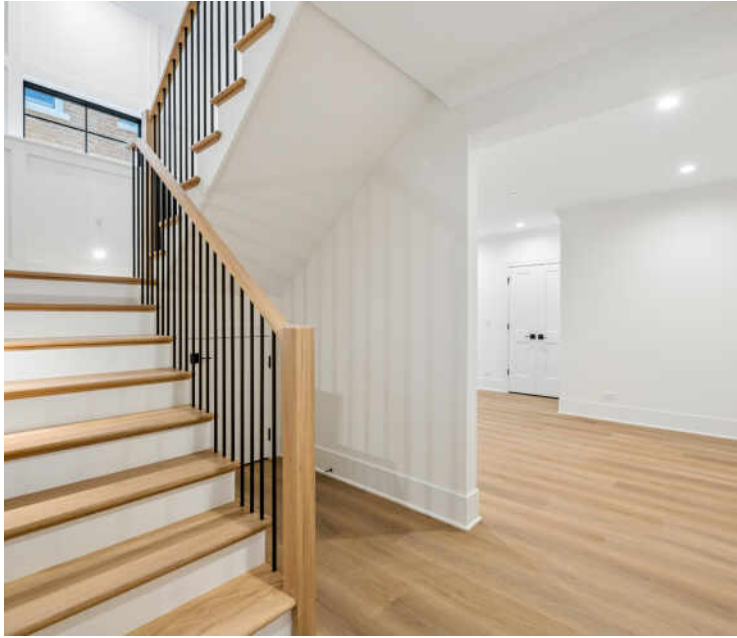




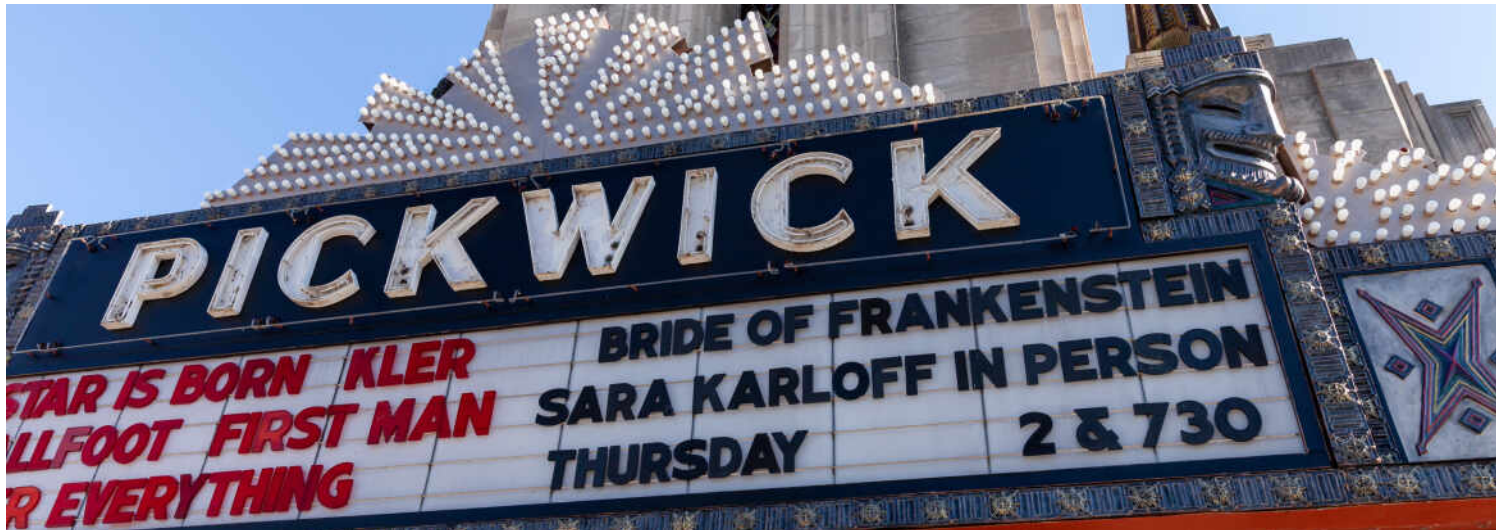












ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

Locals love the small-town vibe complete with shopping, restaurants, and beautiful parks such as the award-winning Prospect Park.

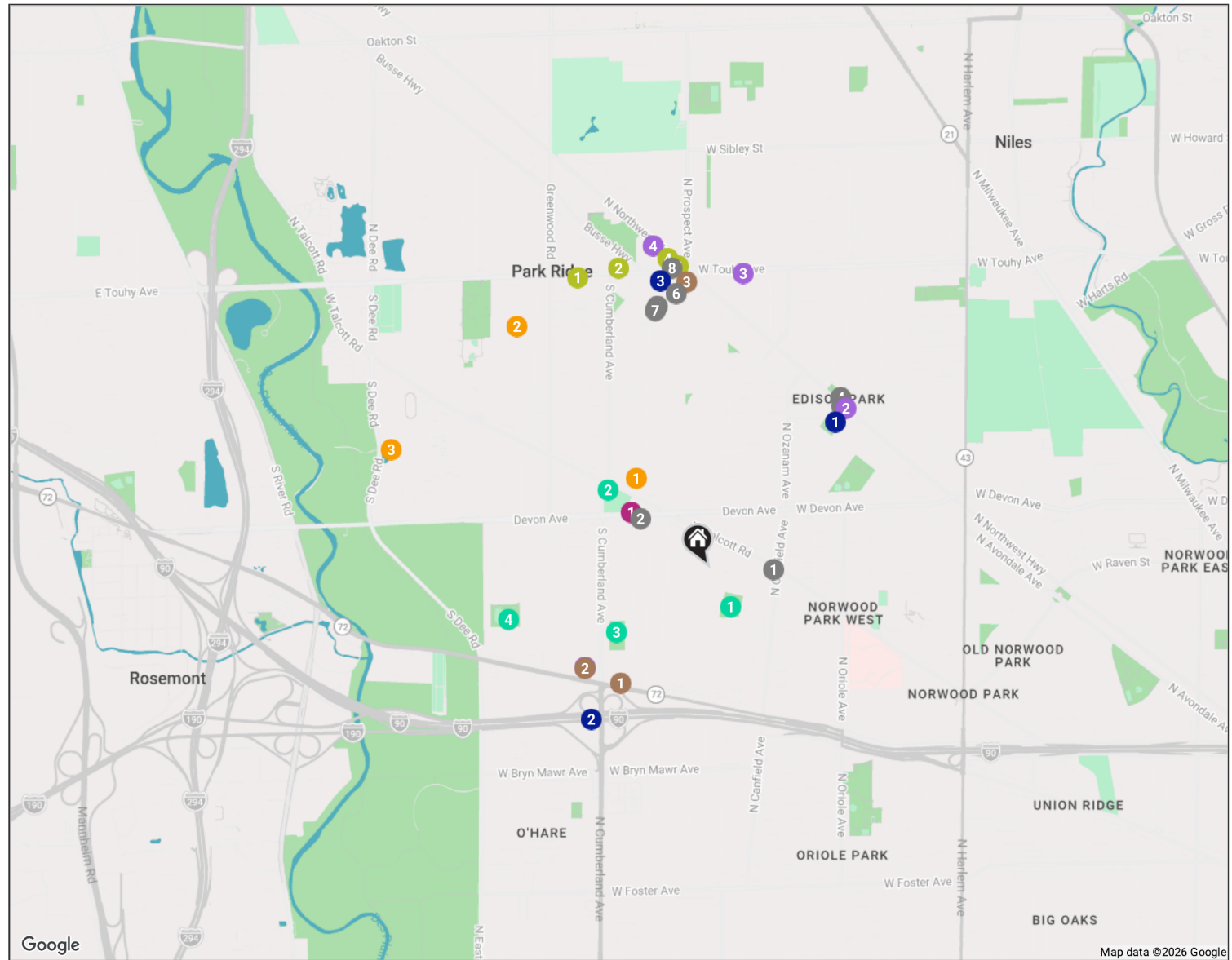
The picturesque suburb is known for its small-town charm, which is just one reason why many residents have lived here their entire lives.

Park Ridge boasts a variety of unique shops, popular restaurants, and charming parks in the city's vibrant Uptown area. Newer buildings blend seamlessly with historic ones, including the art deco Pickwick Theatre – a movie theater and venue that is on the National Register of Historic Places. The Pickwick's façade was one of the theaters used as the backdrop for the opening credits of Gene Siskel and Roger Ebert's *At the Movies*.

In addition to free summer concerts presented by the Park Ridge Fine Arts Symphony, residents have plenty of events to enjoy throughout the year. The Taste of Park Ridge takes place during the summer, and the community also has a farmers market that is open through October.

Commuters have convenient access to downtown Chicago with two commuter rail stations on Metra's Union Pacific Northwest Line, as well as access to major expressways and O'Hare International Airport.

NEIGHBORHOOD GUIDE MAP



NEIGHBORHOOD GUIDE

RESTAURANTS

- 1 Nonna Silvia's Trattoria & Pizzeria
1400 CANFIELD ROAD, 0.3 MI
- 2 Easy Street Pizza
711 DEVON AVE, 0.4 MI
- 3 Nonno Pino's
6718 NORTH NORTHWEST HIGHWAY, 0.9 MI
- 4 Café Touché
6731 NORTH NORTHWEST HIGHWAY, 0.9 MI
- 5 Hay Caramba Restaurant
122 SOUTH PROSPECT AVENUE, 1.1 MI
- 6 Holt's
43 S PROSPECT AVE, 1.1 MI
- 7 Shakou Restaurants
130 S PROSPECT AVE, 1.1 MI
- 8 Blufish Sushi Bistro
550 WEST TOUHY AVENUE, 1.3 MI

COFFEE

- 1 Dunkin'
742 WEST HIGGINS ROAD UNITS 7 & 8, 0.6 MI
- 2 Starbucks Coffee Company
1900 SOUTH CUMBERLAND AVENUE, 0.7 MI
- 3 Starbucks Coffee Company
15 SOUTH PROSPECT AVENUE, 1.2 MI

SHOPPING

- 1 Walgreens
800 DEVON AVENUE, 0.4 MI

GROCERY

- 1 Mariano's
1900 S CUMBERLAND AVE, 0.7 MI
- 2 Tony's Italian Deli & Subs
6708 N NORTHWEST HWY, 0.9 MI
- 3 Whole Foods Market
225 WEST TOUHY AVENUE, 1.2 MI

- 4 Trader Joe's
190 NORTH NORTHWEST HIGHWAY, 1.4 MI

GYM

- 1 CorePower Yoga - Park Ridge
991 WEST TOUHY AVENUE, 1.3 MI
- 2 FFC Park Ridge
826 WEST TOUHY AVENUE, 1.3 MI
- 3 Orangetheory Fitness
10 NORTH NORTHWEST HIGHWAY, 1.3 MI
- 4 Pure Barre
110 NORTH NORTHWEST HIGHWAY SUITE B1 - D, 1.3 MI

SCHOOLS

- 1 Roosevelt Elementary School
1001 S FAIRVIEW AVE, 0.5 MI
- 2 Lincoln Middle School
200 S LINCOLN AVE, 1.3 MI

- 3 Maine South High School
1111 SOUTH DEE ROAD, 1.4 MI

TRANSIT

- 1 Edison Park
METRA - UNION PACIFIC NORTHWEST, 0.8 MI
- 2 Cumberland
CTA - BLUE LINE, 0.8 MI
- 3 Park Ridge
METRA - UNION PACIFIC NORTHWEST, 1.2 MI

PARKS

- 1 Jaycee Park
1515 SOUTH WASHINGTON AVENUE, 0.2 MI
- 2 South Park Wading Pool and Park
833 WEST TALCOTT ROAD, 0.5 MI
- 3 Brickton Park
801 GLENLAKE AVENUE, 0.5 MI
- 4 Southwest Park
1600 SOUTH LINCOLN AVENUE, 0.9 MI

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ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

