

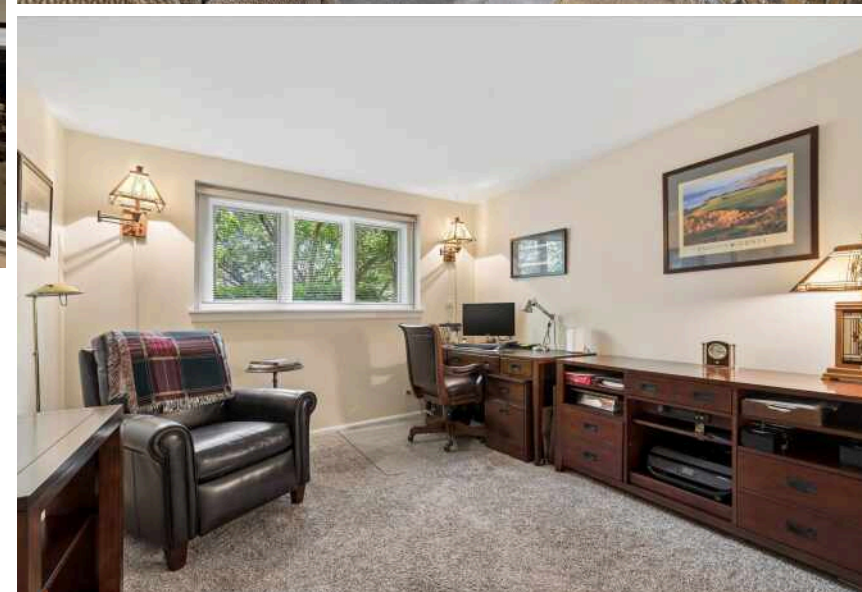
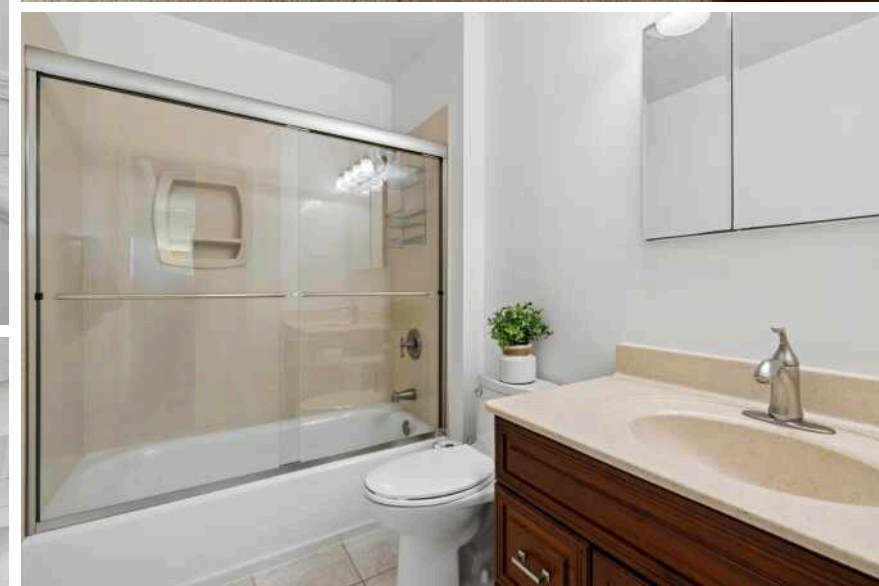
1414 W ALLISON COURT
ARLINGTON HEIGHTS

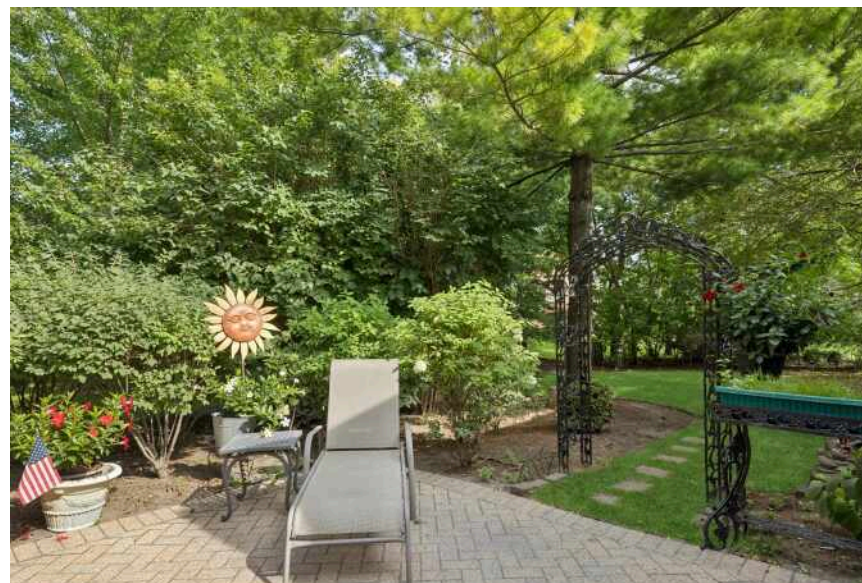




Welcome to this beautiful four bedroom, two-and-a-half-bath split-level nestled on a desirable cul-de-sac! Offering an abundance of living space and a wonderful layout for both everyday living and entertaining, this home has so much to offer. The inviting formal living room and dining room create an ideal setting for gatherings, with sliders leading to a gorgeous patio and spacious yard. The updated kitchen features a comfortable eating area and an open connection to the lower level, where you'll find a stunning family room with a gas fireplace and built ins. The lower level also includes a fourth bedroom, currently used as an office, a convenient half bath, and access to the attached garage. Upstairs are three additional bedrooms, including a spacious primary with its own private bath. The sub-basement provides even more flexible space with a rec room with additional built-ins, laundry, and utility areas. Outside, enjoy the beautiful patio and yard, perfect for relaxing or entertaining. A wonderful home with generous living areas, thoughtful updates, and a fantastic location close to shopping, restaurants and transportation.

4 BEDROOM
2.1 BATH
TAXES: \$9,653







WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

Located 25 miles northwest of Chicago, the community has a vibrant downtown area, theaters, restaurants, shopping, parks, recreation, and two commuter train stations. It's no wonder Arlington Heights tops the list of the highest-populated villages in the country.

Arlington Heights is home to more than 200 restaurants, many situated in its downtown area and offering something for every taste.

The village hosts outdoor festivals, parades, and its ever-popular Frontier Days. Residents have plenty of bike paths, picnic areas, golf courses, lakefront paths, and more to enjoy.

Commuting downtown is a convenient 30-minute trip with two Metra stations offering direct access to Chicago's Ogilvie Station. The village also has direct access to I-90 as well as Route 53, which links to several interstates.



NOTES _____



MARY O'MALLEY

(847) 804-2644

MARYOMALLEY@ATPROPERTIES.COM



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.

