

1525 N KENDAL COURT
ARLINGTON HEIGHTS



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 24' x 19'

DINING ROOM : 12' x 10'

KITCHEN : 13' x 10'

FAMILY ROOM : 14' x 14'

LAUNDRY : 9' x 9'

MASTER BEDROOM : 16' x 15'

2ND BEDROOM : 16' x 11'

DEN : 14' x 11'

EATING AREA : 10' x 10'

PANTRY : 14' x 4'

Discover this beautifully maintained second-floor condo in the highly sought-after Arlington on the Ponds community! Offering 2 bedrooms, 2.1 baths, and a versatile den, this home features an open, airy layout designed for both comfort and functionality. Vaulted ceilings elevate the expansive living room, filling the space with natural light, while a cozy wood-burning fireplace creates the perfect setting for chilly evenings. The galley kitchen includes a charming breakfast nook ideal for everyday dining. The flexible den can serve as a home office, creative space, or easily convert to a third bedroom. The spacious primary suite features a generous walk-in closet and a private bath complete with a soaking tub and separate shower for a spa-like retreat. Enjoy peaceful mornings with coffee on your private balcony overlooking serene water views. An additional family room with sliding doors opens to a second balcony - another perfect space to relax and unwind. The second bedroom is conveniently located near a full hall bath. A dedicated laundry room includes a full-size washer and dryer, utility sink, and a large walk-in storage area for added convenience. Ideally located near top-rated schools, shopping, dining, and major expressways, this home offers both tranquility and accessibility. A true must-see!

2 BEDROOM

2.1 BATH

TAXES: \$6,480

ASSESSMENTS: \$410







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.



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