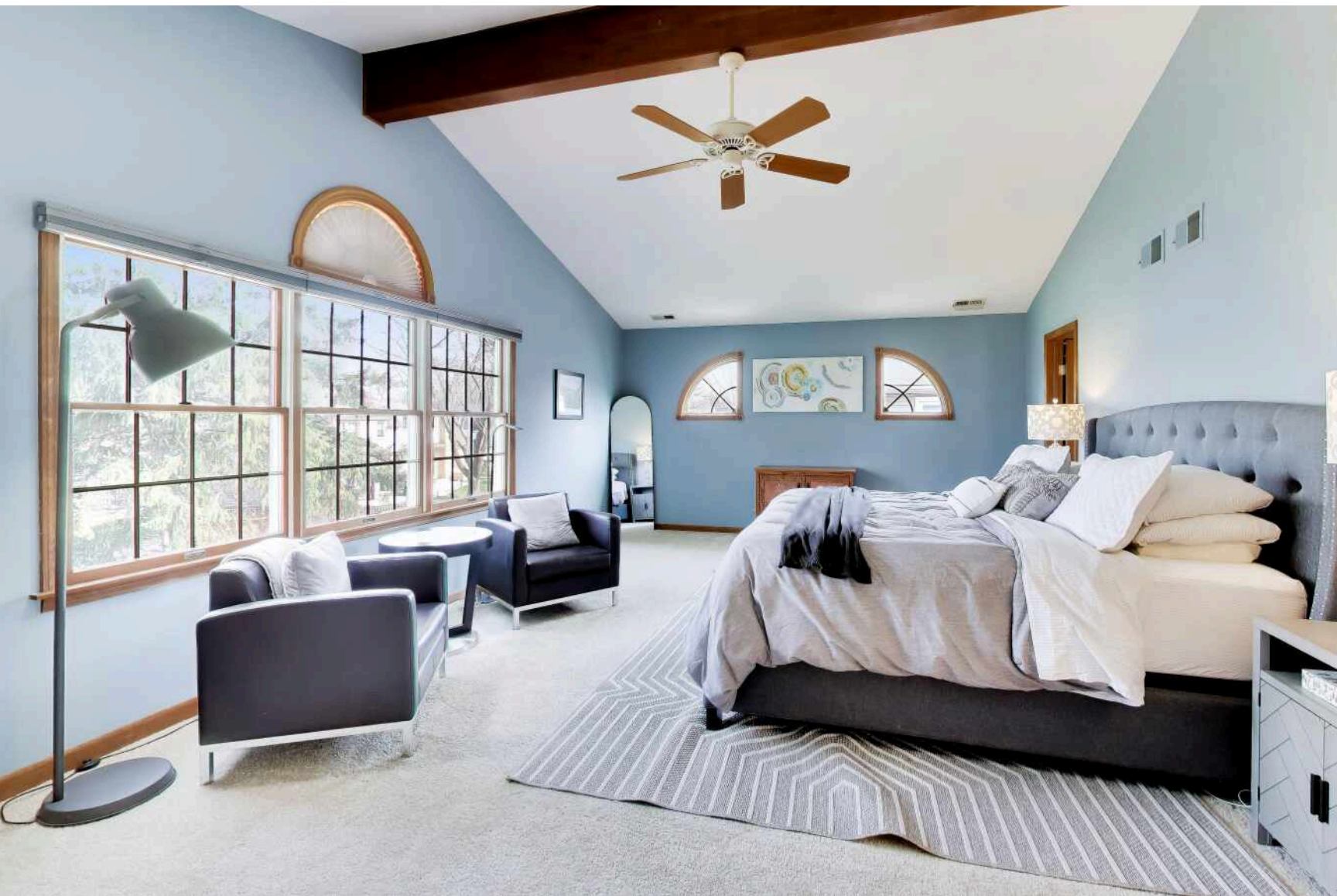


1531 S PRINCETON AVE | SURREY RIDGE WEST
ARLINGTON HEIGHTS





ROOM DIMENSIONS

LIVING ROOM : 17' x 12'

FAMILY REC ROOM : 22' x 13'

DINING ROOM : 11' x 9'

KITCHEN : 15' x 13'

PRIMARY BEDROOM : 21' x 15'

SECOND BEDROOM : 14' x 12'

THIRD BEDROOM : 12' x 10'

FOURTH BEDROOM : 12' x 9'

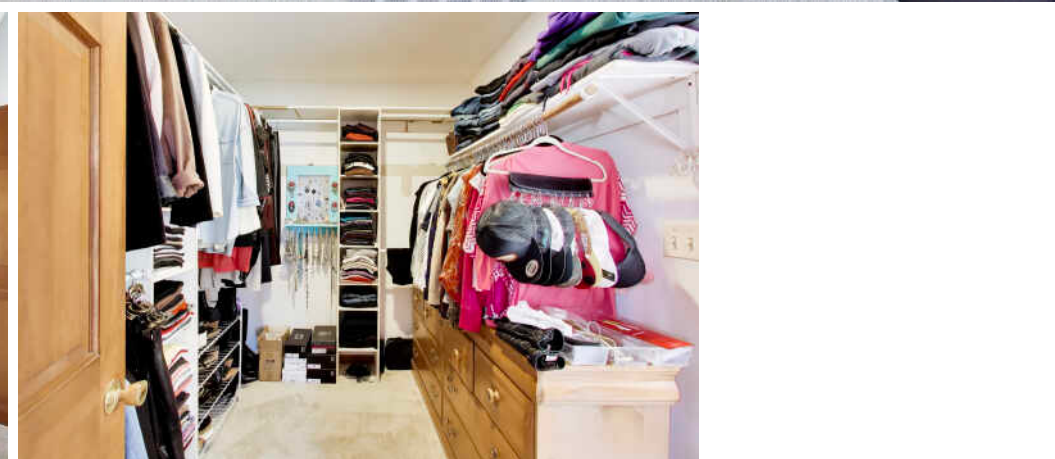
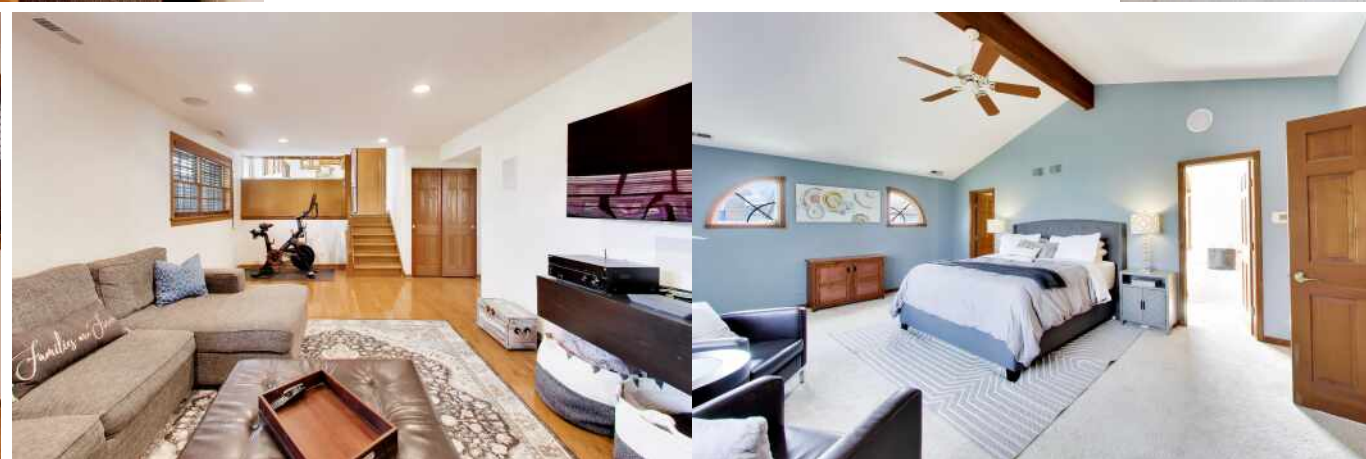
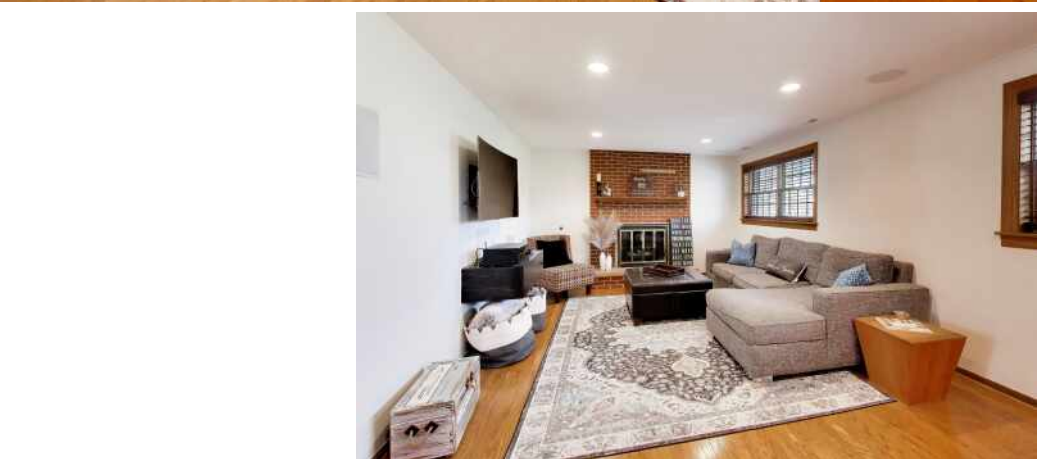
4 BEDROOM

3 BATH

TAXES: \$9,231

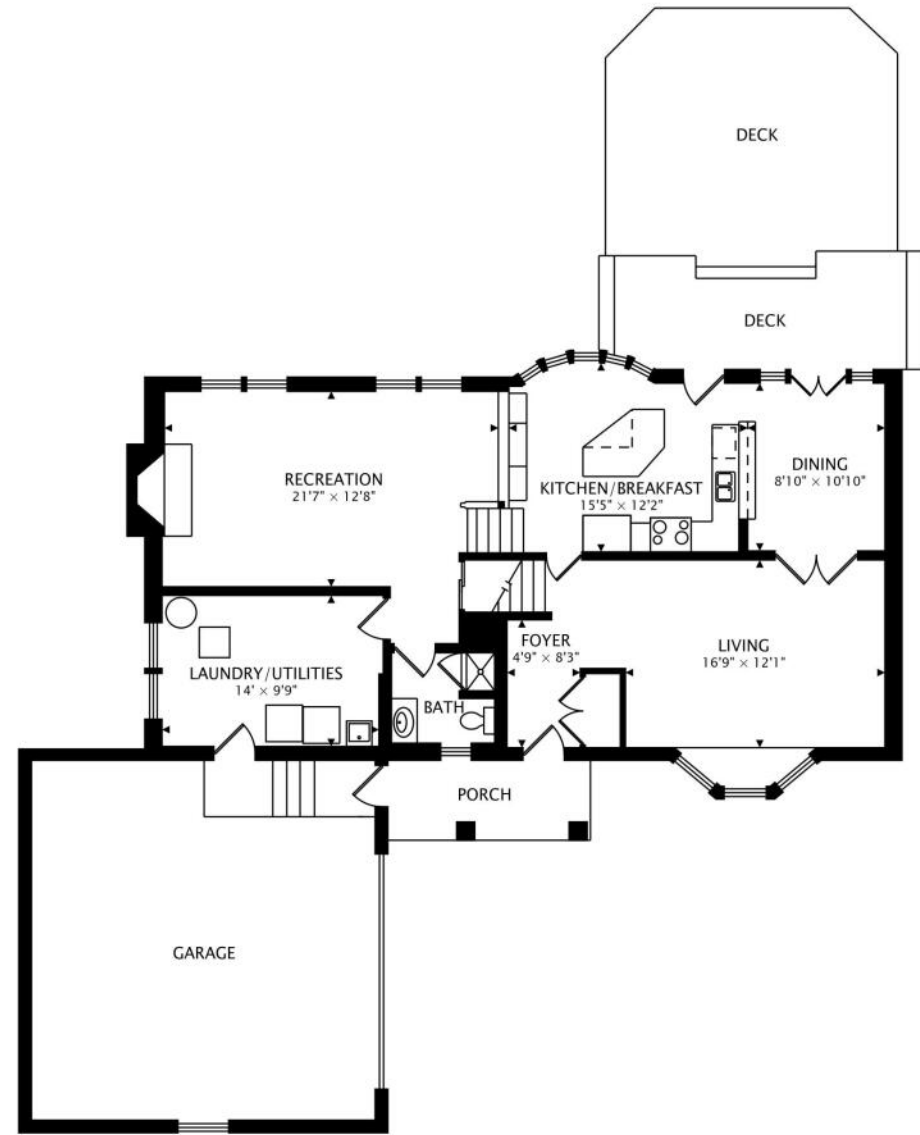
From the moment you walk into this picture-perfect Surrey Ridge West home, you can just feel how well it's been cared for with a spacious 2,515 sq. ft. floor plan (above grade). And the primary suite? It's honestly a dream. It's a full addition with a walk-in closet (finally enough space!), plus a soaking tub and separate shower—basically your own little retreat after a long day. The whole house just works for real life too. Zoned heating and A/C keep everyone comfortable (no thermostat battles!), hardwood floors make cleanup easier, and the fireplace makes everything feel cozy, especially during those long winter nights. The kitchen and bathrooms are already updated, there's great lighting throughout, and those classic six-panel doors add such a nice touch. Massive deck and backyard to grill & entertain with an XL shed and 600 sq. ft. crawl space for extra storage. And location-wise, it couldn't be more convenient—close to shopping, Heritage Park & Pool, Victory Park & Playground, dual language elementary school and blue-ribbon high school, five minutes from downtown Arlington Heights for dining al fresco in the summertime, plus cafes, bars, boutiques and more! Commuter's dream close to I-90, Route 53, and two Metra stops with easy access to downtown Chicago via the express train from DTA & Arlington Park!



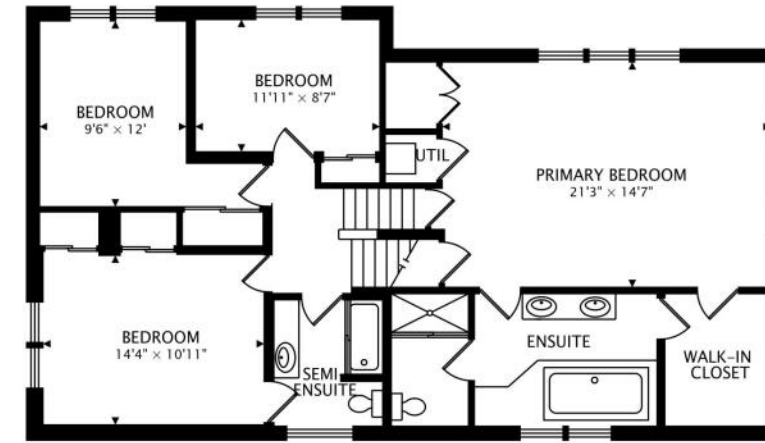




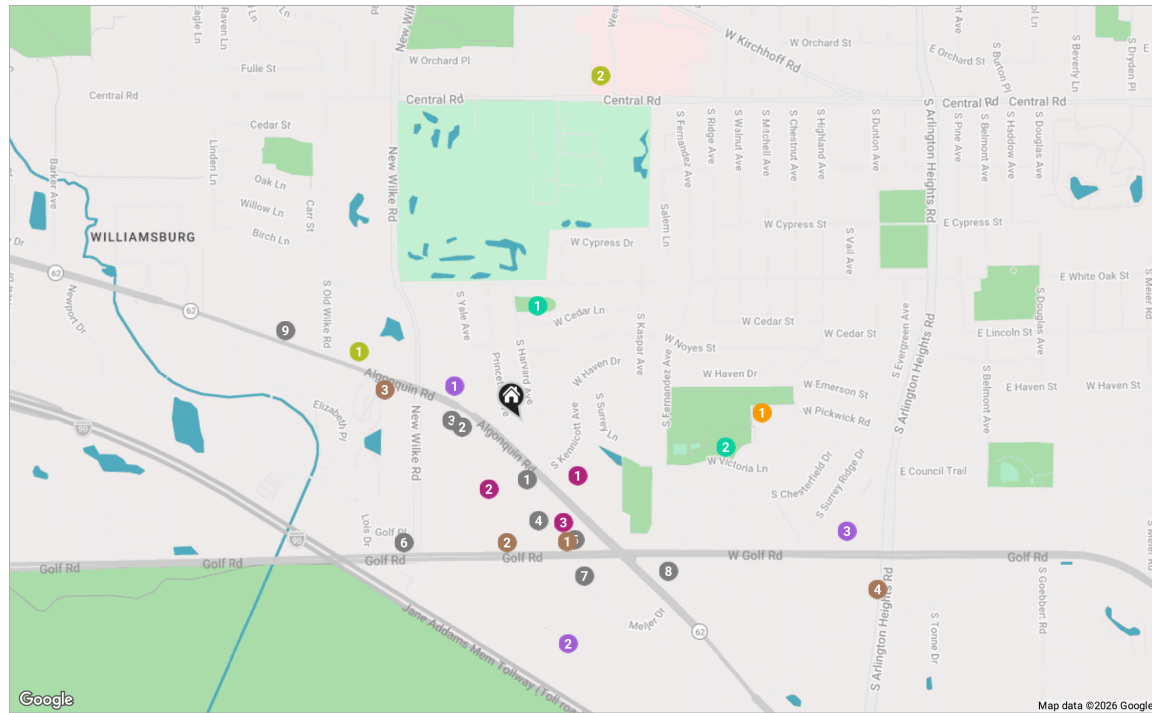




MAIN
1214 sq ft



SECOND
1301 sq ft



RESTAURANTS

- 1 Sushi Station
1641 ALGONQUIN ROAD, 0.1 MI
- 2 Oberweis Ice Cream and Dairy Store
1735 WEST ALGONQUIN ROAD, 0.1 MI
- 3 Chef Ping
1755 WEST ALGONQUIN ROAD, 0.2 MI
- 4 MingHin Cuisine
1440 GOLF ROAD, 0.2 MI
- 5 Potbelly
1402 GOLF ROAD, 0.3 MI
- 6 Portillo's Rolling Meadows
1900 GOLF ROAD, 0.4 MI
- 7 Panera Bread
1321 GOLF ROAD, 0.4 MI

COFFEE

- 8 Cooper's Hawk Winery & Restaurant
798 ALGONQUIN ROAD, 0.5 MI
- 9 Los 2 Pollos Mexican Kitchen
2216 ALGONQUIN ROAD, 0.6 MI
- 1 Starbucks Coffee Company
1414 GOLF ROAD, 0.3 MI
- 2 Tropical Smoothie Cafe
1456 GOLF ROAD, 0.3 MI
- 3 Dunkin'
1921 ALGONQUIN ROAD, 0.3 MI
- 4 Tous Les Jours
15 WEST GOLF ROAD, 0.9 MI

SHOPPING

- 1 Lowe's Home Improvement
990 WEST ALGONQUIN ROAD, 0.2 MI
- 2 Walmart
1460 GOLF ROAD, 0.2 MI
- 3 Staples
1551 ALGONQUIN ROAD, 0.3 MI

GROCERY

- 1 El Barrio Fresh Market
1414 WEST ALGONQUIN ROAD, 0.2 MI
- 2 Meijer
1301 MEIJER DRIVE, 0.5 MI
- 3 Jewel-Osco
1860 SOUTH ARLINGTON HEIGHTS ROAD, 0.8 MI

GYM

- 1 Motivate Fitness Center
1754 WEST ALGONQUIN ROAD, 0.4 MI
- 2 Endeavor Health Fitness & Wellness Center - NCH
900 CENTRAL ROAD, 0.8 MI

SCHOOLS

- 1 Juliette Low Elementary School
1530 SOUTH HIGHLAND AVENUE, 0.6 MI

PARKS

- 1 Victory Park
1313 SOUTH HARVARD AVENUE, 0.3 MI
- 2 Heritage Park
506 WEST VICTORIA LANE, 0.5 MI

NOTES



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