

1532 N COURTLAND DRIVE #6
ARLINGTON HEIGHTS





ROOM DIMENSIONS

LIVING ROOM : 22' × 14'

DINING ROOM : 11' × 11'

KITCHEN : 12' × 10'

FOYER : 5' × 10'

DEN/3RD BEDROOM : 17' × 13'

PRIMARY BEDROOM : 15' × 12'

WALK IN CLOSET : 8' × 9'

BEDROOM 2 : 12' × 12'

LAUNDRY ROOM : 10' × 5'



Bright and open 2 bedroom and 2 full bathroom PLUS DEN condo in the beloved Arlington on the Ponds community!

Private covered entrance, stepping into foyer of home, you will love the volume cathedral ceilings and cozy gas start fireplace in the expansive living room. Sunny dining room that overlooks mature trees and grounds. Kitchen offers a functional layout with plenty of cabinetry and counter top space, New Microwave 4 months ago. Breakfast bar for your quick meals and snacks! AWESOME Den, Family Room OR even a 3rd Bedroom option that opens with double doors allows you do design this room to best fit your needs! Spacious Primary Bedroom with private full bathroom updated for todays style and large walk in closet! Bedroom 2 with roomy closet will access the full hallway bathroom also updated! Home has been freshly painted, enjoys great looking wood laminate flooring and updated windows for peace of mind. Laundry in unit, machines replaced 6 years ago, 40 gallon gas water heater HVAC with humidifier. Balcony from living room to relax in the sunlight, 1 car garage with available storage and active community with sidewalks for evening strolls!

CLOSE to wonderful shopping, dining, schools and so much more! Just Steps to John Hersey High School! Don't let this one pass you by!

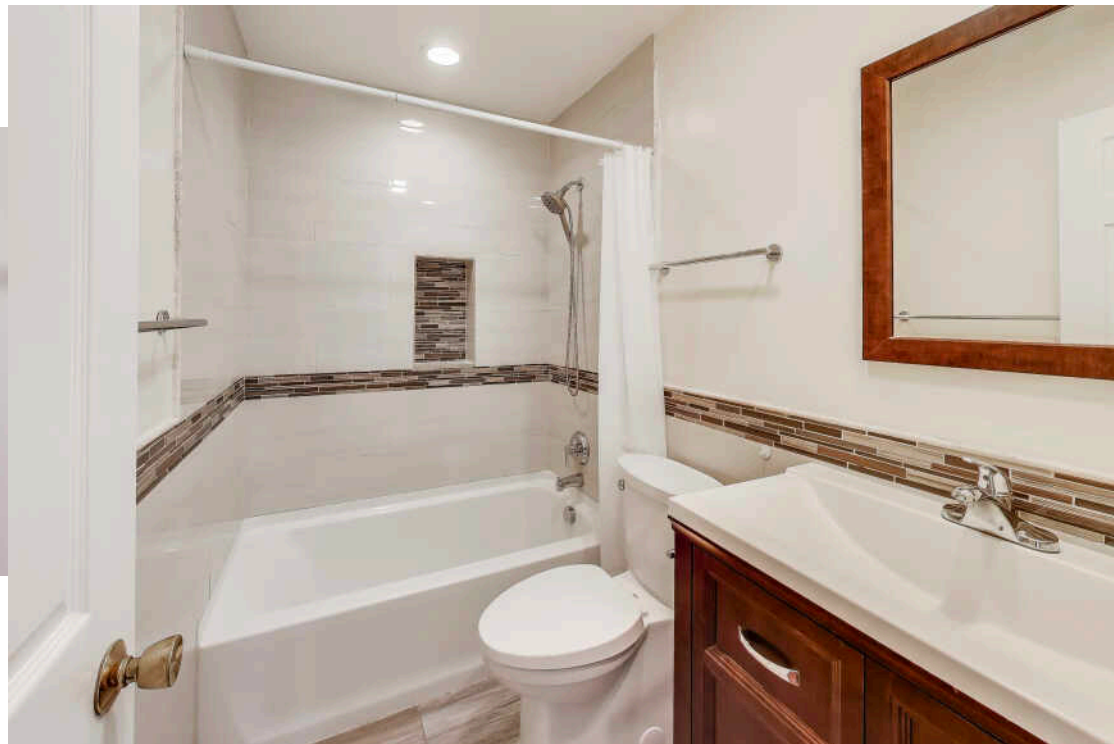
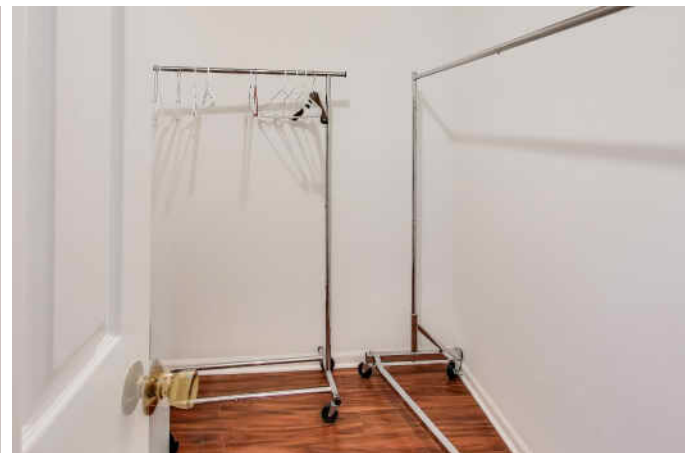
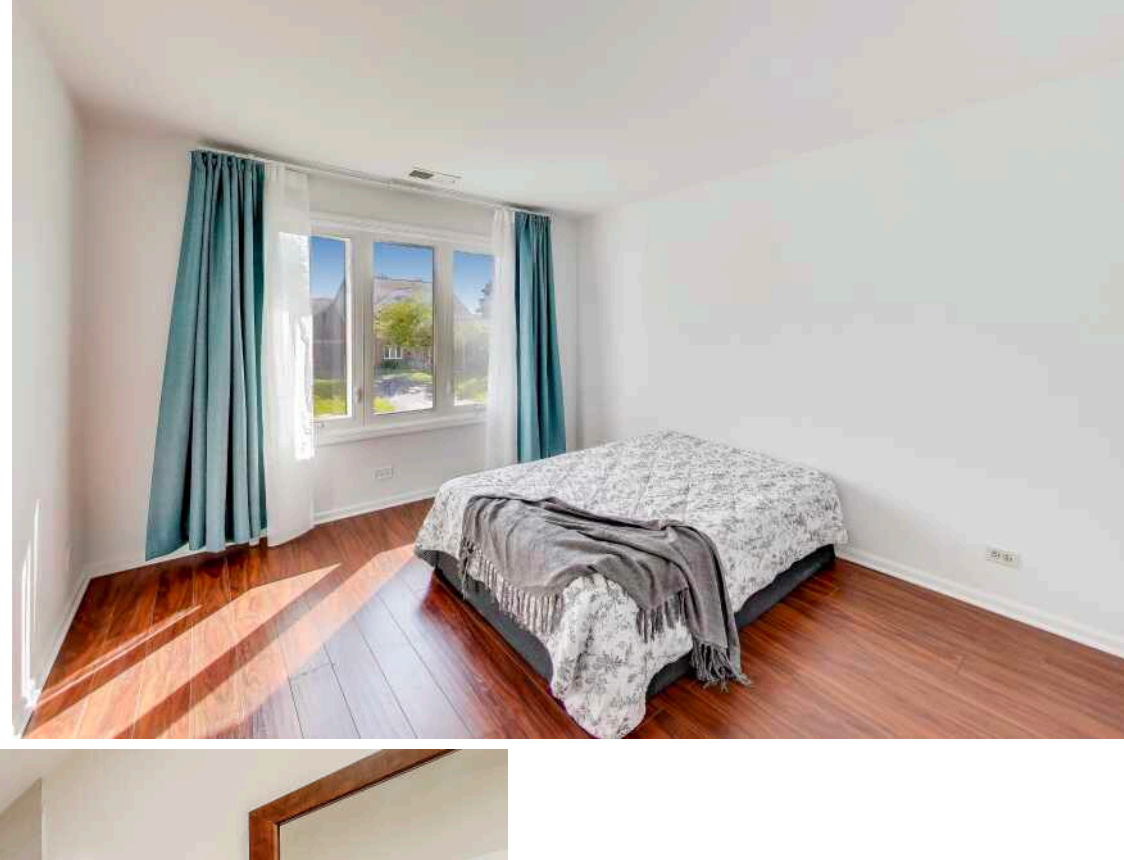
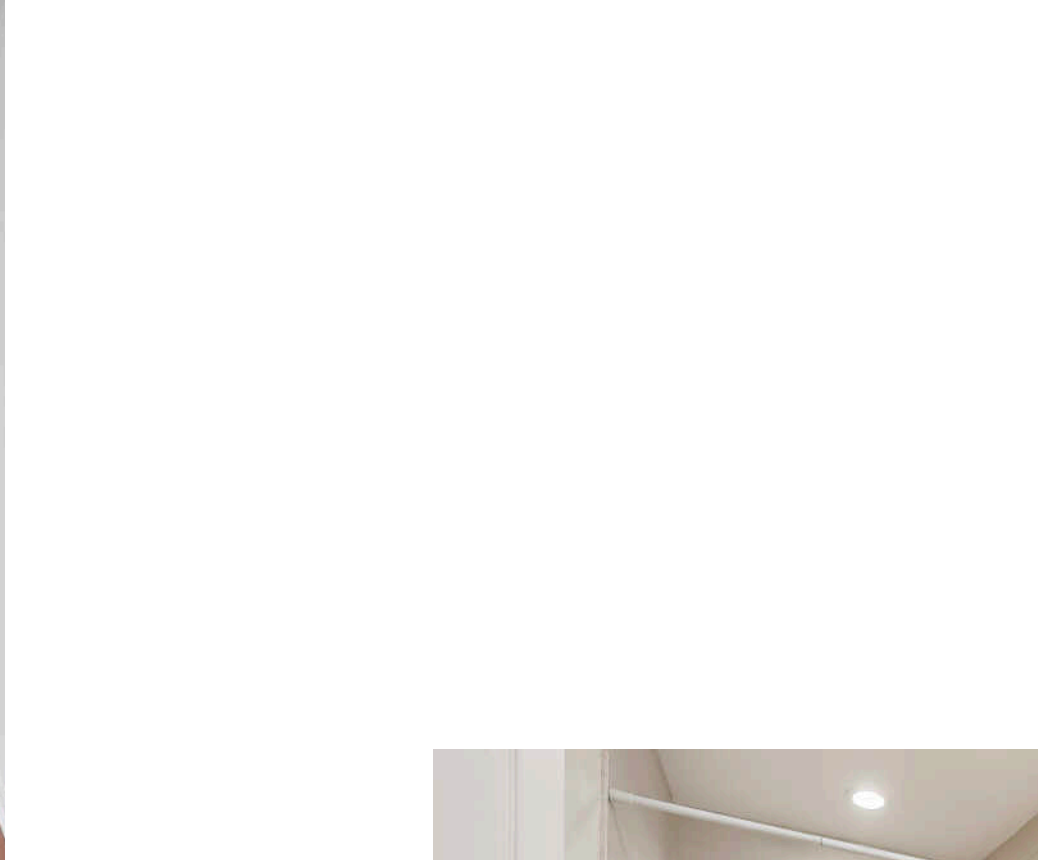
2 BEDROOM

2 BATH

TAXES: \$5,363

ASSESSMENTS: \$321 / MONTH







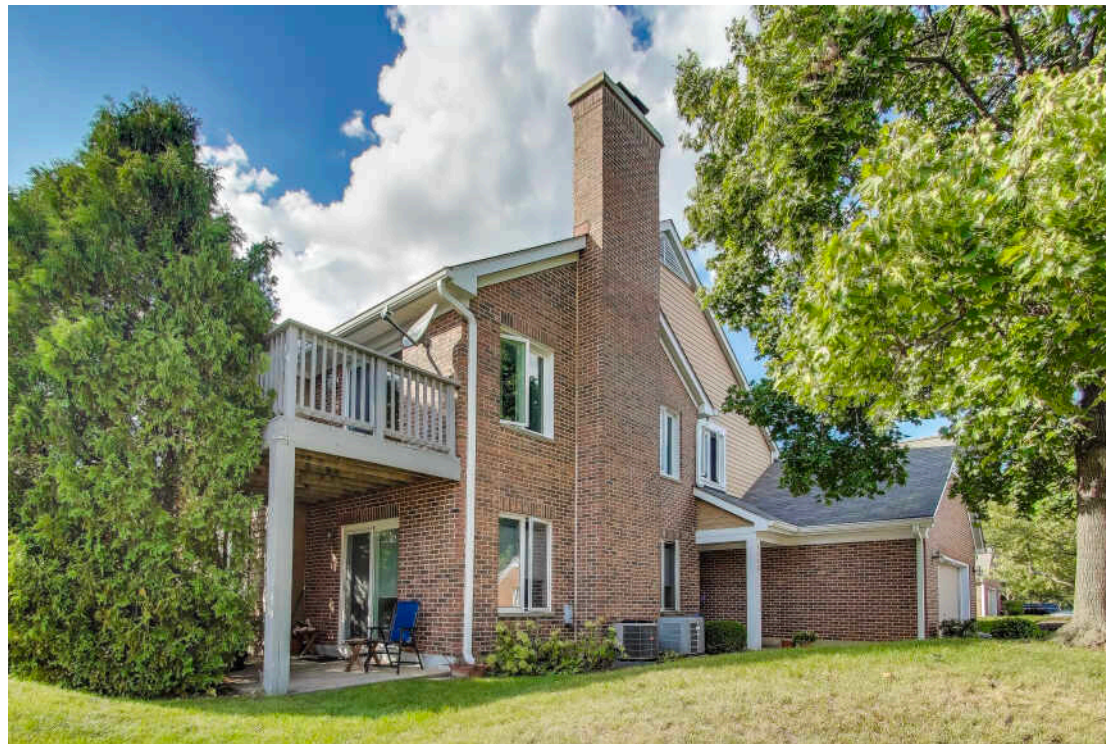
WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

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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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.

