

1535 N KENNICOTT AVENUE  
ARLINGTON HEIGHTS





#### ROOM DIMENSIONS

- LIVING ROOM : 15' x 18'
- DINING ROOM : 15' x 14'
- KITCHEN : 14' x 11'
- BREAKFAST/EATING AREA : 9' x 11'
- FAMILY ROOM : 18' x 13'
- PRIMARY BEDROOM SUITE : 13' x 11'
- BEDROOM 2 : 12' x 10'
- BEDROOM 3 : 11' x 11'
- RECREATION ROOM : 26' x 24'
- ROOM/BEDROOM 4 : 12' x 15'
- ROOM/BEDROOM 5 : 13' x 10'
- LAUNDRY/STORAGE : 16' x 11'
- UTILITY/STORAGE : 7' x 12'

This recently remodeled home is ready for you to move right in and start enjoying!

The interior boasts fresh paint, newer windows and new lighting throughout, creating a bright and welcoming atmosphere. Timeless kitchen has been updated in the last couple years with white cabinetry, quartz countertops, new stainless appliance suite, custom tile backsplash plus breakfast bar and eating area. The main floor features rich hardwood floors, updated bathrooms including the all new primary bathroom. Open floor plans allows for easy flow throughout the space highlighting the bright living and dining rooms. Family room is centered around the refinished fireplace front with built in cabinets on both sides and french doors opening to your fenced backyard and fire-pit. Spacious bedrooms with primary suite showcasing the all new dual vanity, mirrors and designer lighting.

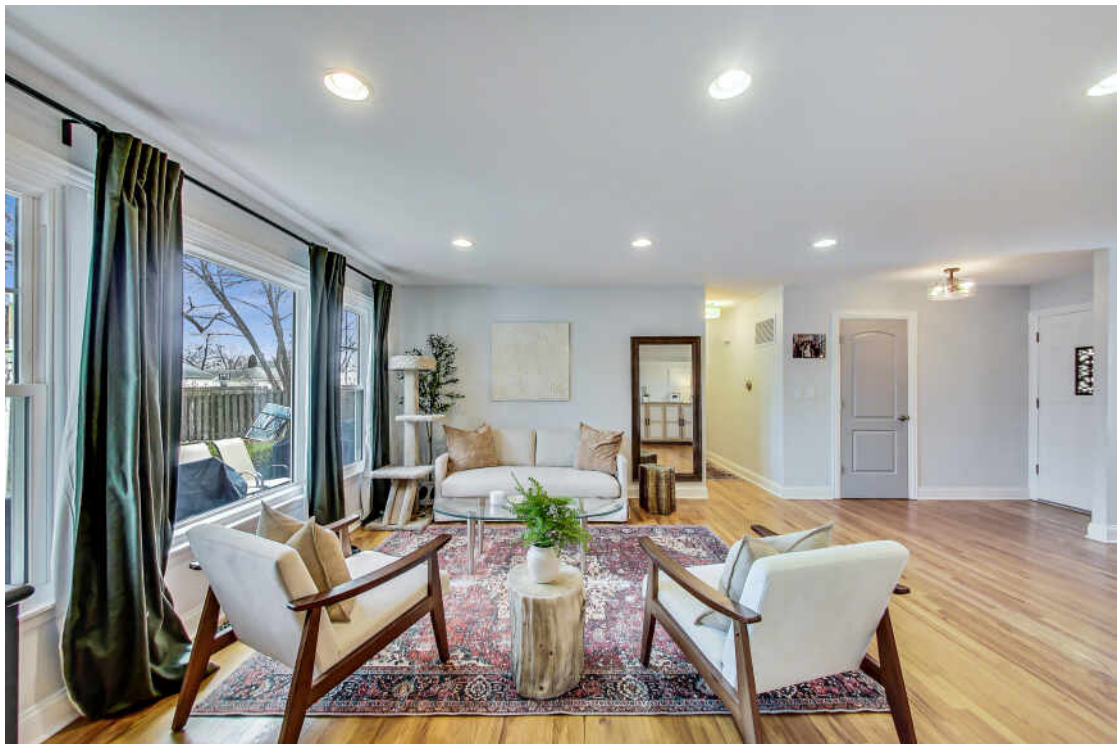
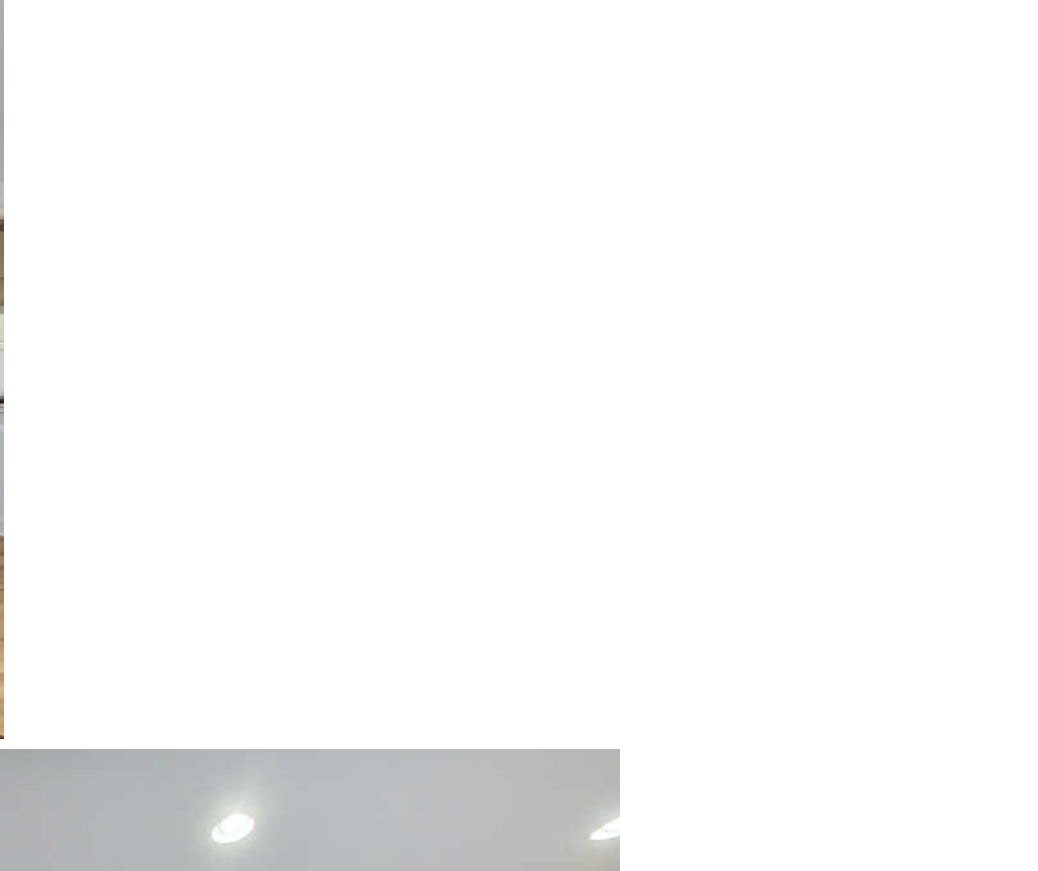
Full finished basement is a real highlight with 2 bedrooms, open and spacious recreation area, large utility room allowing for great storage space. Driveway was perfectly expanded to hold more cars in 2022.

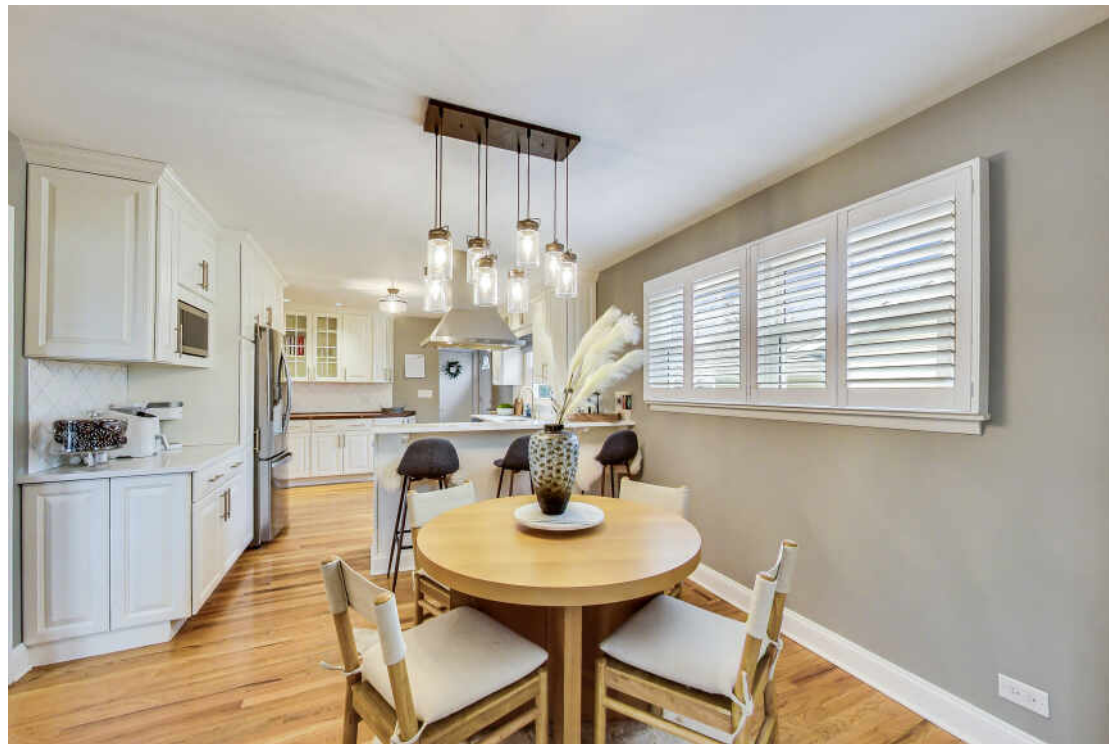
Home is served by Patton Elementary, Thomas Middle and Hersey High School. Close to great shopping, dining and recreation!

3 + 2 IN BASEMENT BEDROOM

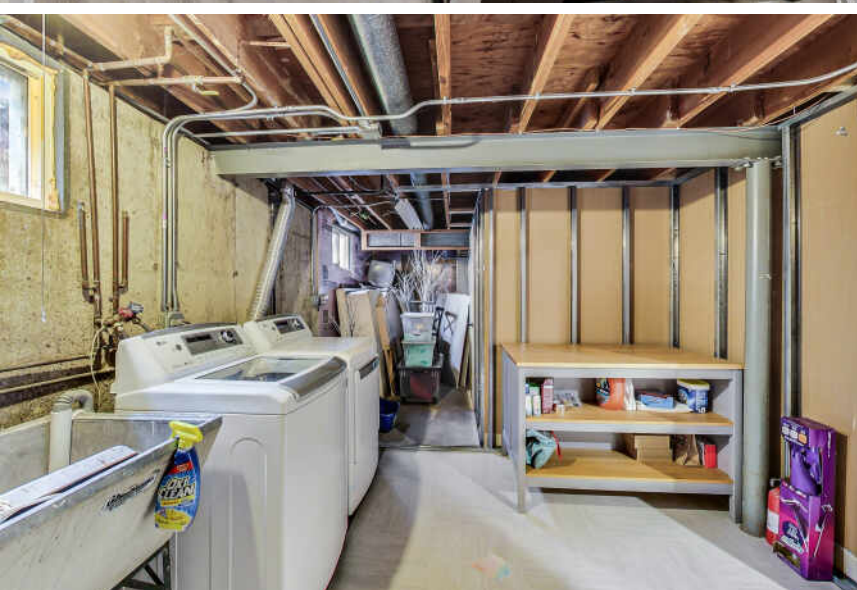
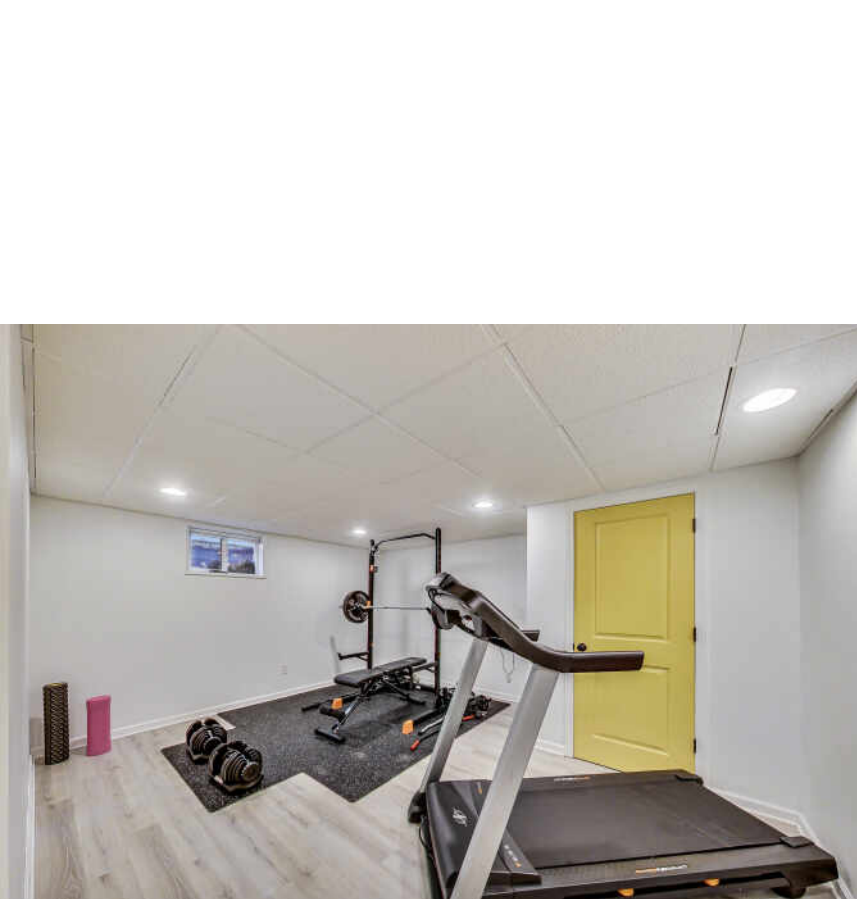
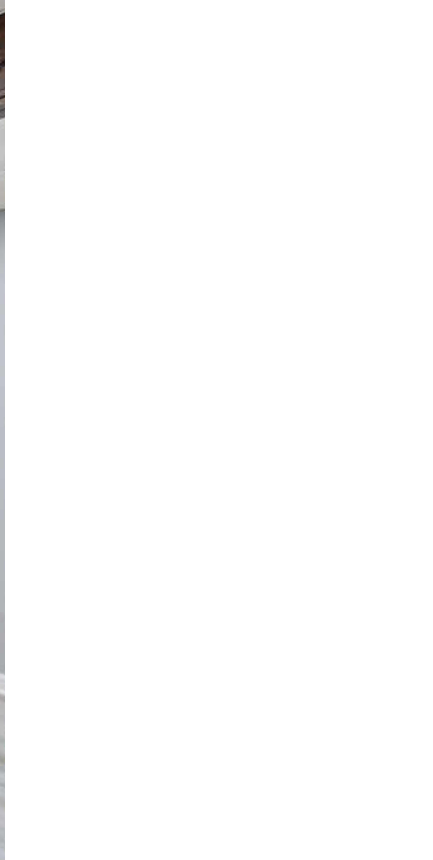
2 FULL BATH

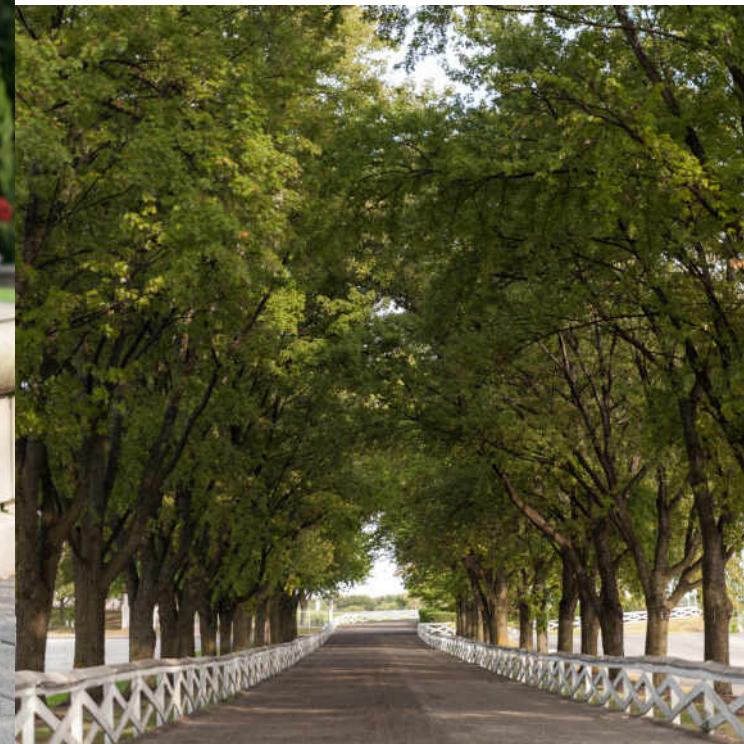
TAXES: \$7,322.96 (2021 NO  
EXEMPTIONS)











## 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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