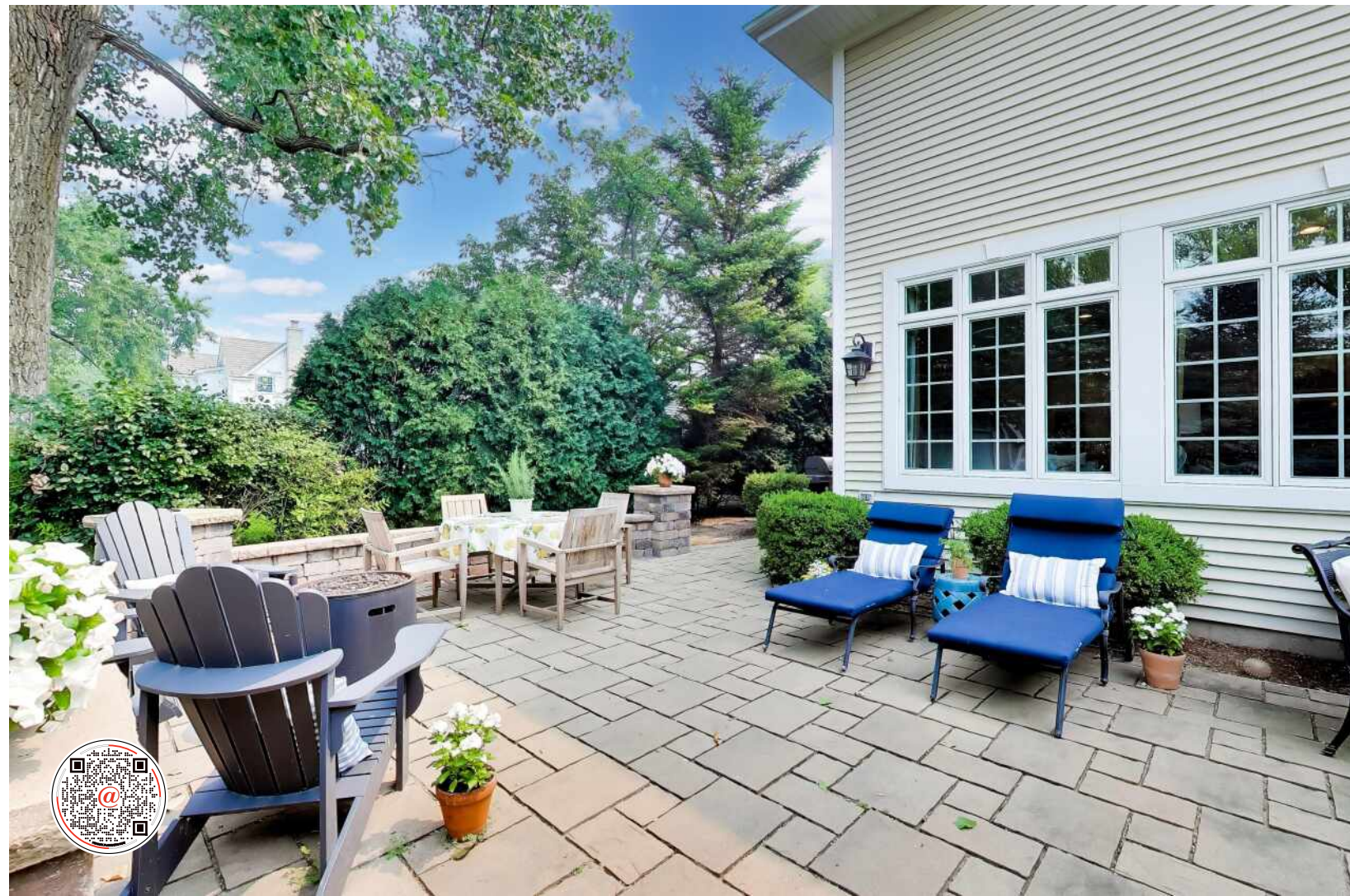




1600 N VAIL AVENUE ARLINGTON HEIGHTS



1600 N VAIL AVENUE · ARLINGTON HEIGHTS

@properties | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

LUXURY  
PORTFOLIO  
INTERNATIONAL



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1600 N VAIL AVENUE • ARLINGTON HEIGHTS





1600 N VAIL AVENUE

ROOM DIMENSIONS

|                             |         |
|-----------------------------|---------|
| Living Room .....           | 15'x14' |
| Dining Room .....           | 15'x12' |
| Foyer .....                 | 15'x10' |
| Kitchen .....               | 28'x12' |
| Breakfast Room .....        | 14'x12' |
| Family Room .....           | 22'x18' |
| Office .....                | 13'x11' |
| Laundry/Mudroom .....       | 14'x9'  |
| Primary Suite .....         | 21'x15' |
| Bedroom 2 Suite .....       | 15'x13' |
| Bedroom 3 .....             | 16'x14' |
| Bedroom 4 .....             | 15'x13' |
| Bonus/Loft Space .....      | 11'x8'  |
| 2nd Floor Laundry Room .... | 9'x6'   |
| Recreation Room .....       | 22'x18' |
| Bar .....                   | 13'x7'  |
| Exercise .....              | 15'x13' |
| Storage .....               | 10'x9'  |

FEATURES

So Much to Love! This Beautiful Custom Home Will Delight You! Freshly painted throughout in soft, soothing whites, this stunning custom home is a rare blend of tranquility, flow and function. Estate-sized 100x200 homesite in one of Arlington Heights' most sought-after locations. Curb Appeal That Welcomes You Home! Thoughtful landscaping frames the property, while a vintage Chicago brick walkway leads you to a gracious front porch, the perfect first impression of what's inside. A Main Level Built for Living and Entertaining!

Prepare to Say WOW as 2nd floor landing opens to a charming step-up office, sitting area, or kids' play space thats full of character. Laundry strikes again - a second dedicated large laundry room means wherever the dirty clothes pile up, a machine isn't far behind. The Basement Steals the Show! Head downstairs to an amazing, quality-finished space that packs a wallop - you'll feel like you're pulling up a stool at your favorite Irish pub. This level includes a rec room, game space, full bath with steam shower, wine cellar, workout room, and abundant storage. Built for Peace of Mind - Two furnaces (new in 2022) plus one new AC unit, a second AC approx 9 years young. Outdoor Living & Storage- A heated three-car garage with vaulted ceiling and drop-down attic stairway offers space for cars, hobbies, and storage. Just blocks from Patton and Thomas schools (District 25) and John Hersey High School (District 214), with shopping, Hasbrook Park, and easy commuter access all nearby - this home offers the lifestyle you've been searching for.



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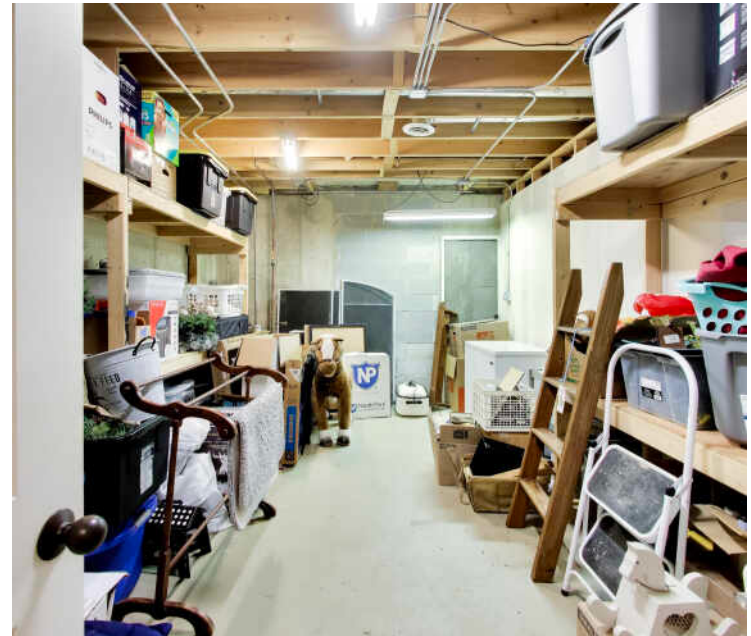
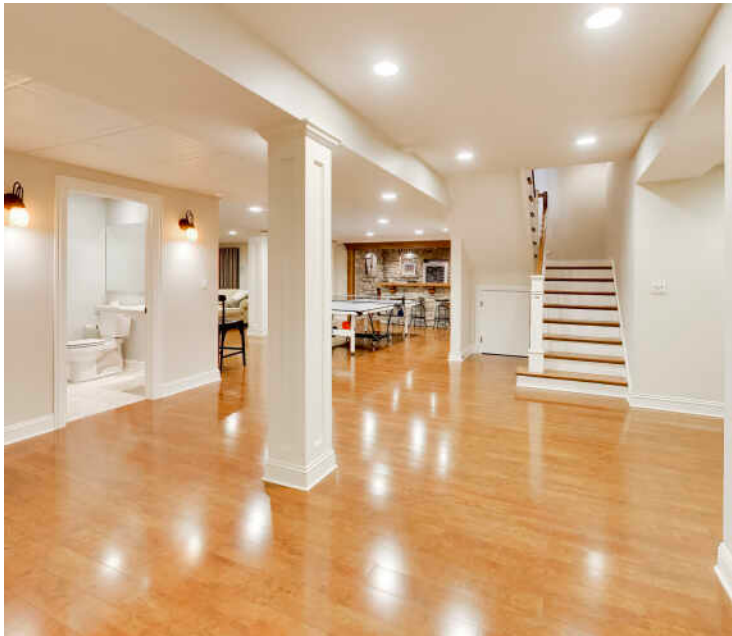














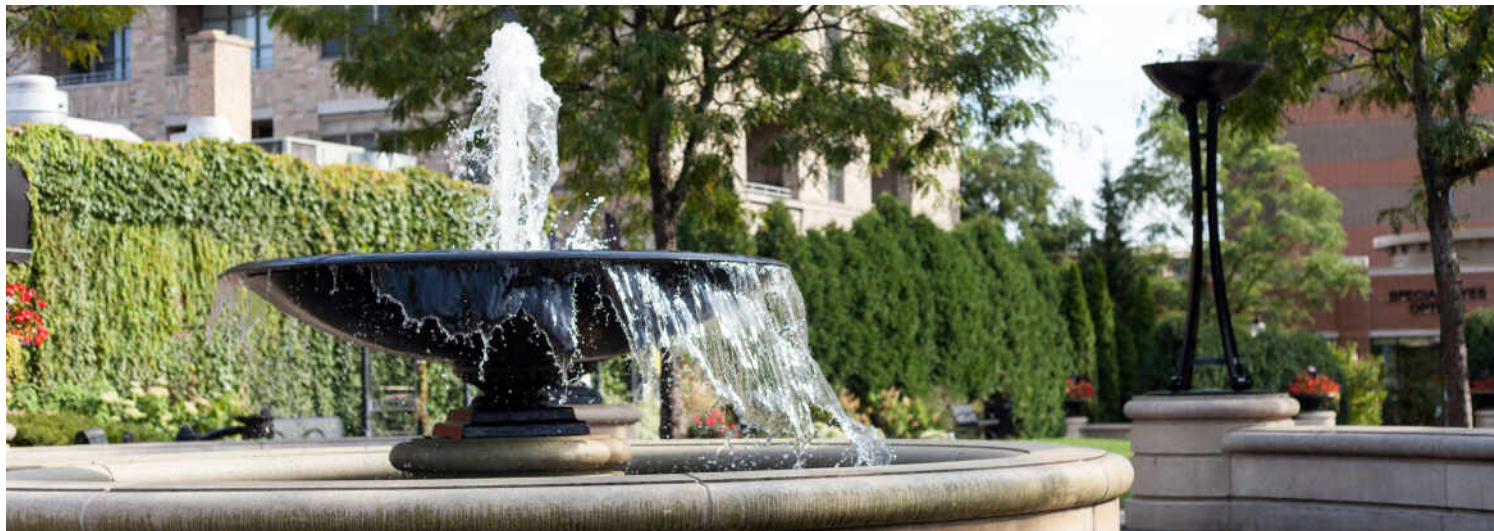












WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN  
SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

*Locals love the community's lively  
downtown, world-renowned  
racetrack, and countless restaurants,  
parks, and summer events.*

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.

