

1622 KENILWORTH AVENUE

BERWYN





ROOM DIMENSIONS

LIVING ROOM : 14' × 12'

DINING ROOM : 12' × 12'

KITCHEN : 14' × 8'

PRIMARY BEDROOM : 13' × 12'

SECOND BEDROOM : 14' × 10'

THIRD BEDROOM : 12' × 10'

FOURTH BEDROOM : 12' × 10'

FIFTH BEDROOM : 21' × 11'

FAMILY ROOM : 23' × 10'

FLORIDA ROOM : 21' × 15'

5 BEDROOM

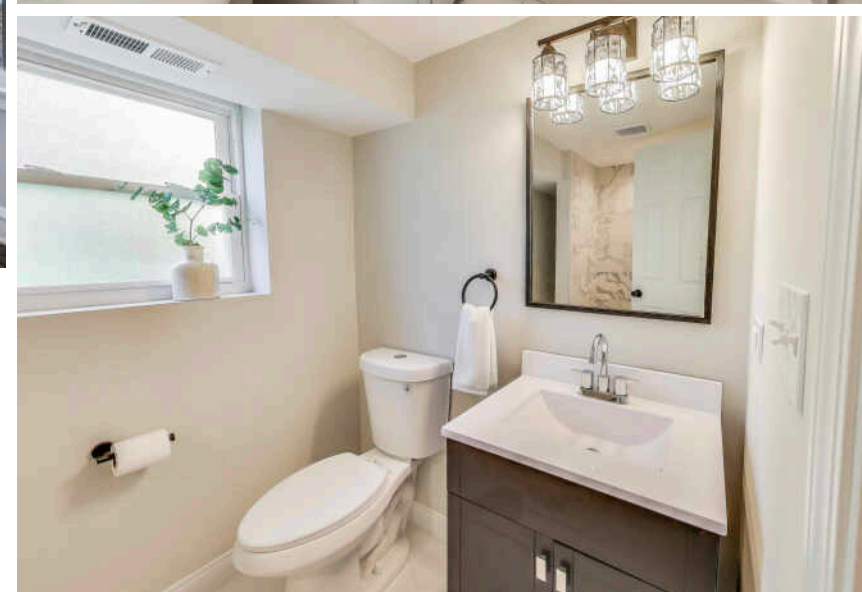
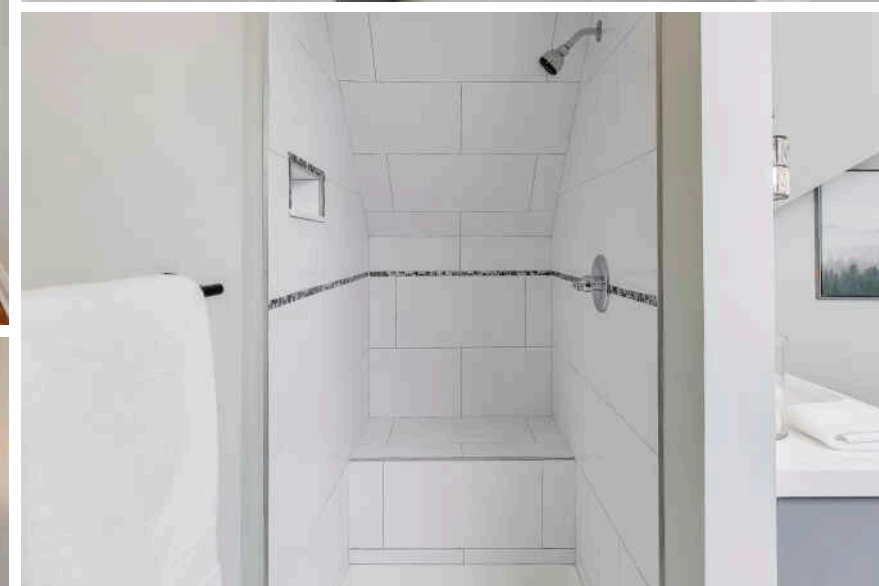
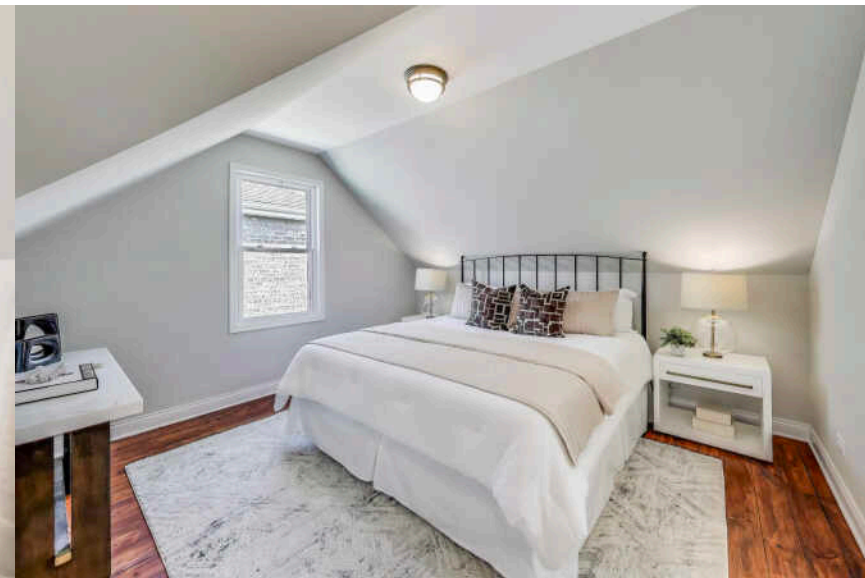
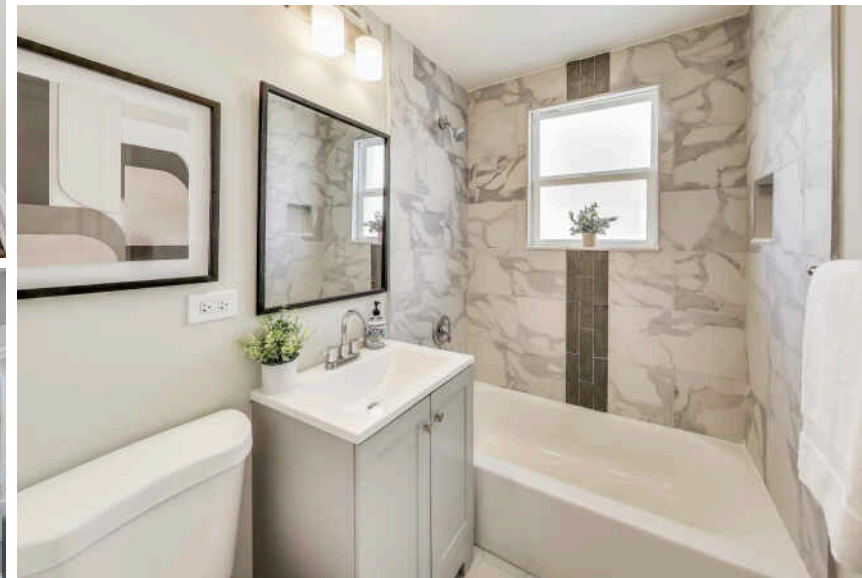
3 BATH

TAXES: \$7,232

Step into this beautifully updated 4+1 bedroom, 3-bathroom home where modern elegance meets timeless charm. The main floor boasts an open concept layout highlighted by sleek wainscoting and rich hardwood floors. The updated kitchen features pristine quartz countertops, stainless steel appliances, upgraded faucet and vent hood, and custom white shaker cabinets with soft-close hardware. The main also includes two spacious bedrooms and a newly renovated bathroom with a bathtub / shower combo. Upstairs, the primary suite offers a serene retreat, complete with a luxurious en-suite bathroom, skylight, and walk-in shower. The rear bedroom opens onto a private balcony overlooking the backyard. The finished basement adds even more living space with a 5th bedroom, a 3rd bathroom and a brand-new drain tile system with sump pump ensures peace of mind. Every detail has been addressed, with 2 separate HVAC systems, all-new 200 amp electrical service, all NEW plumbing, and a modified overhead sewer. Outside, the home features a one-car garage and additional side space perfect for larger vehicles or trucks. For the ultimate in relaxation and entertainment, enjoy the unique indoor "Florida Room" and hot tub suite that comfortably fits six, making it the perfect spot for entertaining anytime of year. Located in a highly convenient area near stores, restaurants, shopping centers, and public transit options including the Metra and CTA Blue Line. Whether you're looking for a multi-generational residence or a home that can grow with your family, this property is move-in ready and waiting for you to make it your own.

- See accompanying Feature Sheet for all updates made to the home
- All renovations permitted and Village-approved







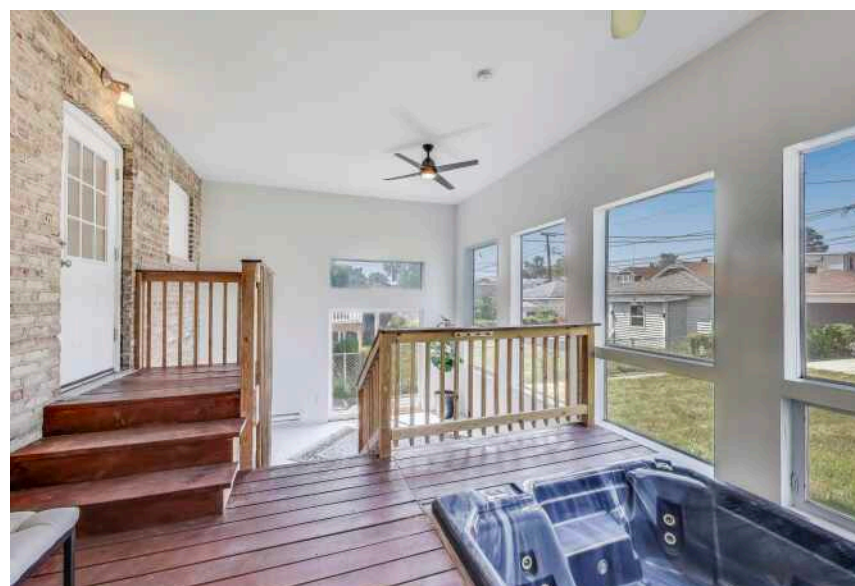
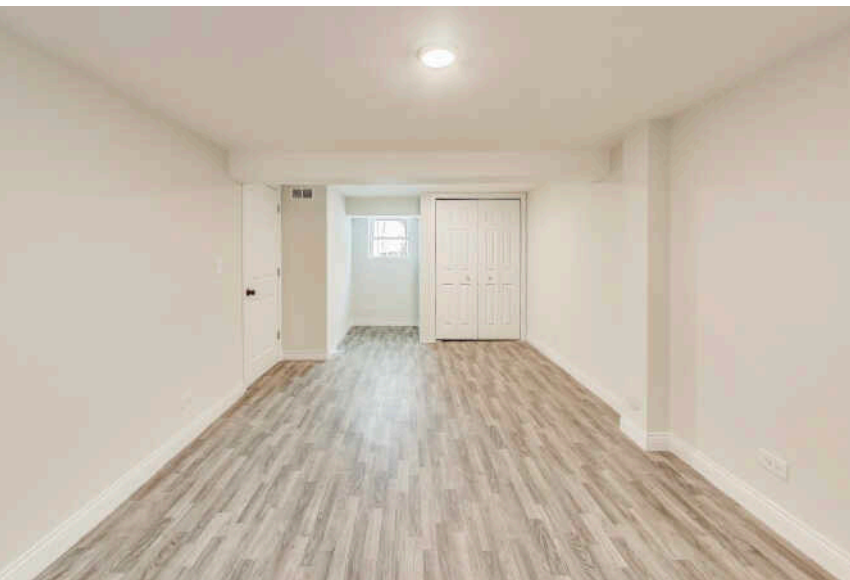
THE CITY OF **BERWYN** PRACTICALLY
WROTE THE BOOK ON CHICAGO-STYLE
BUNGALOWS.

The suburb is known as the “city of homes” for its significant collection of Chicago-style bungalows, widely considered the largest in the nation. The city enacted strict building codes in the early 1900s, which resulted in a majority of new construction being classic two-story bungalows.

While the community offers the conveniences of city living, residents enjoy the tranquility of the suburbs and a number of parks including Proksa Park, the largest in the area. The community’s parks offer extensive amenities including tennis courts, basketball courts, baseball and softball diamonds, paved paths, playground equipment, and picnic areas.

One of the most popular events in the community is its vintage car show. The annual Historic Route 66 event draws thousands of residents and car enthusiasts from across the country to celebrate the spirit of Route 66.

The Berwyn Metra station provides commuter service to Aurora and downtown Chicago on the BNSF Railway.



NOTES



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