

1628 KENILWORTH AVENUE

BERWYN



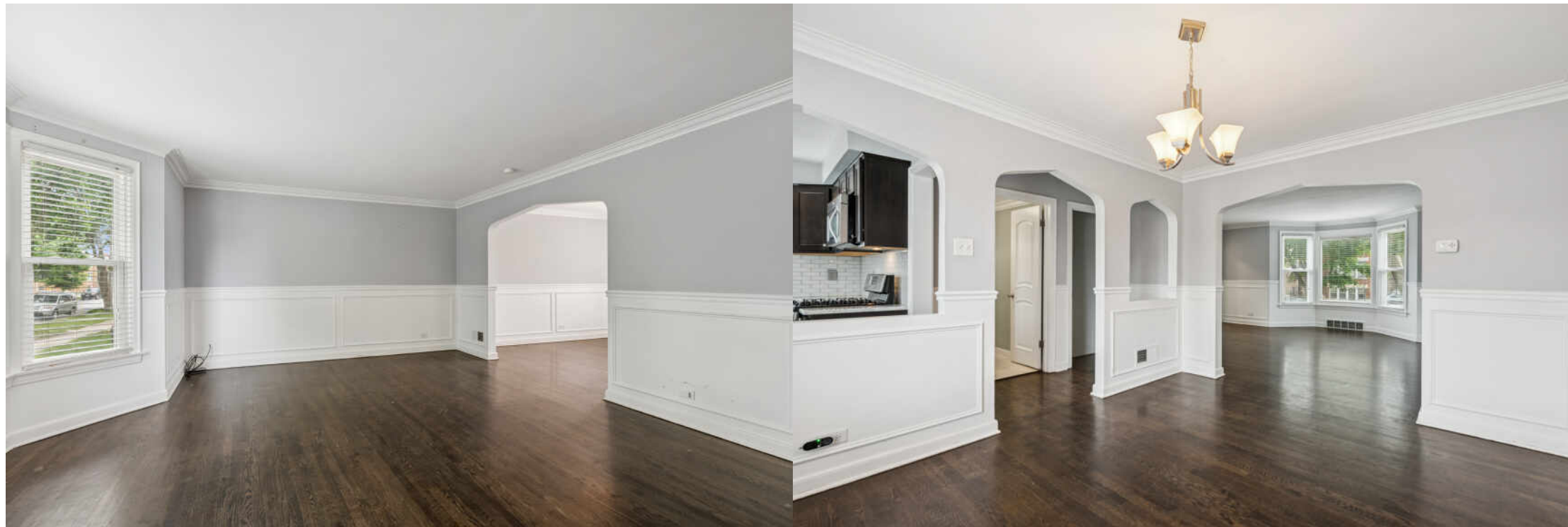


3 BEDROOM
1.1 BATH
TAXES: \$7,860

WELCOME HOME!

This nicely updated Georgian offers 3 bedrooms and 1.5 baths with an open-concept floorplan and hardwood floors throughout. The main level features spacious living and dining areas, ideal for entertaining, along with an updated kitchen complete with granite countertops, stainless steel appliances, and a French door leading to an oversized deck - perfect for outdoor living. Upstairs, you'll find two generously sized bedrooms. The primary suite includes two walk-in closets, while the second bedroom features a private balcony. The finished basement offers additional living space with a third bedroom, a cozy family room, and newly glazed floors. Enjoy a fully fenced backyard, a one-car garage, and an additional parking pad. This home combines timeless charm with modern updates in a convenient location - a must-see!

- 1456 SQ FT
- Taxes do NOT include home owner exemption
- 1 car garage PLUS 1 car parking pad - could build 2 car garage
- 30 x 125 lot size
- Built in 1949
- Rehabbed approx 2013/14







SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



LAUREN BURJAN

(312) 203-7680

LAURENBURJAN@ATPROPERTIES.COM



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.

