

1745 PAVILION WAY #502
PARK RIDGE



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 19' × 14'

KITCHEN : 22' × 10'

PRIMARY BEDROOM : 23' × 18'

SECOND BEDROOM : 14' × 11'

THIRD BEDROOM : 14' × 10'

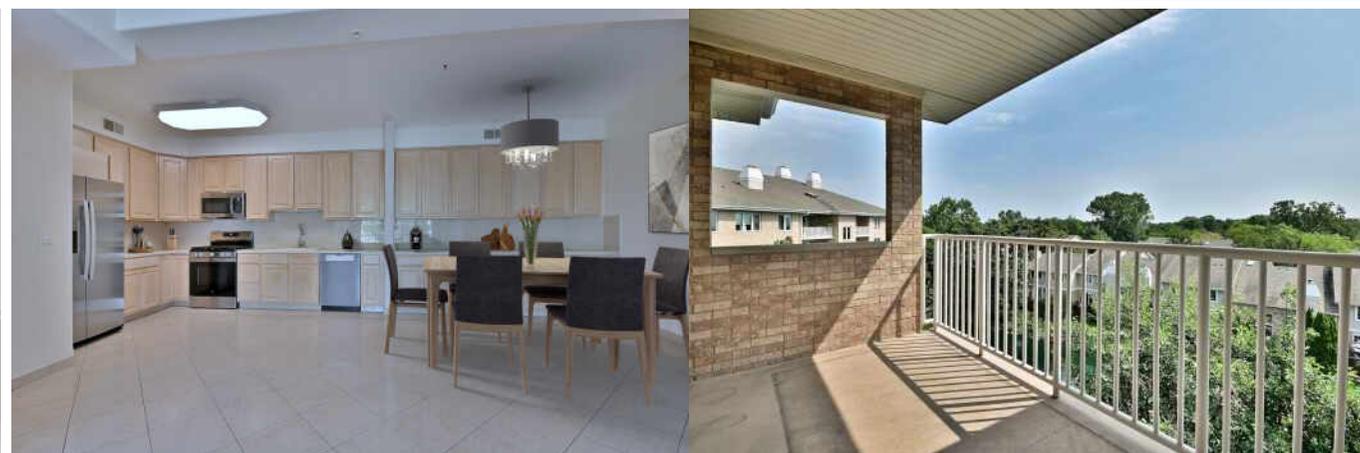
Welcome to this exquisite three-bedroom, two-bath corner unit condo, ideally situated on the top floor to provide maximum privacy and abundant natural light. Enjoy picturesque, unobstructed views of a serene, swan-filled pond from multiple vantage points throughout the home. The open floor plan features soaring ceilings and a spacious living area that flows seamlessly into the dining and kitchen space—perfect for everyday living or entertaining. Inside, you'll find elegant marble flooring, freshly painted walls, updated kitchen appliances, and the convenience of in-unit laundry. The kitchen offers generous cabinet and counter space, making meal prep a breeze. The luxurious primary suite includes its own private balcony, perfect for relaxing and taking in the scenic surroundings. Two additional, generously sized bedrooms offer flexible options for guests, a home office, or additional living space. With two private balconies, you'll enjoy plenty of outdoor space to unwind. The well-maintained community features walking paths, a tranquil pond with a charming gazebo, beautifully landscaped grounds, and the convenience of a heated garage with additional storage. Combining comfort, style, and natural beauty, this rare top-floor unit is a true gem. Don't miss your opportunity to make it your new home!

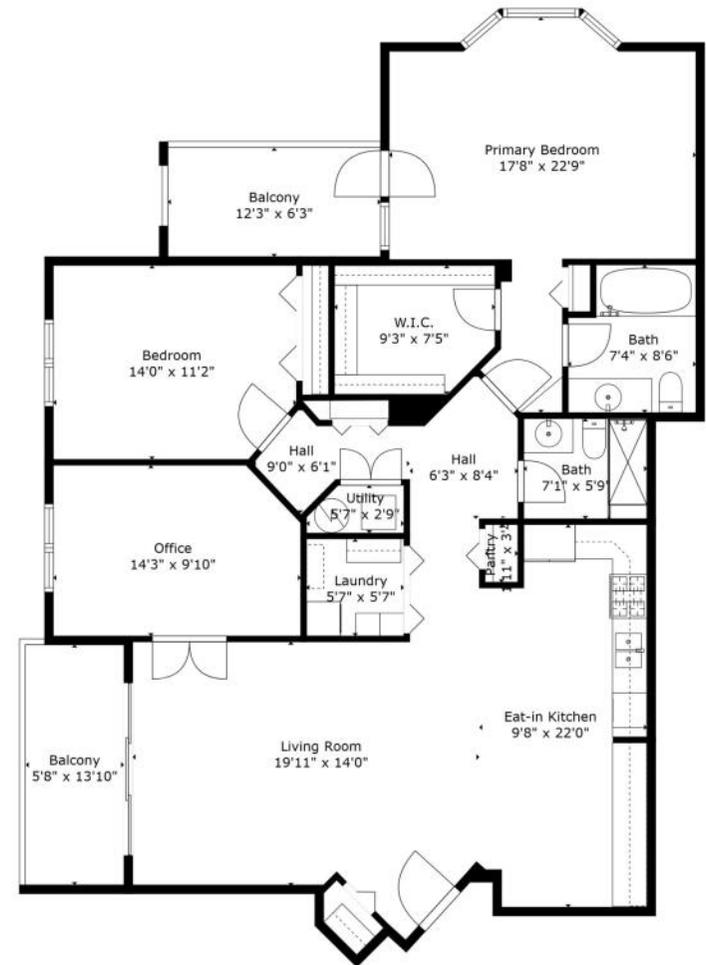
3 BEDROOM

2 BATH

TAXES: \$6,677

ASSESSMENTS: \$625 / MONTH





TOTAL: 1418 sq. ft
 FLOOR 1: 1418 sq. ft
 EXCLUDED AREAS: UTILITY: 14 sq. ft, BALCONY: 155 sq. ft
 WALLS: 96 sq. ft

Measurements Are Highly Reliable But Not Guaranteed





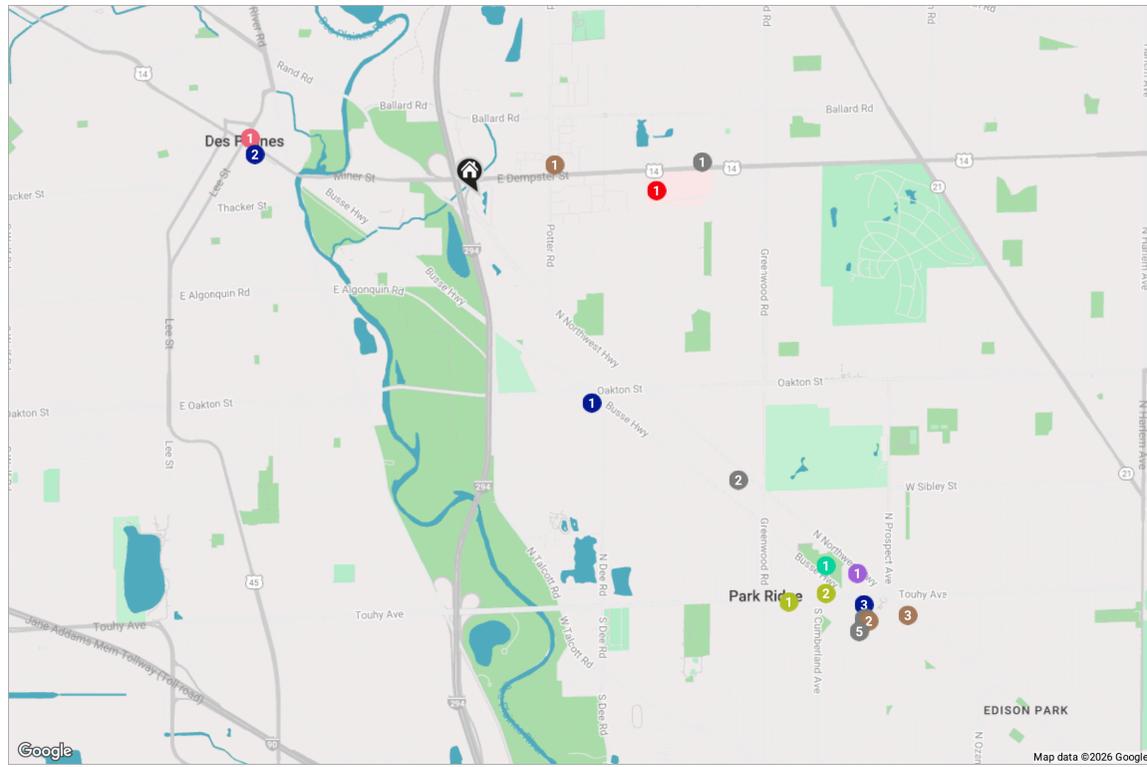
ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

The picturesque suburb is known for its small-town charm, which is just one reason why many residents have lived here their entire lives.

Park Ridge boasts a variety of unique shops, popular restaurants, and charming parks in the city's vibrant Uptown area. Newer buildings blend seamlessly with historic ones, including the art deco Pickwick Theatre - a movie theater and venue that is on the National Register of Historic Places. The Pickwick's façade was one of the theaters used as the backdrop for the opening credits of Gene Siskel and Roger Ebert's *At the Movies*.

In addition to free summer concerts presented by the Park Ridge Fine Arts Symphony, residents have plenty of events to enjoy throughout the year. The Taste of Park Ridge takes place during the summer, and the community also has a farmers market that is open through October.

Commuters have convenient access to downtown Chicago with two commuter rail stations on Metra's Union Pacific Northwest Line, as well as access to major expressways and O'Hare International Airport.



RESTAURANTS

- 1 Portillo's & Barnelli's Niles
8832 WEST DEMPSTER STREET, 1.0 MI
- 2 Lou Malnati's Pizzeria
650 NORTH NORTHWEST HIGHWAY,
1.8 MI
- 3 Pennyville Station
112 MAIN ST, 2.6 MI
- 4 The Harp And Fiddle
110 MAIN ST, 2.6 MI
- 5 Shakou Restaurants
130 S PROSPECT AVE, 2.7 MI

COFFEE

- 1 Dunkin'
2606 DEMPSTER ST, 0.4 MI

- 2 Di Marko All Day - Coffee Lounge
120 MAIN ST, 2.7 MI

- 3 The Original Pancake House
106 SOUTH NORTHWEST HIGHWAY,
2.8 MI

GROCERY

- 1 Trader Joe's
190 NORTH NORTHWEST HIGHWAY,
2.5 MI

GYM

- 1 CorePower Yoga - Park Ridge
991 WEST TOUHY AVENUE, 2.4 MI

- 2 FFC Park Ridge
826 W TOUHY AVE, 2.4 MI

MEDICAL

- 1 Advocate Lutheran General Hospital Center for Advanced Care
1700 LUTHER LANE, 0.8 MI

ENTERTAINMENT

- 1 Des Plaines Theatre
1476 MINER ST, 1.1 MI

TRANSIT

- 1 Dee Road
METRA - UNION PACIFIC NORTHWEST,
1.1 MI
- 2 Des Plaines
METRA - UNION PACIFIC NORTHWEST,
1.1 MI
- 3 Park Ridge
METRA - UNION PACIFIC NORTHWEST,
2.6 MI

PARKS

- 1 Hinkley Park
25 BUSSE HIGHWAY, 2.3 MI

NOTES



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