

**1767 CLIFTON AVENUE**  
HIGHLAND PARK







ROOM DIMENSIONS

LIVING ROOM : 19' × 15'

DINING ROOM : 13' × 12'

KITCHEN : 14' × 8'

SUN ROOM : 10' × 9'

PRIMARY BEDROOM : 14' × 11'

BEDROOM 2 : 12' × 11'

BEDROOM 3 : 13' × 7'

LOFT : 47' × 13'

3 BEDROOM

2 BATH

TAXES: \$12,870

TIMELESS CHARACTER

This all-brick 1920s gem is brimming with potential. Original architectural details like arched doorways, original wood doors, stained glass windows, hardwood flooring, and built-in niches echo the home's classic design. Located in the heart of sought-after Sunset Park, this home is close to everything ... Sunset Park, Hidden Creek Aquapark, downtown Highland Park restaurants and shops, and Metra.

- 2 main floor bedrooms
- Updated 200 amp electrical panel
- SpacePak air conditioning on the main floor
- Newer kitchen windows
- Newer washer/dryer (2024)
- Deep lot (50 x 175) provides ample outdoor space as well as space for expansion.
- Quick access to major expressways and local attractions including Ravinia Festival and Lake Michigan beaches.

























## YOU HAD ME AT RAVINIA – YET THERE’S SO MUCH MORE TO LOVE ABOUT **HIGHLAND PARK.**

Located 23 miles north of downtown Chicago, Highland Park is known for its vibrant downtown business district, abundant recreational facilities, and world-class amenities.

The city is home to several landmarks, including homes designed by Frank Lloyd Wright. Highland Park also created the first community land trust in Illinois to develop and preserve high-quality affordable housing for residents.

High-end homes in Highland Park range from custom lakefront mansions to multi-million-dollar contemporary estates. Mid-century moderns and in-town bungalows are plentiful, while a number of luxury condominiums offer maintenance-free living close to downtown shops, restaurants, and commuter train stations.

Residents enjoy two public beaches and the North Shore Yacht Club, a not-for-profit membership organization for sailors, kayakers, power boaters, and stand-up paddle boarders. Downtown Highland Park thrives year-round thanks to an eclectic mix of businesses including local restaurants, national retailers, and upscale boutiques.

Highland Park shines brightest in the summertime, when the sprawling outdoor Ravinia Festival welcomes the Chicago Symphony Orchestra and a diverse lineup of popular musicians. Ravinia attracts concert-goers from near and far, including locals and city-dwellers who can hop on the Metra train that conveniently stops at the festival gates.





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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.

