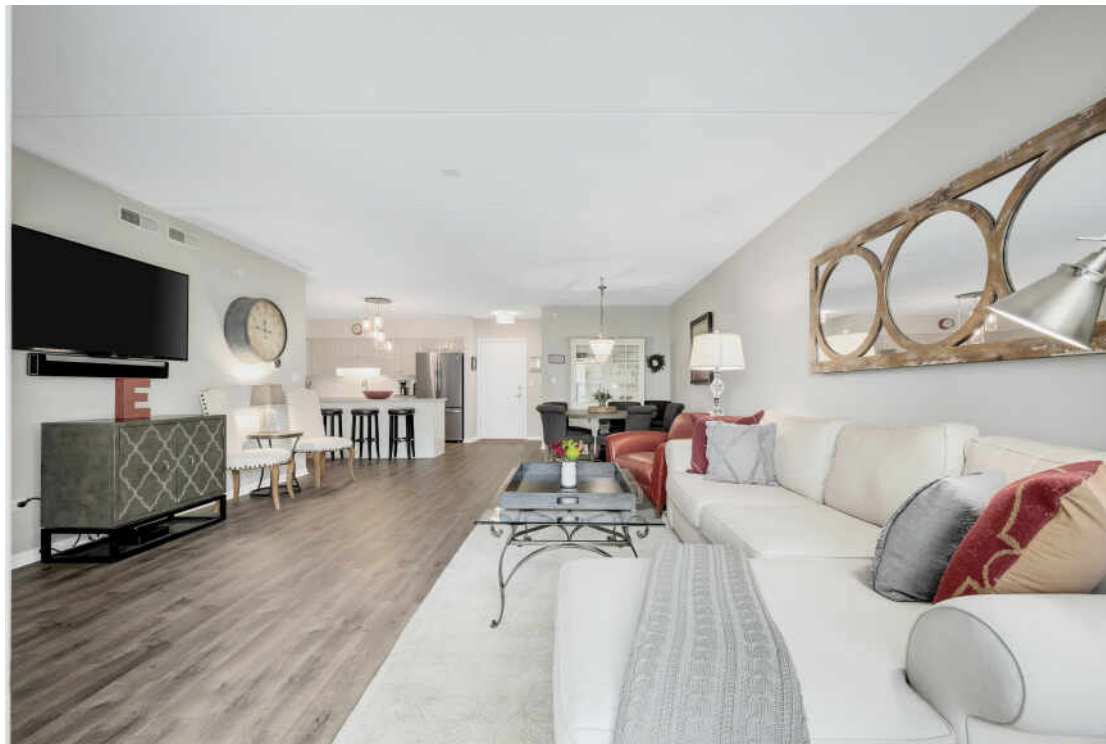


# 1 N BEACON PLACE #308

LA GRANGE





#### ROOM DIMENSIONS

LIVING ROOM : 17' x 17'

DINING ROOM : 12' x 7'

KITCHEN : 12' x 13'

PRIMARY BEDROOM : 13' x 16'

PRIMARY WALK-IN CLOSET : 7' x 5'

OFFICE : 6' x 5'

SECOND BEDROOM : 11' x 13'

HALL WALKIN CLOSET : 5' x 7'

GARAGE STORAGE UNIT : 5' x 14'

Welcome to this on-trend fully remodeled 2BR, 2BA + office condo with open floor plan in sought after Beacon Place. 2017-18 renovations include: new flooring; a fully renovated kitchen includes refinished cabinets, new stainless appliances, quartz counters, stainless sink, subway tile and large island for casual dining; updated bathrooms; new custom doors; custom outfitted closets and stylish new lighting throughout. Fantastic primary retreat with compact functional office, walk-in closet, spacious bath with soaking tub and separate shower. Double doors open to comfortable size second bedroom. Dedicated oversized heated parking in prime location near the elevator plus additional parking in the building's ample private lot. An extra-large secure storage unit is conveniently located right next to your parking spot. Enjoy views of Gordon Park and the Chicago skyline, just steps from the shops and restaurants of vibrant downtown La Grange. This unit is a standout, you'll be impressed.

2 BEDROOM

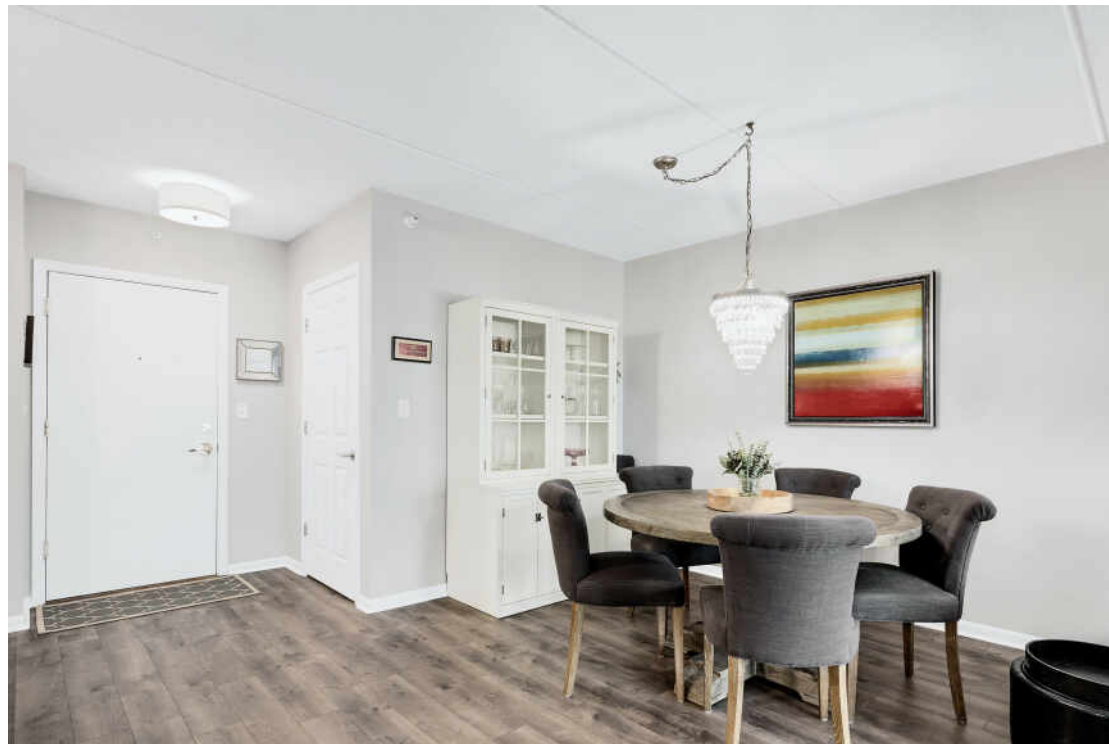
2 BATH

TAXES: \$8,830 INCLUDES PARKING &

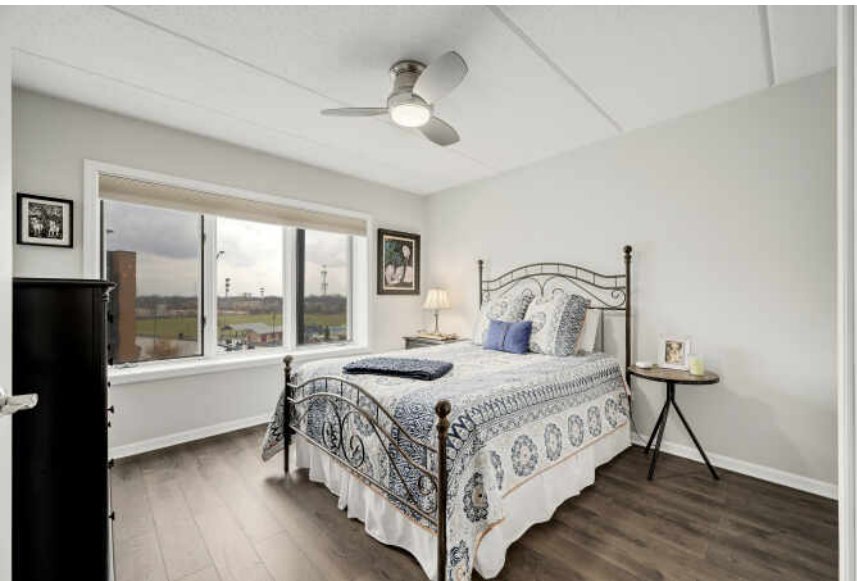
STORAGE UNIT

ASSESSMENTS: \$526













ALL ROADS LEAD TO **LA GRANGE**, JUST ONE OF THE REASONS THE SUBURB IS A POPULAR PLACE TO CALL HOME.

One of the Chicago area’s top transit suburbs, La Grange has two Metra train stations providing direct transportation to Chicago’s Union Station. Two major highways also run through the village and intersect with I-294 and I-55, putting the community within easy reach of airports and the city.

Of course, location is not all that La Grange has to offer. The community also has a charming downtown and a historic district designated by the National Register of Historic Places.

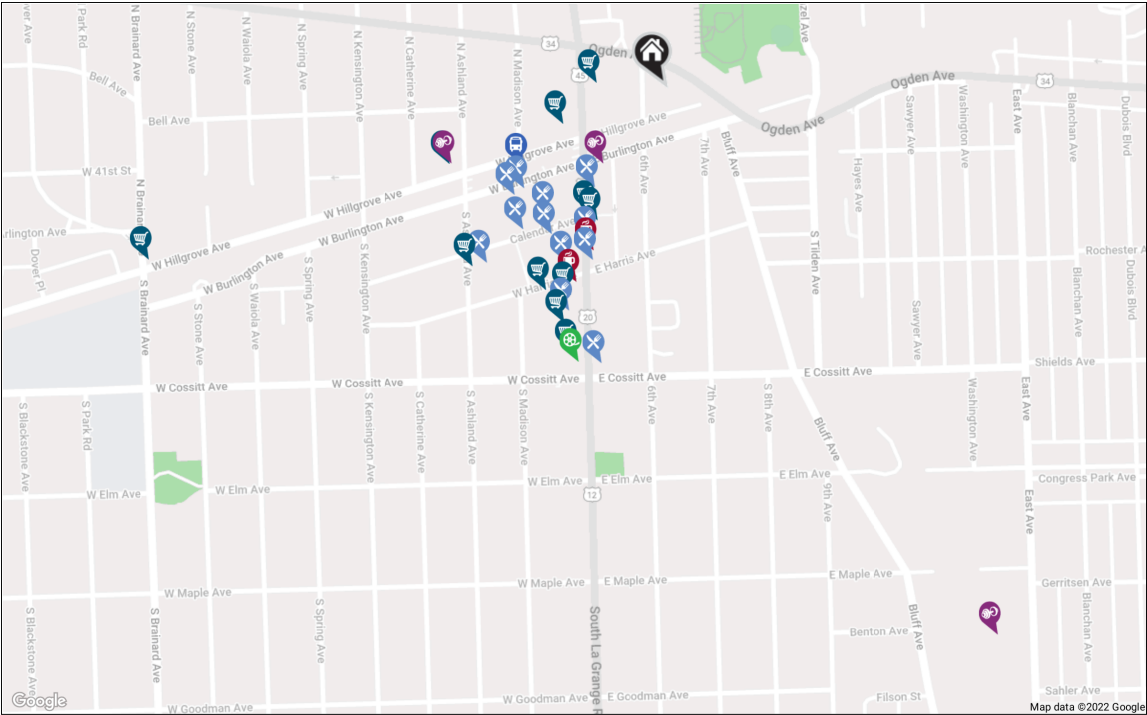
La Grange offers a variety of single-family homes in a range of styles and prices. Many homes are architecturally significant and have been carefully restored to preserve their original charm such as Victorian, Queen Anne, and Prairie School-style homes. The village has a few homes designed by Frank Lloyd Wright, including a “bootleg” house that Wright designed on the side while working for architect Louis Sullivan.

With dining, shopping, nightlife, and a movie theater, La Grange has a vibrant downtown, earning the village a place on *Chicago* magazine’s list of best neighborhoods and suburbs.

A number of events are held each year, including the annual Pet Parade, craft show, Endless Summerfest, and West End Art Festival, along with seasonal celebrations. Residents also enjoy abundant recreation, with the community’s park district maintaining dozens of acres of parkland.







### RESTAURANTS

- Kama Bistro**  
9 SOUTH LA GRANGE ROAD, 0.1 MI
- fourteensexteen**  
14 CALENDAR AVE, 0.2 MI
- Barrel House Social**  
100 W BURLINGTON AVE, 0.2 MI
- Steak + Vine**  
37 SOUTH LA GRANGE ROAD, 0.2 MI
- Aurelio's Pizza of La Grange**  
11 CALENDAR AVE, 0.2 MI
- Lucca's Pizzeria & Ristorante**  
108 W BURLINGTON AVE, 0.2 MI
- Thipi Thai LaGrange**  
25 CALENDAR AVE, 0.2 MI
- Blackberry Market**  
36 SOUTH LA GRANGE ROAD, 0.2 MI
- Blackberry Hill Breakfast Cafe**  
36 SOUTH LA GRANGE ROAD, 0.2 MI

- Prasino**  
93 SOUTH LA GRANGE ROAD, 0.3 MI
- Palmer Place**  
56 SOUTH LA GRANGE ROAD, 0.3 MI
- Sushi Ukai**  
W, 0.3 MI
- Owl and Lark**  
41 SOUTH LA GRANGE ROAD, 0.2 MI
- Starbucks**  
38 SOUTH LA GRANGE ROAD, 0.2 MI
- Trader Joe's**  
25 NORTH LA GRANGE ROAD, 0.1 MI
- Walgreens**  
2 N LA GRANGE RD, 0.1 MI

### COFFEE SHOPS

### SHOPPING

- Veni Vidi Val**  
25 SOUTH LA GRANGE ROAD STE B, 0.2 MI
- The Urban Mutt**  
23 SOUTH LA GRANGE ROAD, 0.2 MI
- Cold Stone Creamery**  
76 SOUTH LA GRANGE ROAD, 0.3 MI
- TATES Old Fashioned Ice Cream**  
25 S ASHLAND AVE, 0.3 MI
- Hortons Home Lighting**  
60 SOUTH LA GRANGE ROAD, 0.3 MI
- JC Licht Benjamin Moore Paint & Decor Store La Grange**  
10 N ASHLAND AVE, 0.3 MI
- Whisper Me Home**  
48 SOUTH LA GRANGE ROAD, 0.3 MI
- JAYNE La Grange**  
20 W HARRIS AVE, 0.3 MI
- Vintage Charm LaGrange**  
770 W HILL GROVE AVE, 0.6 MI

### HEALTH CLUBS

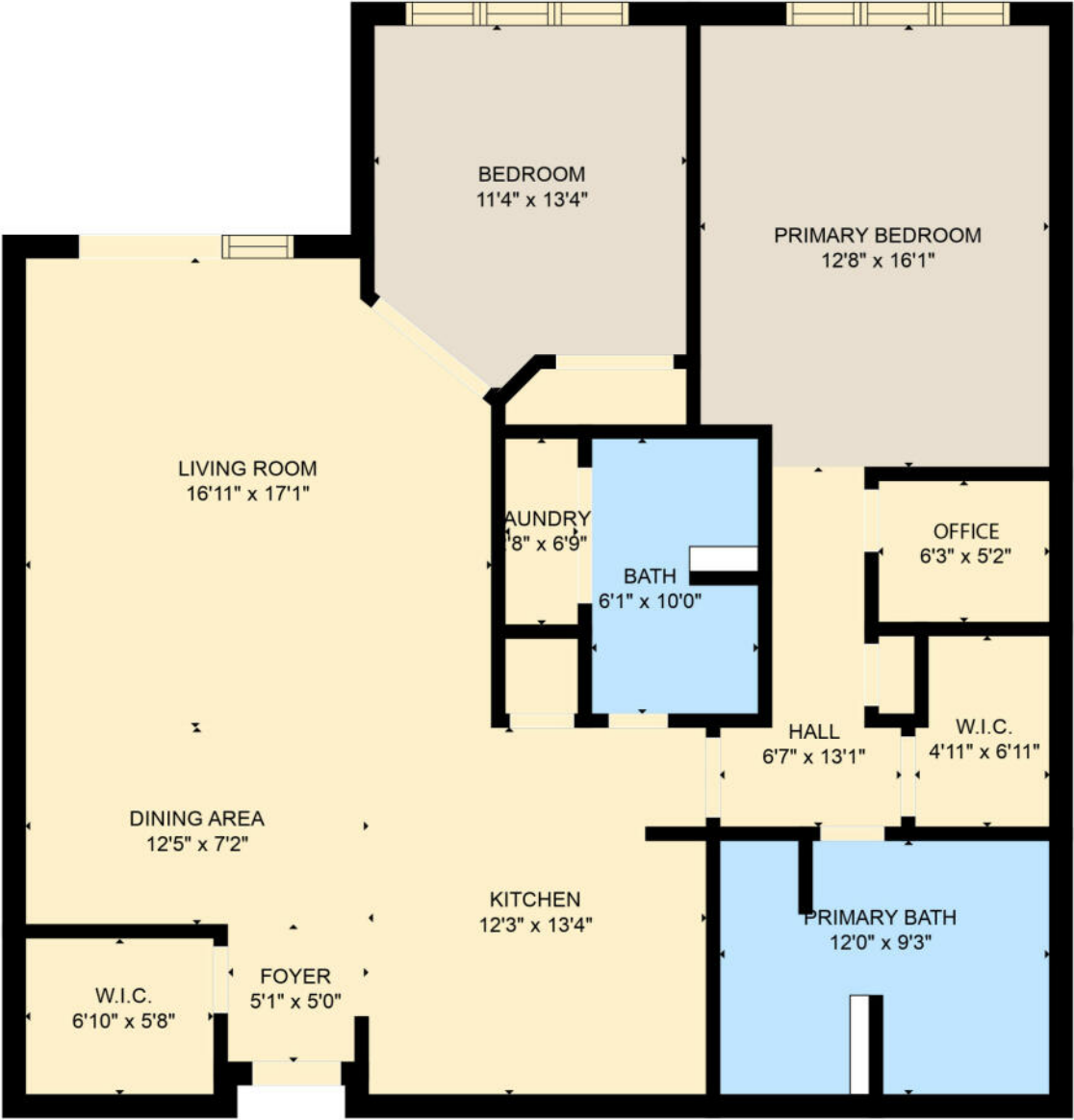
- CorePower Yoga**  
1 EAST BURLINGTON AVENUE 2ND FLOOR, 0.1 MI
- Orangetheory Fitness**  
6 NORTH ASHLAND AVENUE, 0.3 MI
- La Grange Fitness**  
536 EAST AVENUE, 0.7 MI

### ENTERTAINMENT

- Classic Cinemas La Grange Theatre**  
80 SOUTH LA GRANGE ROAD, 0.3 MI

### TRANSIT

- LaGrange Road**  
METRA - BNSF RAILWAY, 0.2 MI





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