

1 N DEE ROAD #1B
PARK RIDGE





ROOM DIMENSIONS

LIVING ROOM : 16' x 14'

DINING ROOM : 13' x 11'

KITCHEN : 13' x 8'

BREAKFAST NOOK : 7' x 7'

PRIMARY BEDROOM : 15' x 12'

SECOND BEDROOM : 15' x 10'

SUN ROOM (LANAI) : 26' x 8'

FOYER : 21' x 8'

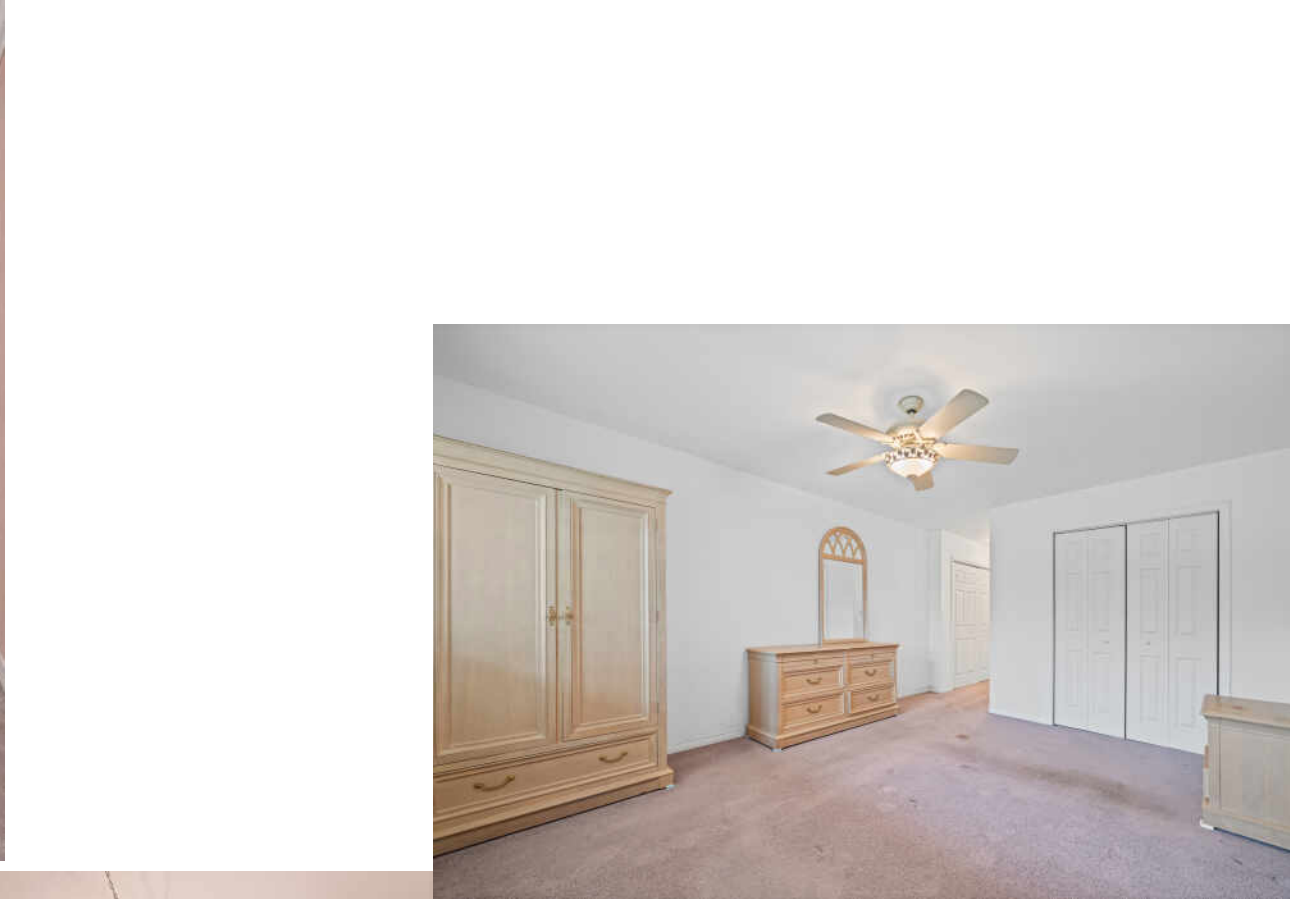
2 BEDROOM

2 BATH

TAXES: \$9,000

ASSESSMENTS: \$764 / MONTH

Your opportunity to own a 1st floor condo in Vista Del Lago, the only condo building located directly on beautiful Park Lake, one of Park Ridge's two Lakes. Enjoy unobstructed peaceful views of beautiful Park Lake and manicured grounds in this well-maintained condo. The spacious and inviting layout includes a large living and dining room area that opens to a year-round sunroom (Lanai) with 3 sets of sliding glass doors to a very large patio overlooking Park Lake, the pool, and the beautifully landscaped grounds. The sunroom creates the perfect space to relax with your morning coffee, read a book, or take in the calming views of the water throughout the seasons. The kitchen offers generous cabinets and counter space along with a bright breakfast area. The home features neutral decor throughout and has been lovingly cared for by the same family for many years. The kitchen and bathrooms have been tastefully updated with timeless finishes that remain fresh. Both bedrooms are generously sized and include ample closet space. The primary bedroom features its own private ensuite bath. Additional conveniences include elevator access, laundry on the same floor shared by only four condos, one heated indoor garage parking space, and a large private storage unit directly in front of the parking space. Life at Vista Del Lago is truly special. Residents enjoy direct access to Park Lake for swimming, snorkeling, fishing, kayaking, and non-motorized boating during the warmer months. Winter brings opportunities for ice skating, hockey, cross-country skiing, and ice fishing. The fenced backyard amenities include an in-ground swimming pool, beach area, pool patio, barbecue patio with grill and seating, a sundeck, and open green space for enjoying the outdoors and lake views. The location is exceptional. Walk to the elementary school, middle school, and Park Ridge's highly rated public high school. Nearby Centennial Park offers a water park, fitness center, indoor pool, playground, sledding hill, and the Wildwood Nature Center with restored prairie and woodland trails. The Dee Road Metra station is about a 15-minute walk, and Uptown Park Ridge, with its restaurants, shops, library, and entertainment, is just minutes away. Condos in this boutique lakefront building are rarely available. Experience this peaceful setting and see why many describe Vista Del Lago as a little slice of heaven in the heart of Park Ridge.







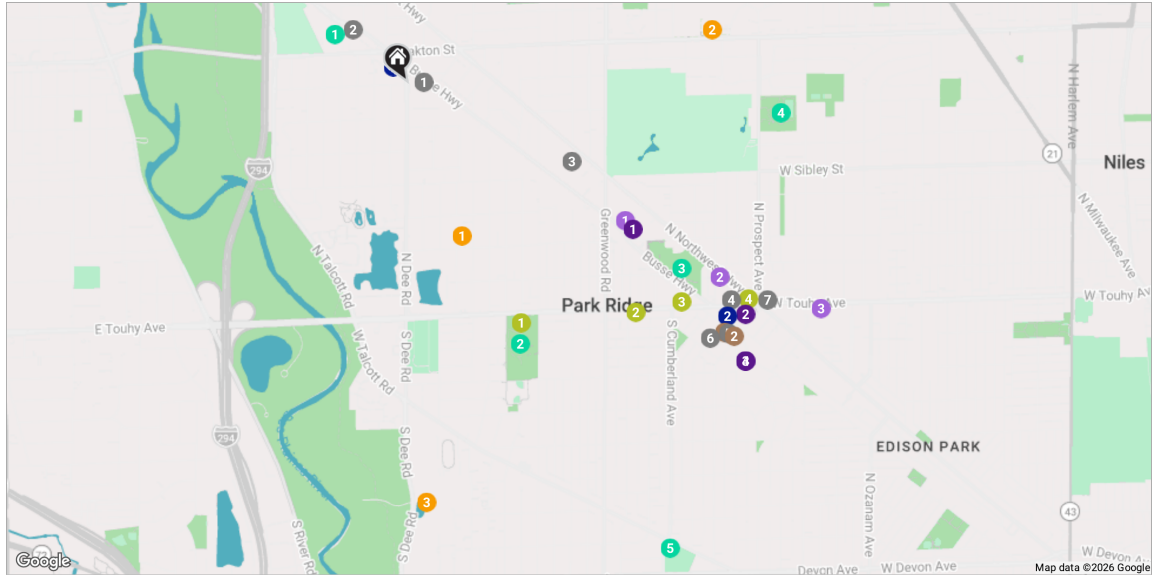
ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

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 Lola's Diner
920 BUSSE HIGHWAY, 0.1 MI
- 2 CHICAGO RAMEN Park Ridge
1056 BUSSE HIGHWAY, 0.3 MI
- 3 Don Juan's Cantina
650 NORTH NORTHWEST HIGHWAY, 0.7 MI
- 4 fire + wine Park Ridge
608 W TOUHY AVE UNIT C2, 1.5 MI
- 5 The Harp And Fiddle
110 MAIN ST, 1.5 MI
- 6 Panino's Pizzeria - Park Ridge
28 S FAIRVIEW AVE, 1.5 MI
- 7 Reyes Steak House
420 W TOUHY AVE, 1.6 MI

COFFEE

- 1 Off the Wall Cafe
104 MAIN ST, 1.5 MI

- 2 Di Marko All Day - Coffee Lounge
120 MAIN ST, 1.5 MI

GROCERY

- 1 Jewel-Osco
481 BUSSE HIGHWAY, 1.0 MI
- 2 Trader Joe's
190 NORTH NORTHWEST HIGHWAY, 1.4 MI
- 3 Whole Foods Market
225 WEST TOUHY AVENUE, 1.8 MI

GYM

- 1 Centennial Fitness Center
1515 WEST TOUHY AVENUE, 1.0 MI
- 2 CorePower Yoga - Park Ridge
991 WEST TOUHY AVENUE, 1.2 MI
- 3 FFC Park Ridge
826 WEST TOUHY AVENUE, 1.3 MI
- 4 Orangetheory Fitness
10 NORTH NORTHWEST HIGHWAY, 1.5 MI

SCHOOLS

- 1 Carpenter Elementary School
300 N HAMLIN AVE, 0.6 MI
- 2 Emerson Middle School
8101 N CUMBERLAND AVE, 1.2 MI
- 3 Maine South High School
1111 SOUTH DEE ROAD, 1.6 MI

TRANSIT

- 1 Dee Road
METRA - UNION PACIFIC NORTHWEST, 0.1 MI
- 2 Park Ridge
METRA - UNION PACIFIC NORTHWEST, 1.5 MI

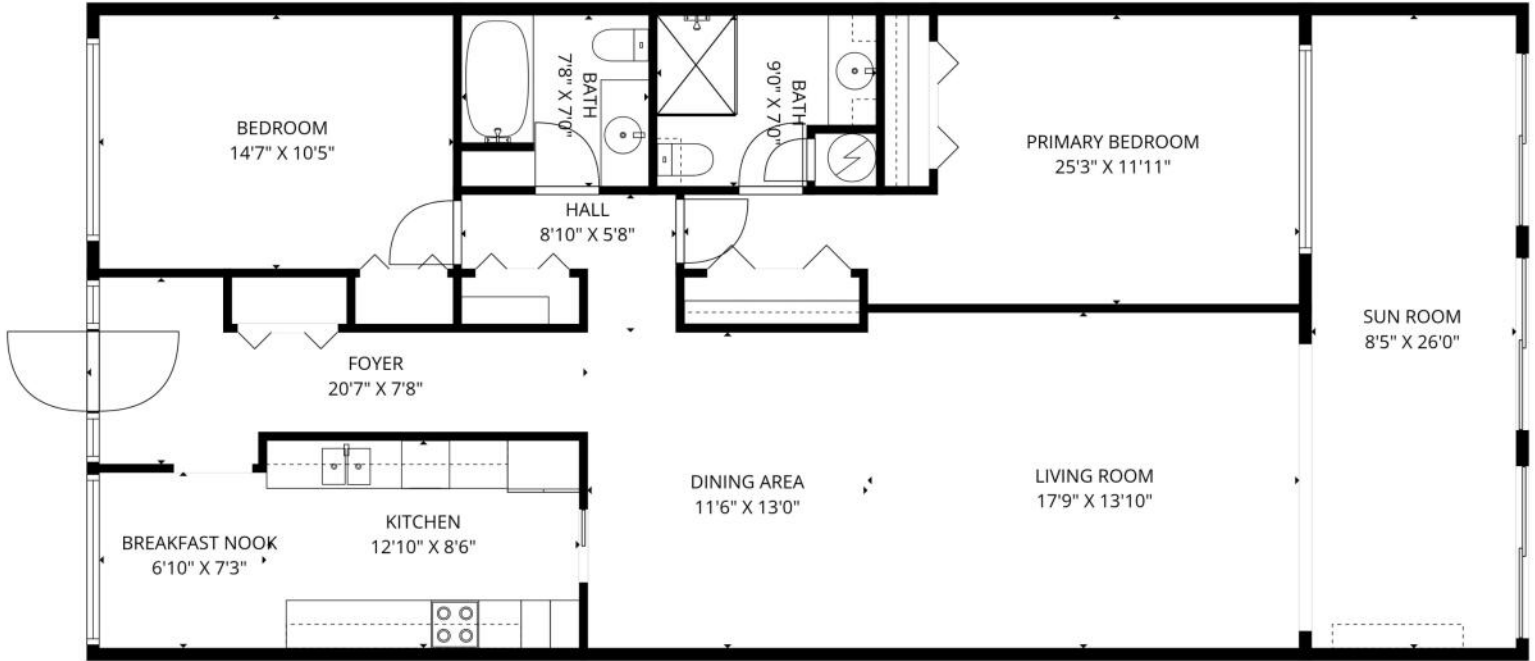
PARKS

- 1 Paws Park
2800 OAKTON STREET, 0.3 MI
- 2 Centennial Aquatic Center
100 S WESTERN AVE, 1.1 MI

- 3 Hinkley Park
25 BUSSE HIGHWAY, 1.2 MI
- 4 Prospect Park
733 NORTH PROSPECT AVENUE, 1.4 MI
- 5 South Park Wading Pool and Park
833 WEST TALCOTT ROAD, 2.0 MI

SERVICES

- 1 United States Postal Service
333 BUSSE HIGHWAY, 1.0 MI
- 2 Park Ridge Public Library
20 SOUTH PROSPECT AVENUE, 1.5 MI
- 3 Park Ridge Police Department
200 VINE AVENUE, 1.6 MI
- 4 Park Ridge City Hall
505 BUTLER PLACE, 1.6 MI



Total: 1517 sq. ft
1st Floor: 1517 sq. ft
Excluded Areas: Walls: 83 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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