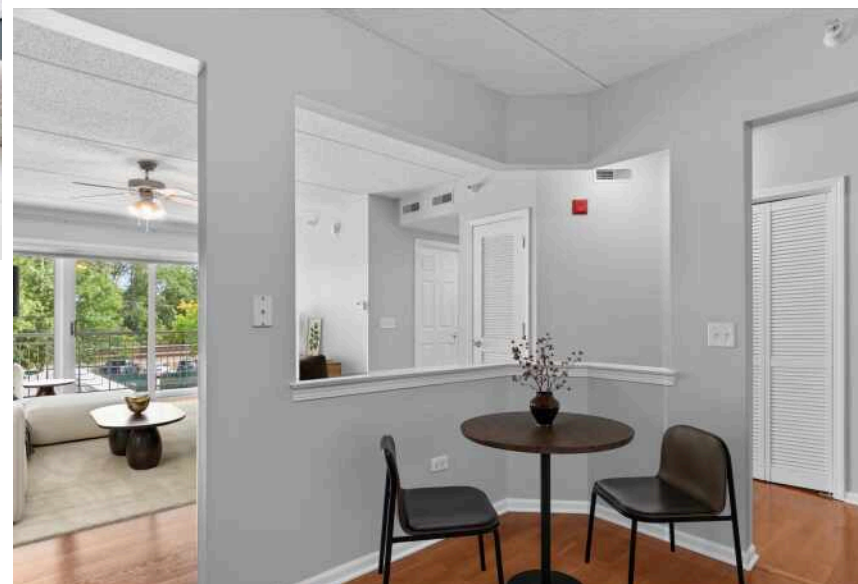


1 S LINCOLN AVENUE #202
LOMBARD





ROOM DIMENSIONS

LIVING ROOM : 14' × 10'

DINING ROOM : 15' × 8'

KITCHEN : 12' × 9'

PRIMARY BEDROOM : 15' × 14'

SECOND BEDROOM : 9' × 10'

1 SOUTH LINCOLN AVENUE #202

Rarely available 2-bedroom condo in Lincoln Place, perfectly located in the heart of downtown Lombard just steps from the Metra, restaurants, shops, and everything the area has to offer. This move-in ready home features a bright, open layout with a private balcony off the main living space. The spacious eat-in kitchen has brand new stainless steel appliances (you'll be the first to use them!) and offers abundant cabinet and counter space. The kitchen flows easily into the combo living and dining areas. Both bedrooms are generously sized, including a large primary bedroom with a spacious nook and a massive walk-in closet. The updated full bath features subway tile and newer flooring, while in-unit laundry adds everyday convenience. Additional highlights include a private storage unit and heated garage parking. Lincoln Place is an elevator building with Flexicore construction, providing excellent sound insulation and a remarkably quiet living environment; you'll forget you even have neighbors. A rare opportunity for easy, low-maintenance living in an unbeatable downtown Lombard location. It doesn't get better than this.

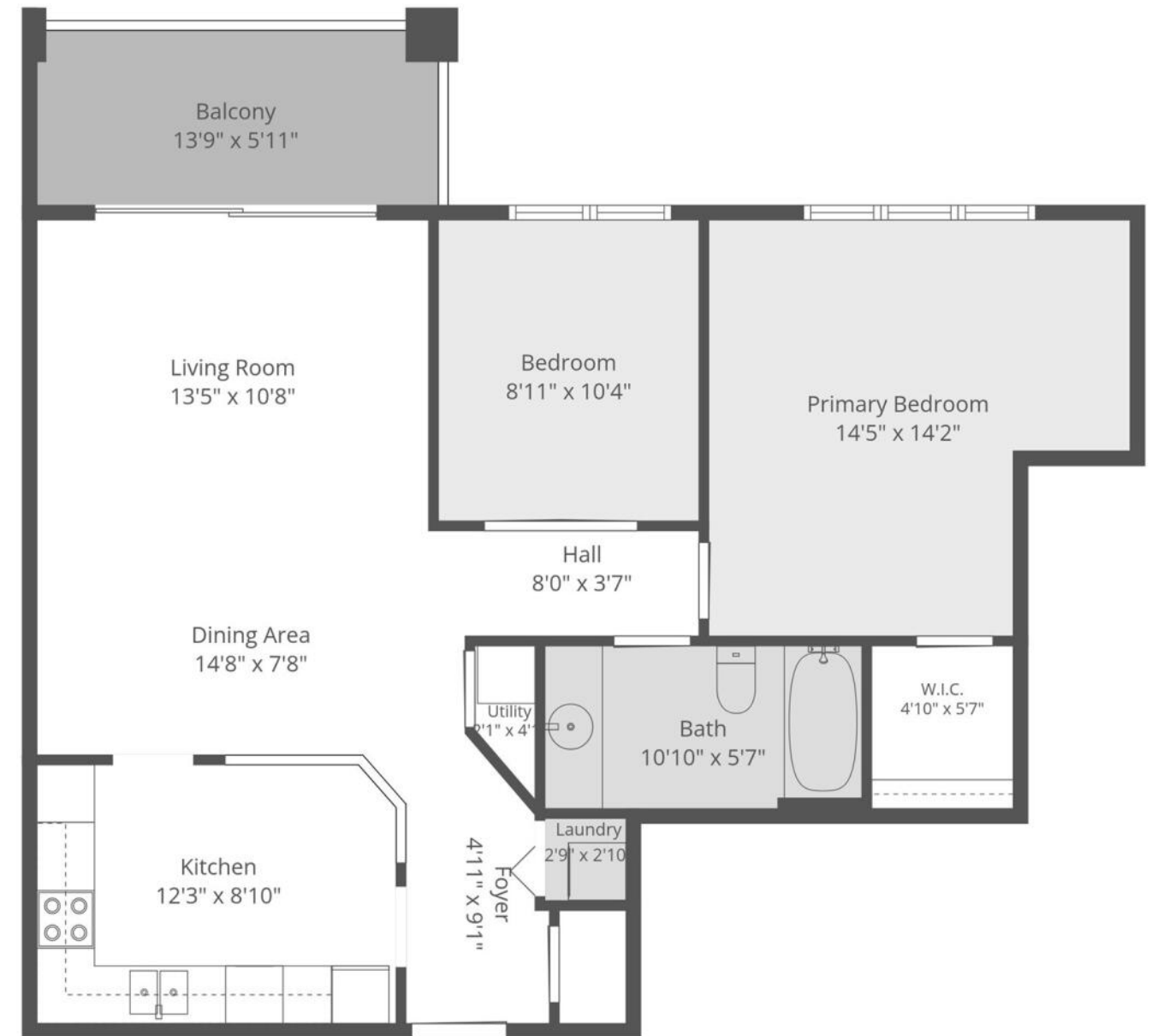
2 BEDROOM

1 BATH

TAXES: \$4,532.38

ASSESSMENTS: \$433





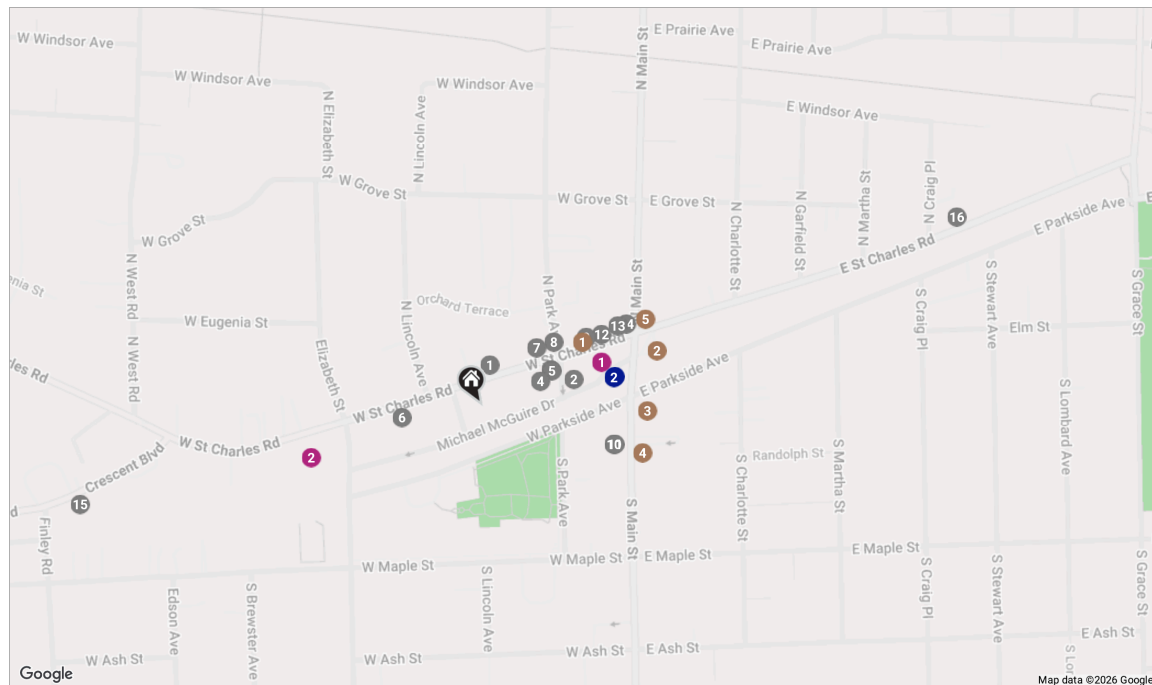


DESIGNATED THE "LILAC VILLAGE," **LOMBARD** IS CHARACTERIZED BY ITS QUAIN, TREE-LINED STREETS AND CLOSE-KNIT COMMUNITY.

Lombard residents are proud of the village's rich history, diverse entertainment opportunities, and unique seasonal events such as Cruise Nights and Summer Concert Series, which puts vintage vehicles and live music on display throughout the summer.

Since 1930, the village has hosted an annual lilac festival and parade in May. Lilac Time is Lombard's famed 16-day horticultural festival held at the beautiful Lilacia Park. Several other lilac-themed events take place throughout the year, including a formal ball, concerts, wine and beer tastings in the park, and an arts and crafts fair.

Metra's Union Pacific West Line railway stops in Lombard, providing commuter transportation to downtown Chicago.





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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.

