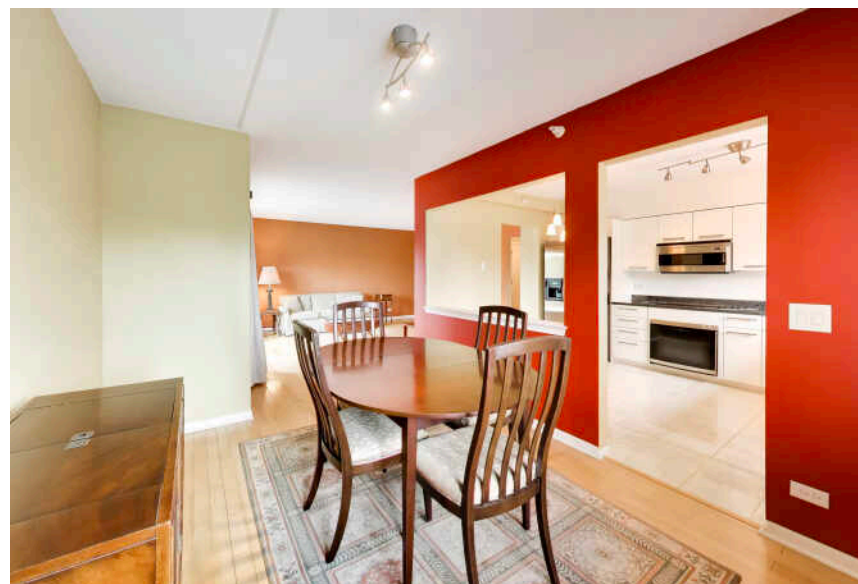
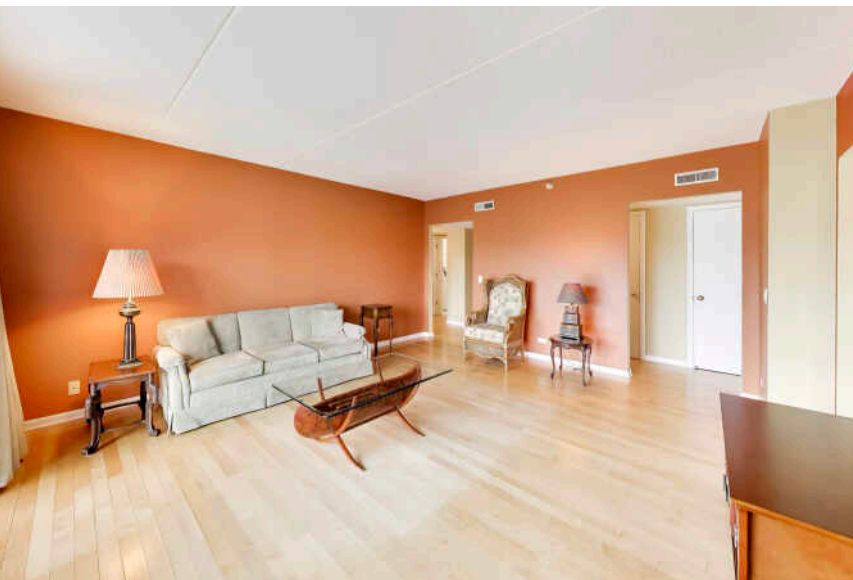


201 N VAIL AVENUE #307
ARLINGTON HEIGHTS





ROOM DIMENSIONS

FOYER : 10' × 4'

LIVING ROOM : 15' × 17'

DINING ROOM : 10' × 12'

KITCHEN : 11' × 12'

PRIMARY BEDROOM : 19' × 19'

SECOND BEDROOM : 16' × 11'

LAUNDRY ROOM : 6' × 8'

OTHER : 5' × 5'

PROPERTY INFORMATION & DETAILS

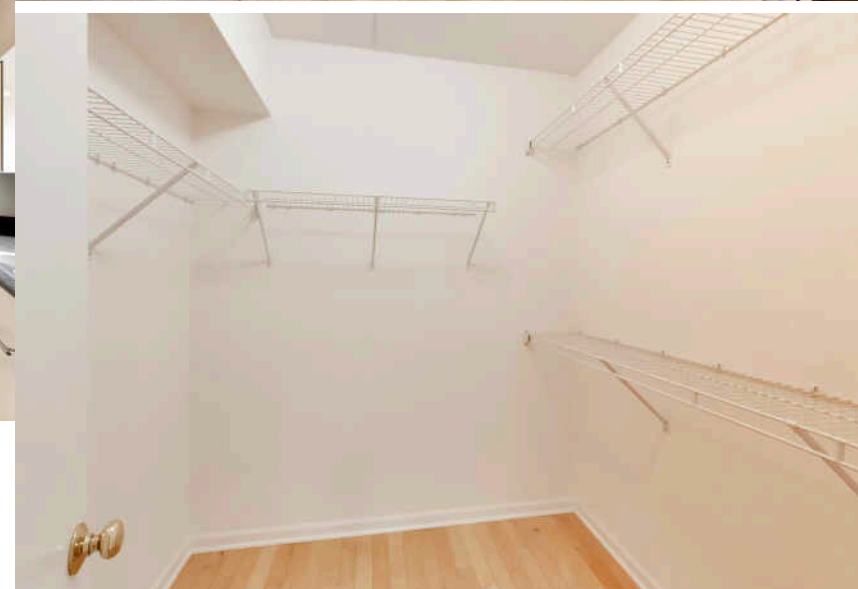
Enjoy stunning west-facing views of downtown Arlington Heights from this beautifully maintained unit. Step inside to discover engineered hardwood floors throughout, creating a warm and inviting atmosphere. The spacious living room features a sliding door that leads to your private balcony-perfect for soaking in the vibrant cityscape and breathtaking sunsets. The open-concept layout flows effortlessly into the dining area and bright kitchen, which boasts white cabinetry and tiled floors, making it an ideal space for entertaining family and friends. Retreat to the expansive primary suite offering ample room for a sitting area, his-and-her walk-in closets, and a luxurious bathroom complete with a walk-in shower, double vanity, and soaking tub-your perfect sanctuary after a long day. A second bedroom with a walk-in closet and an additional full bathroom with tub/shower combination provide comfortable accommodation for guests or family. The convenience of an in-unit laundry room adds to the ease of everyday living, complemented by an additional coat closet for extra storage. Included with this unit is a heated garage parking space and a separate storage unit for your belongings. Located in the heart of downtown Arlington Heights, you'll enjoy easy access to the Metra station, Arlington Alfresco events during warmer months, plus an array of dining, shopping, nightlife, and entertainment options right at your doorstep.

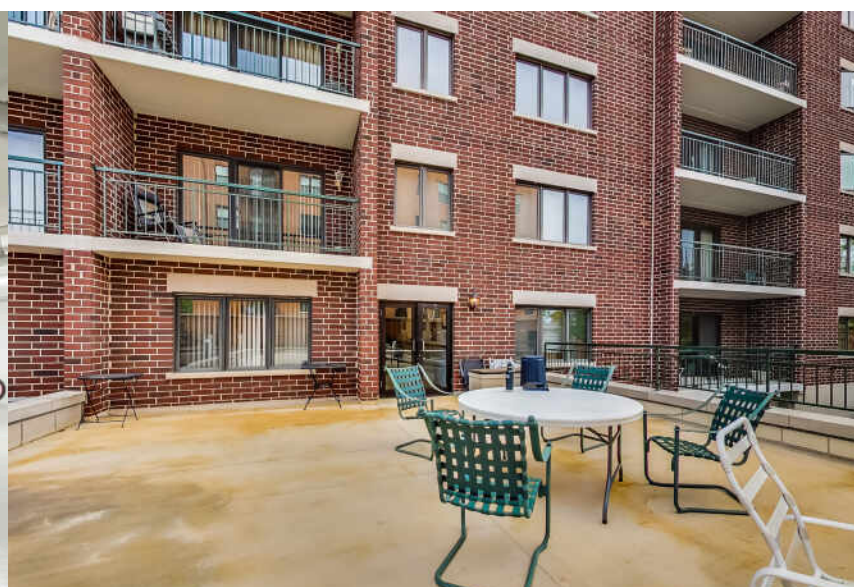
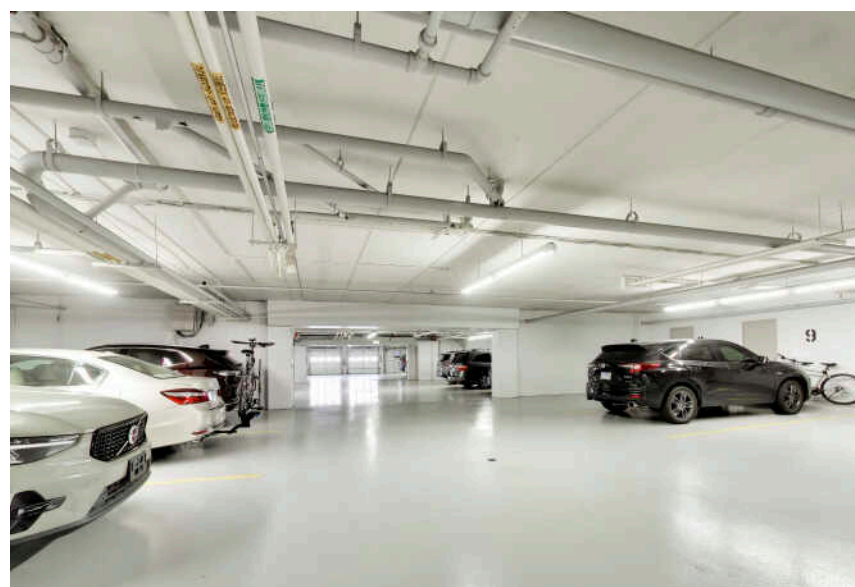
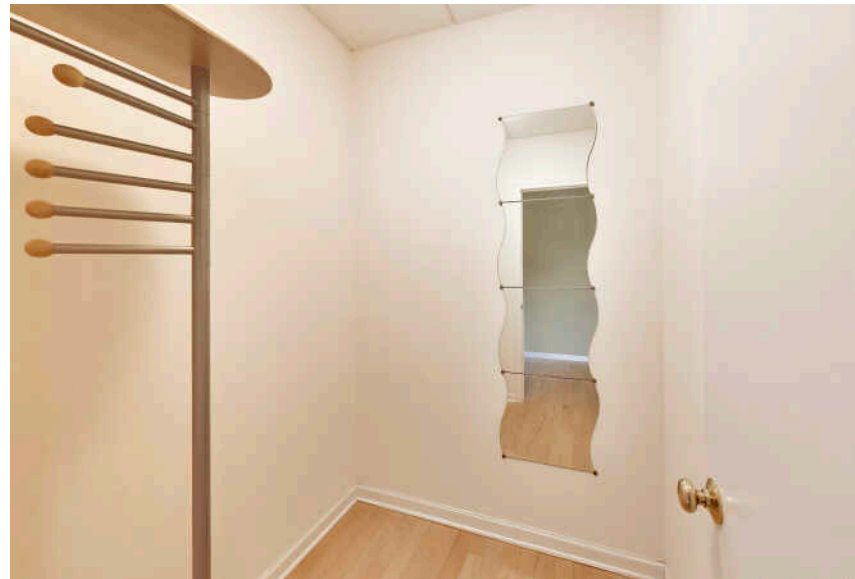
2 BEDROOM

2 BATH

TAXES: \$7,984

ASSESSMENTS: \$495 / MONTH







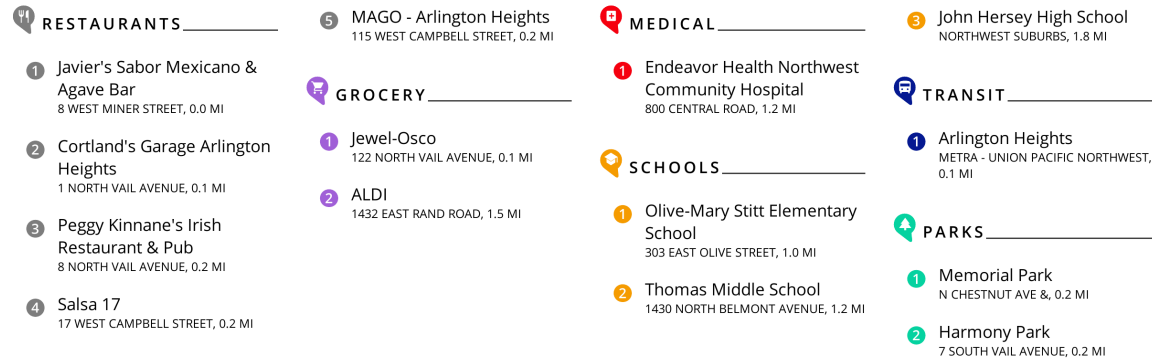
WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

Located 25 miles northwest of Chicago, the community has a vibrant downtown area, theaters, restaurants, shopping, parks, recreation, and two commuter train stations. It's no wonder Arlington Heights tops the list of the highest-populated villages in the country.

Arlington Heights is home to more than 200 restaurants, many situated in its downtown area and offering something for every taste.

The village hosts outdoor festivals, parades, and its ever-popular Frontier Days. Residents have plenty of bike paths, picnic areas, golf courses, lakefront paths, and more to enjoy.

Commuting downtown is a convenient 30-minute trip with two Metra stations offering direct access to Chicago's Ogilvie Station. The village also has direct access to I-90 as well as Route 53, which links to several interstates.

[illegible]



AMY DIAMOND

847.497.0230

AMY@DEALWITHDIAMOND.COM

DEALWITHDIAMOND.COM



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.

