

201 N VAIL AVENUE #409

ARLINGTON HEIGHTS





ROOM DIMENSIONS

FOYER : 7' × 6'

LIVING ROOM : 20' × 11'

DINING ROOM : 20' × 9'

KITCHEN : 9' × 9'

EATING AREA : 9' × 9'

PRIMARY BEDROOM : 18' × 12'

WALK-IN CLOSET : 10' × 6'

SECOND BEDROOM : 14' × 12'

THIRD BEDROOM : 12' × 9'

OFFICE : 15' × 11'

LAUNDRY ROOM : 7' × 6'

3 BEDROOM

2 BATH

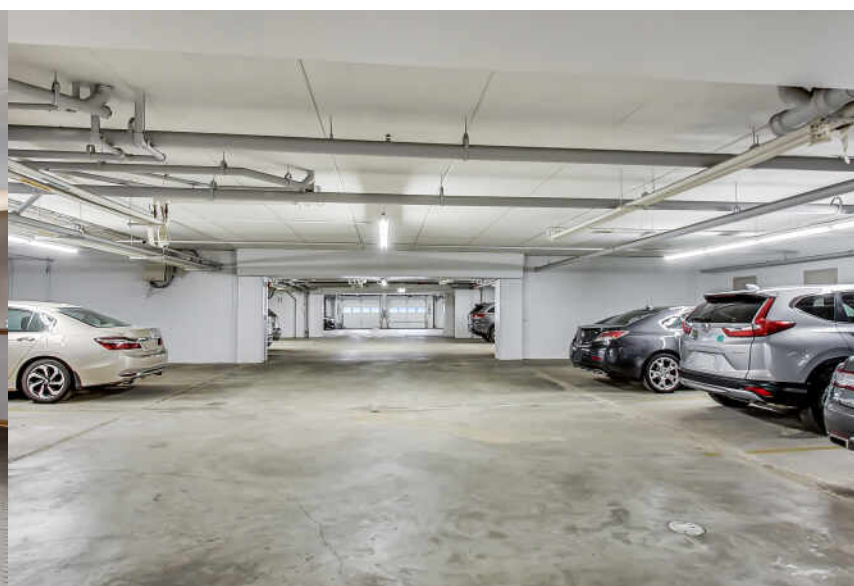
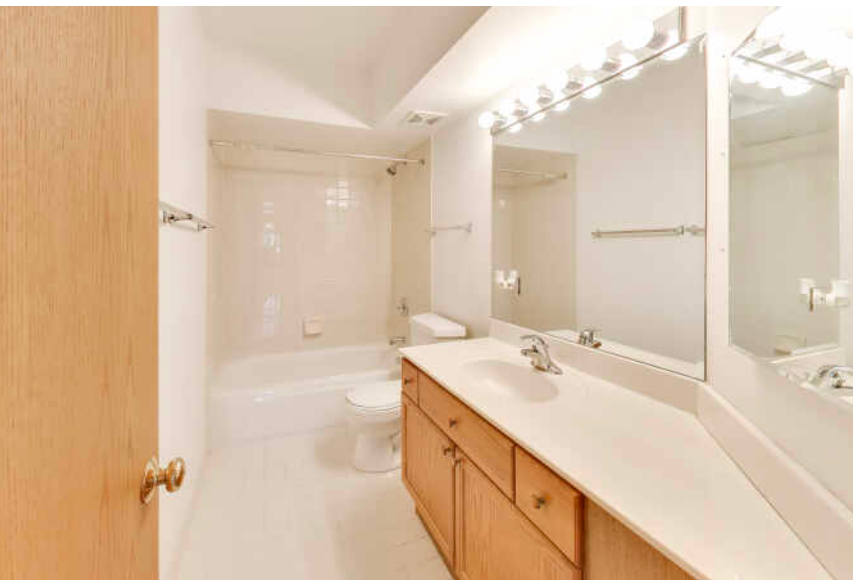
TAXES: \$5,128

ASSESSMENTS: \$549 / MONTH

PROPERTY INFORMATION & DETAILS

Rarely available 3 bedroom PLUS den condo in the desirable Towne Place of Arlington Heights! This spacious and versatile home offers all the room you need for comfortable living. Upon entering, you'll be welcomed by a large living room featuring not one, but three balconies-perfect for enjoying fresh air and outdoor views. The open layout seamlessly connects the living and dining areas, creating an ideal space for entertaining friends and family. The kitchen boasts ample counter space and a nook for an eat-in table, making meal prep and casual dining a breeze. The primary suite is a true retreat with a walk-in closet and a private bathroom showcasing a double vanity and walk-in shower. Two additional bedrooms and a full bathroom complete the living quarters. Adding even more flexibility, the den provides extra square footage perfect for a home office, gym, study, or whatever suits your lifestyle best. Your in-unit laundry room provides the convenience you desire. Included with this unit are a heated garage parking space (closest to the elevators) and a large storage room conveniently located on the 2nd floor, ensuring convenience and security. Available to building is a large party room and a roof top terrace which is ideal for those very special times in one's life. Situated in the heart of downtown Arlington Heights, you have easy access to the Metra station, a vibrant dining scene, nightlife, Arlington Alfresco summer events, Metropolis Theatre, shopping, and so much more! Don't miss this rare opportunity to own a spacious, well-appointed condo in an unbeatable location!







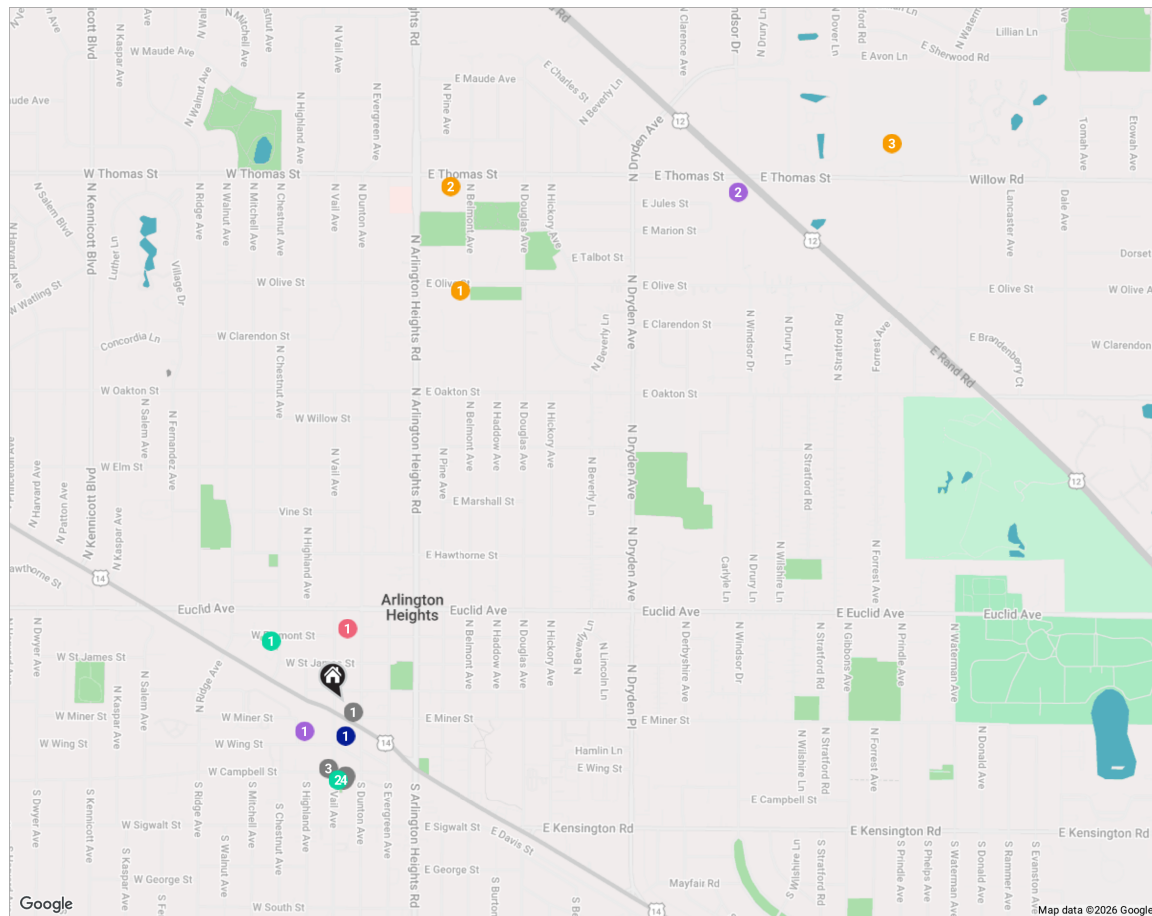
WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

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.



NOTES

[illegible] RESTAURANTS.

- 1 Javier's Sabor Mexicano & Agave Bar
8 WEST MINER STREET, 0.0 MI
- 2 Salsa 17
17 WEST CAMPBELL STREET, 0.2 MI
- 3 Peggy Kinnane's Irish Restaurant & Pub
8 NORTH VAIL AVENUE, 0.2 MI
- 4 Carlos & Carlos Restaurant
27 WEST CAMPBELL STREET, 0.2 MI

 GROCERY

- 1 Jewel-Osco
122 NORTH VAIL AVENUE, 0.1 MI
- 2 ALDI
1432 EAST RAND ROAD, 1.5 MI

- 1** Olive-Mary Stitt Elementary School
303 EAST OLIVE STREET, 1.0 MI

2 Thomas Middle School
1420 NORTH BELMONT AVENUE

- 3** John Hersey High School
NORTHWEST SUBURBS, 1.8 MI
- ENTERTAINMENT** _____
- 1** Arlington Heights Memorial
Library
500 NORTH DUNTON AVENUE, 0.2 MI

- 1 Arlington Heights
METRA - UNION PACIFIC NORTHWEST,
0.1 MI

- 1 Memorial Park
N CHESTNUT AVE &, 0.2 MI
- 2 Harmony Park
7 SOUTH VAIL AVENUE, 0.2 MI



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