

206 W HIAWATHA TRAIL
MOUNT PROSPECT





ROOM DIMENSIONS

LIVING : 19' × 15'

DINING : 11' × 10'

KITCHEN : 21' × 10'

PRIMARY BEDROOM : 16' × 15'

SECOND BEDROOM : 17' × 12'

DEN : 12' × 10'

FAMILY : 15' × 12'

SUNROOM : 18' × 8'

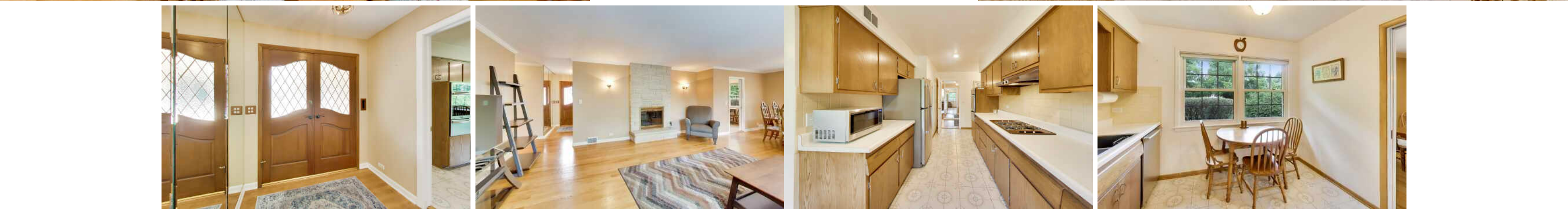
FOYER : 7' × 5'

2 + BEDROOM

2 BATH

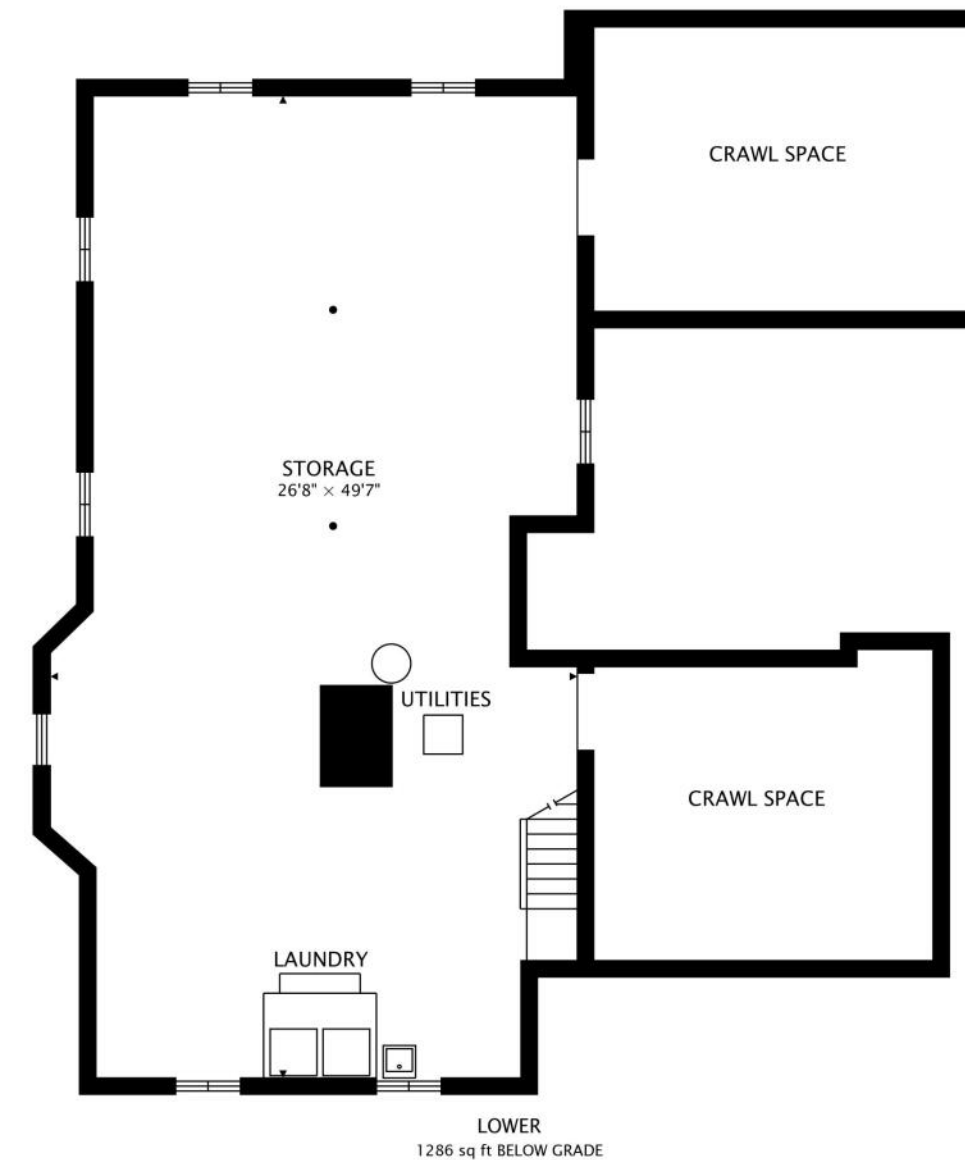
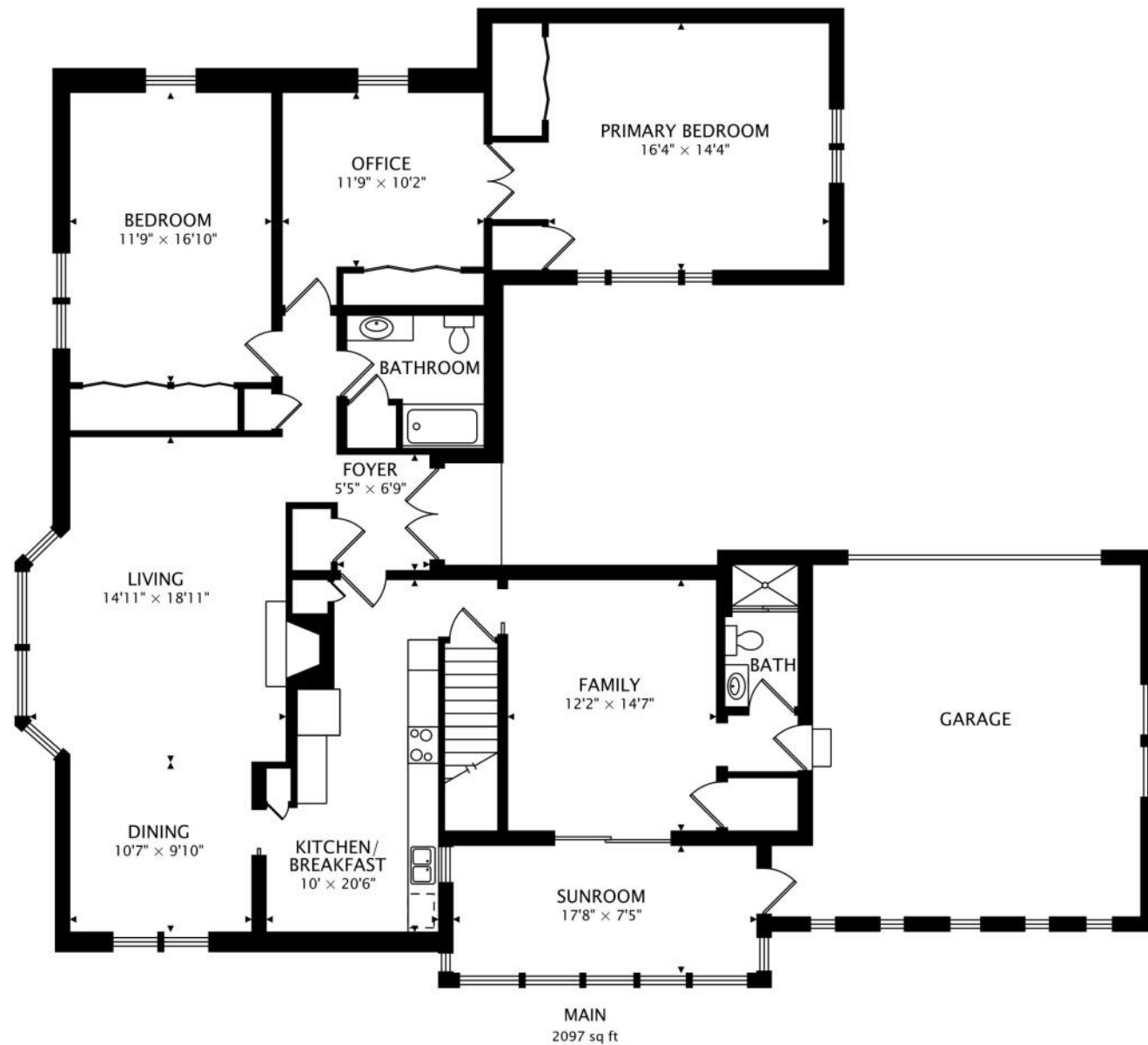
TAXES: 11,091

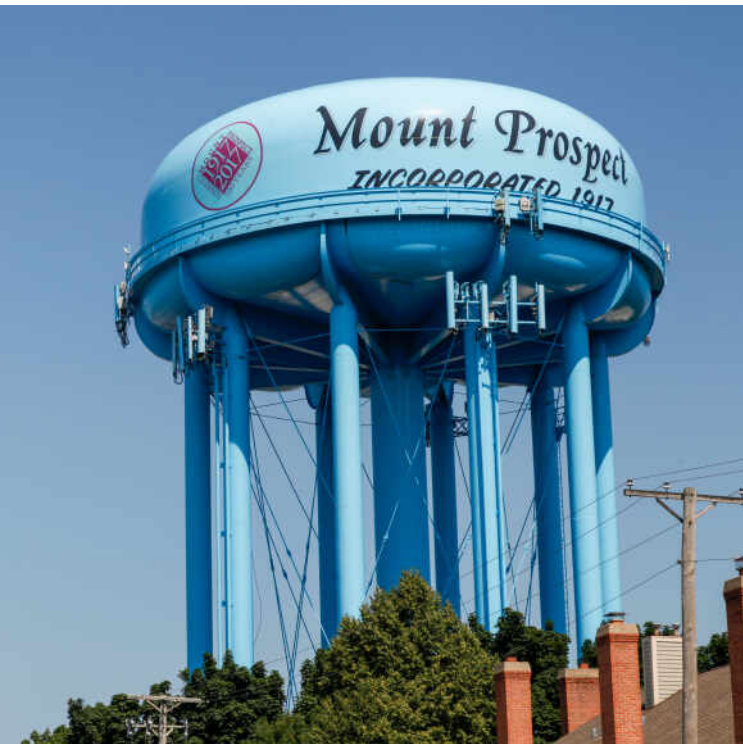
Sprawling brick ranch (2097 sq ft on 1st floor including the sun room) with attached 2 car garage + unfinished basement. Pristine condition and ideal, close-to-town Mt Prospect location. Welcoming foyer leads to spacious living/dining room with gorgeous crown molding, hardwood floors, and impressive fireplace. Mid-century modern kitchen with pantry, stainless steel appliances and eating area. 2 spacious bedrooms, 2 full baths, den, family room, and sun room complete the first floor. Huge, unfinished basement with tons of potential. New roof in 2025 (by Smart Roofing), copper plumbing, new garage door 2026, overhead sewers, updated windows (2004-2023). Park-like property next door, owned by Mount Prospect, can never be developed. Walking distance to downtown Mt Prospect and top-rated Lyons elementary.











THE VILLAGE OF **MOUNT PROSPECT** IS A
NATIONALLY ACCLAIMED COMMUNITY
WITH SMALL-TOWN CHARM AND TREE-
LINED STREETS.

Once rated one of the “Top 50 Places to Live” in the United States by *Money* magazine, Mount Prospect is known for its great housing, tight-knit community, and outstanding services.

The village is 20 miles northwest of downtown Chicago and boasts approximately 400 acres of parks and recreation facilities, including four park districts. Residents enjoy an outdoor wave pool, two golf courses, a miniature golf course, outdoor skating rinks, playgrounds, sports fields, and tennis courts.

The downtown features brick-paved streetscapes, wrought-iron lamp posts, and colorful flowers and landscaping. It’s also the site of row houses, townhomes, and condominiums as well as restaurants, entertainment, retail, spas, and service providers. Every summer, the Mount Prospect Chamber of Commerce invites residents and guests to enjoy music, food, and fun at the annual Mount Prospect Downtown Block Party. Fridays on the Green help residents take advantage of the warm weather with free outdoor concerts throughout the summer.

Residents have access to public transportation via Metra and Pace.



CRAIG TINDER

PRINCIPAL BROKER

CRAIGTINDER@ATPROPERTIES.COM

TINDERHOME.COM

847-638-5522



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.

