

207 S EVERGREEN AVENUE
ARLINGTON HEIGHTS





ROOM DIMENSIONS

LIVING ROOM : 17' × 15'

FAMILY ROOM : 21' × 20'

DINING ROOM : 14' × 9'

KITCHEN : 12' × 11'

PRIMARY BEDROOM : 19' × 11'

SECOND BEDROOM : 11' × 10'

THIRD BEDROOM : 10' × 10'

LAUNDRY ROOM : 5' × 5'

WALK IN CLOSET : 6' × 5'

EATING AREA : 10' × 8'

FOYER : 7' × 7'

PROPERTY INFORMATION & DETAILS

Experience the vibrant lifestyle of downtown Arlington Heights in this stunning all-brick townhome, perfectly located just steps from shopping, dining, nightlife, and Metra access. Enter through an inviting foyer and be welcomed by pristine hardwood floors throughout the main level and an open-concept living space designed for modern living. The spacious living room features abundant windows that flood the space with natural light, complemented by a gas fireplace - perfect for cooler evenings. Flow effortlessly into the dining area, an ideal setting for entertaining family and friends. The kitchen is truly a dream, boasting stunning white cabinetry, ample countertops, a convenient island with extra seating, and a separate eat-in kitchen space. Step outside to your private Trek deck (2024), where you can enjoy morning coffee, evening grilling, or a relaxing glass of wine. A convenient half bath completes the main floor. Upstairs, freshly installed hardwood floors (2025) greet you as you enter the primary suite, which offers a generously sized and organized walk-in closet plus a luxurious bathroom featuring a beautifully tiled walk-in shower and double vanity. Two additional bedrooms, a full bath, and a laundry area with newer washer/dryer (2022) round out this level. The finished lower level impresses with brand new luxury vinyl flooring (2025) and a versatile family room perfect for guests, a home office, or whatever your heart desires. An additional half bath and plenty of storage complete this space. Additional features include an attached two-car garage with epoxy flooring and an EV charger for your convenience. Additional updates include: AC ('22), furnace ('22), refrigerator ('25), over/range ('25), microwave ('25), dishwasher ('24), freshly painted throughout ('25). Enjoy unparalleled access to all that downtown Arlington Heights has to offer, including the soon-to-open Arlington Fresco, diverse dining options, nightlife, shopping, coffee shops, and Metra commuter trains.

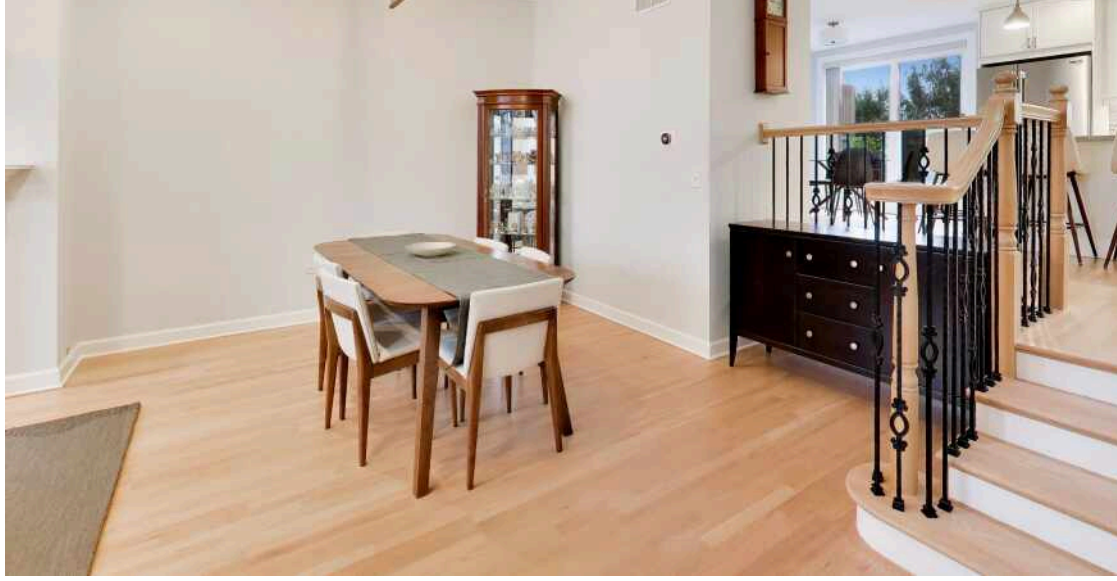


3 BEDROOM

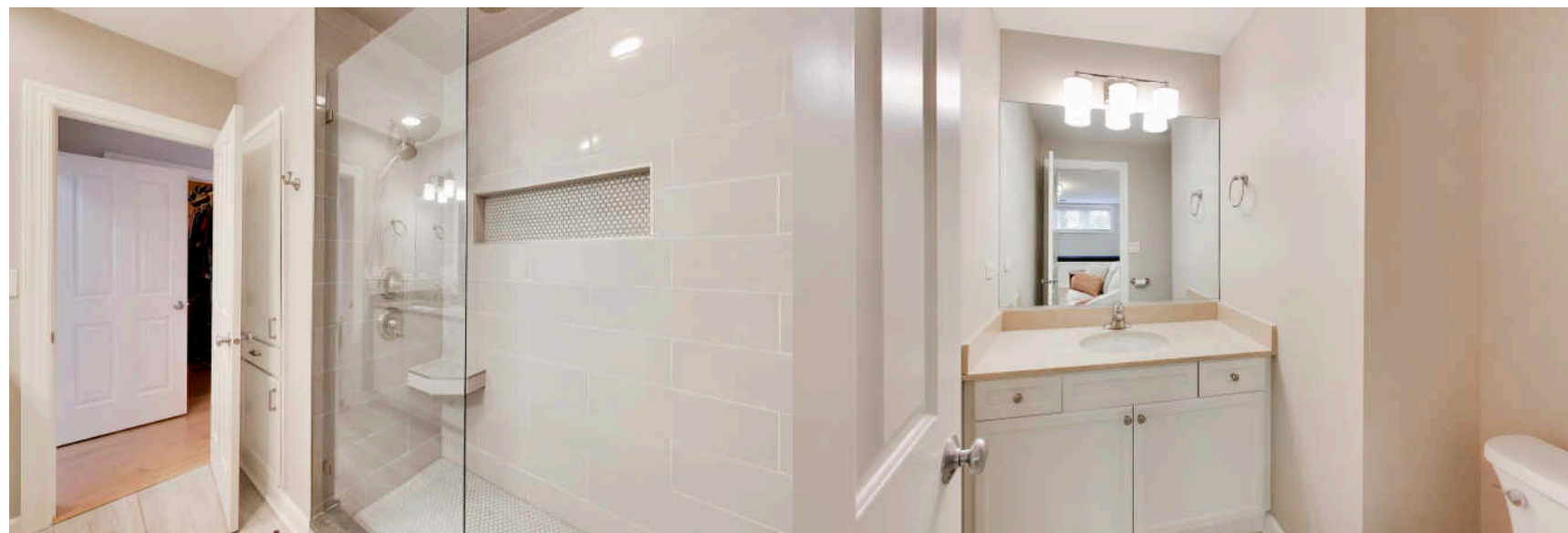
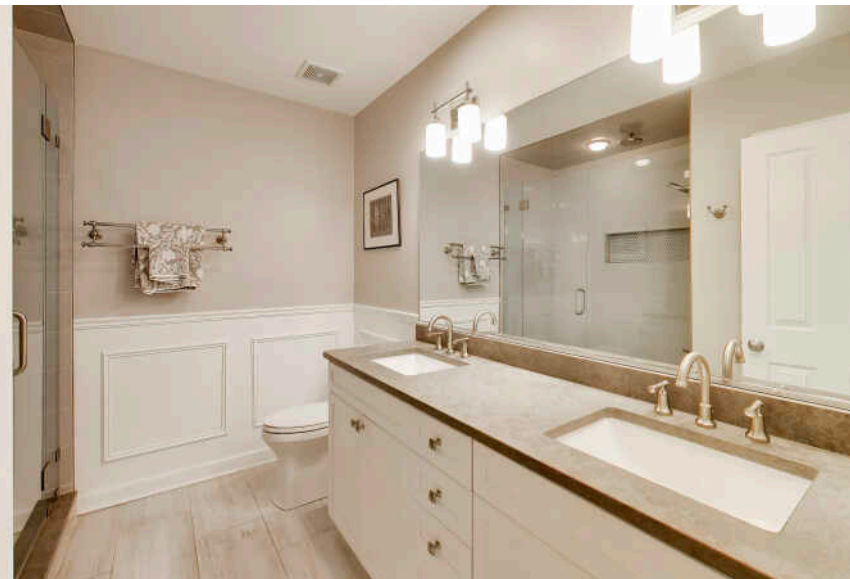
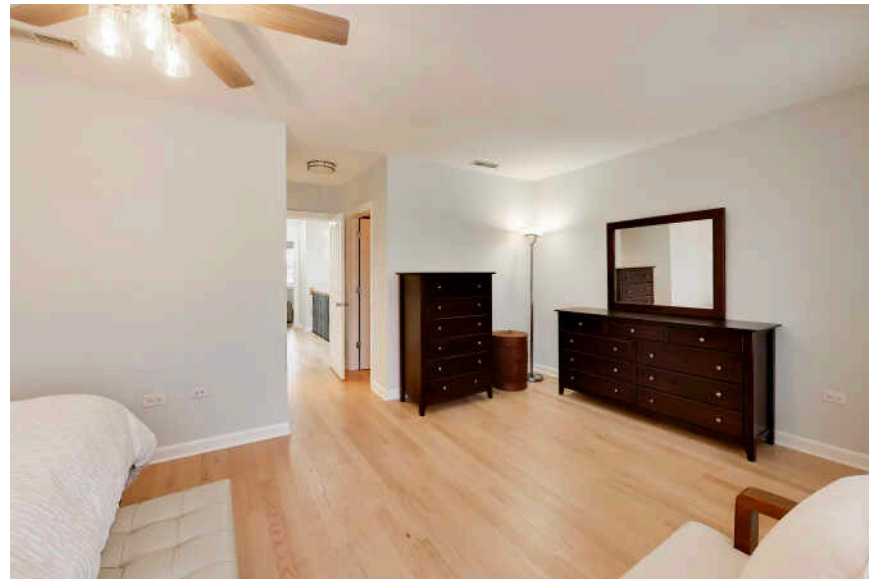
2.2 BATH

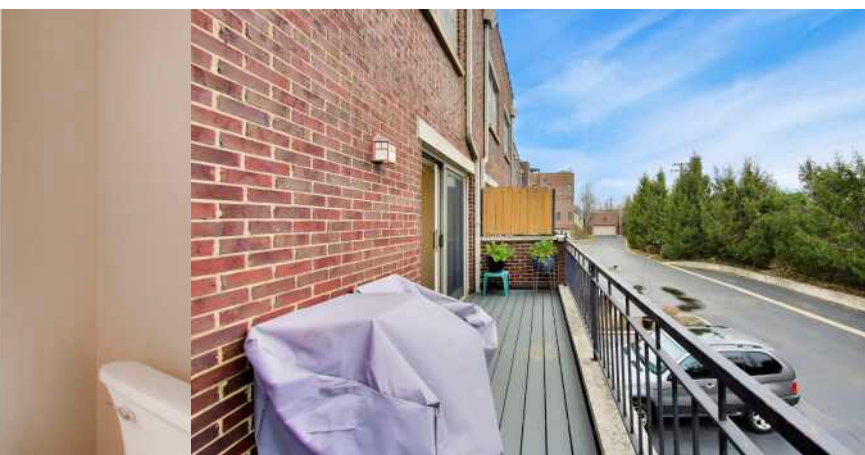
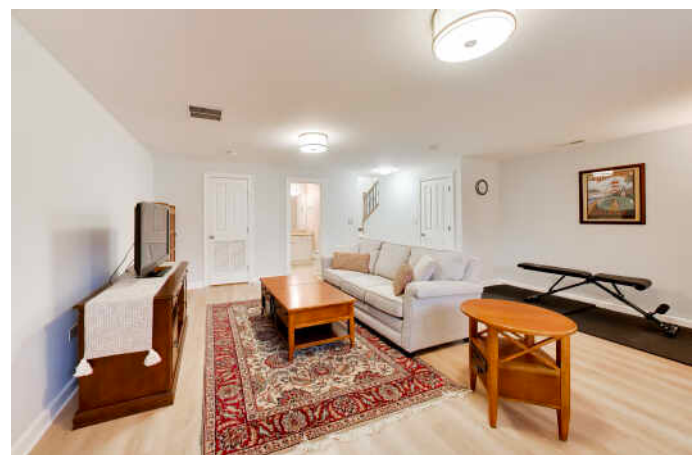
TAXES: \$13,520

ASSESSMENTS: \$400 / MONTH











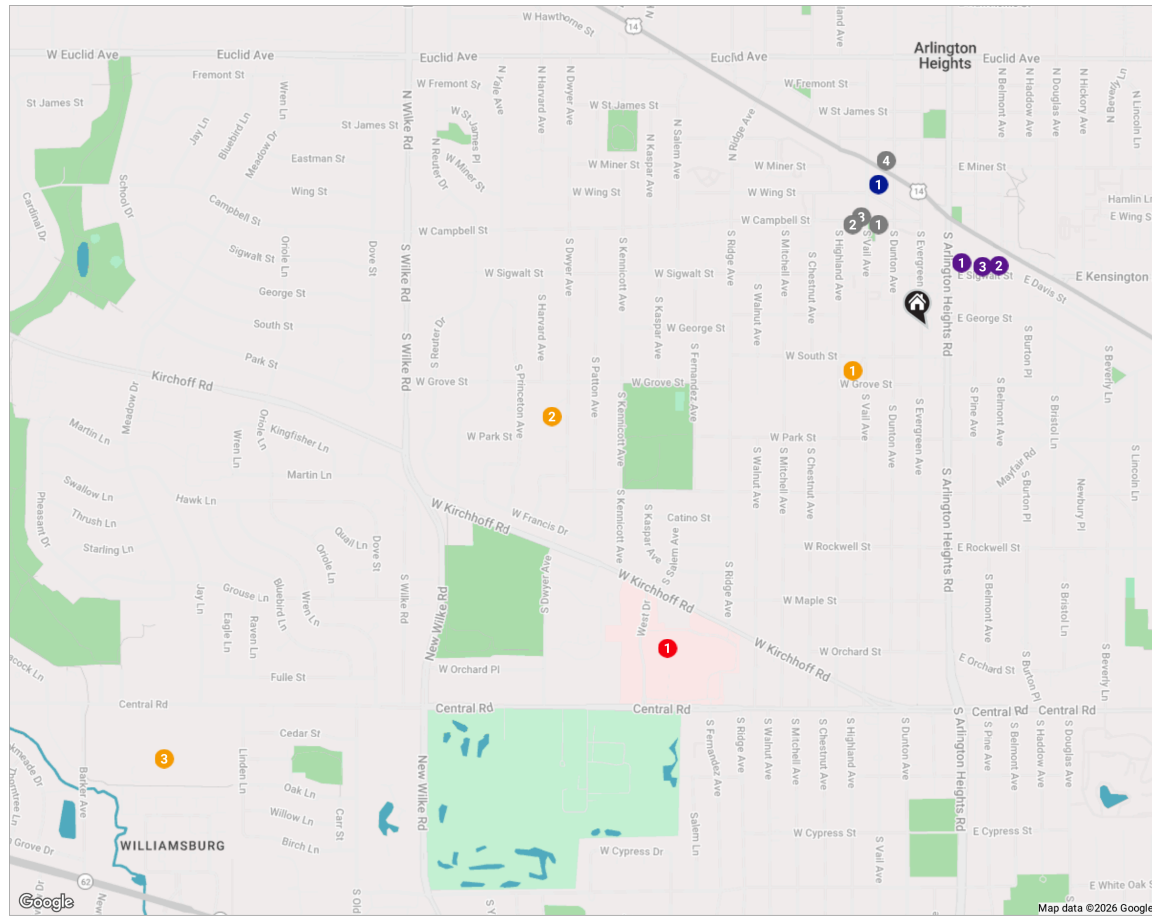
WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

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.



NOTES

- RESTAURANTS**
- 1 Salsa 17
17 WEST CAMPBELL STREET, 0.3 MI
 - 2 Mago Grill & Cantina
115 WEST CAMPBELL STREET, 0.3 MI
 - 3 Peggy Kinnane's Irish Restaurant & Pub
8 NORTH VAIL AVENUE, 0.3 MI
 - 4 Javier's Sabor Mexicano & Agave Bar
8 WEST MINER STREET, 0.4 MI

- MEDICAL**
- 1 Endeavor Health Northwest Community Hospital
800 CENTRAL ROAD, 0.9 MI
- SCHOOLS**
- 1 South Middle School
400 SOUTH HIGHLAND AVENUE, 0.2 MI

- SERVICES**
- 1 Village of Arlington Heights
33 SOUTH ARLINGTON HEIGHTS ROAD, 0.2 MI
 - 2 Arlington Heights Fire Station #1
300 EAST SIGWALT STREET, 0.2 MI
 - 3 Arlington Heights Police Department
200 EAST SIGWALT STREET, 0.2 MI
- TRANSIT**
- 1 Arlington Heights METRA - UNION PACIFIC NORTHWEST, 0.4 MI

- SCHOOLS**
- 2 Westgate Elementary School
500 SOUTH DWYER AVENUE, 0.9 MI
 - 3 Rolling Meadows High School
2901 CENTRAL ROAD, 2.0 MI



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