

**212 W NOYES STREET**  
ARLINGTON HEIGHTS





#### ROOM DIMENSIONS

LIVING ROOM : 25' × 13'  
FAMILY ROOM : 21' × 12'  
DINING ROOM : 15' × 11'  
KITCHEN : 19' × 12'  
PRIMARY BEDROOM : 26' × 20'  
SECOND BEDROOM : 15' × 11'  
THIRD BEDROOM : 12' × 14'  
FOURTH BEDROOM : 12' × 10'

4 BEDROOM

2.5 BATH

TAXES: SEE LISTING

ASSESSMENTS: NONE

## HERITAGE PARK'S MOST DESIRABLE LOCATION!

This is the one you've been waiting for-right in the heart of Heritage Park! With so many thoughtful updates already done, all you have to do is move in, unpack, and start enjoying your new home. Beautiful new hardwood floors and winding staircase with new railing great you and your guests upon entering the spacious foyer. FALL IN LOVE with the timeless colonial floor plan which includes a spacious updated dine-in kitchen with plenty of storage and work space that will bring out your inner chef; separate dining and living rooms for more larger gatherings and a warm inviting family room off the kitchen with a cozy fireplace and access to the private back yard. The second floor features an enormous primary suite with private bath, a large amount of closet space and a sitting area that is perfect for lounging, exercise or workspace. All second-floor bedrooms feature beautiful hardwood floors and new window treatments with black-out linings to enhance your sleep and leave you refreshed in the morning. Updated baths throughout. The finished basement awaits your imaginative ideas and features an enormous amount of storage and a built-in wet bar. SELLER UPDATES IN 2024 INCLUDE new furnace, humidifier & air conditioner; refinished existing hardwood floors and added new hardwood to the foyer, kitchen & family room; new widows throughout (almost every window is new); new window treatments with blackout lining in all bedrooms; new baseboards and stair railing; laundry/mud room renovation with new tile floor; new washer & dryer; PLUS the entire interior of the home was professionally painted. Conveniently located within seconds to parks, pool, tennis courts, skating rink, sledding hills, and top-rated schools plus easy access to highways, O'Hare airport, stores, restaurants and so much more!



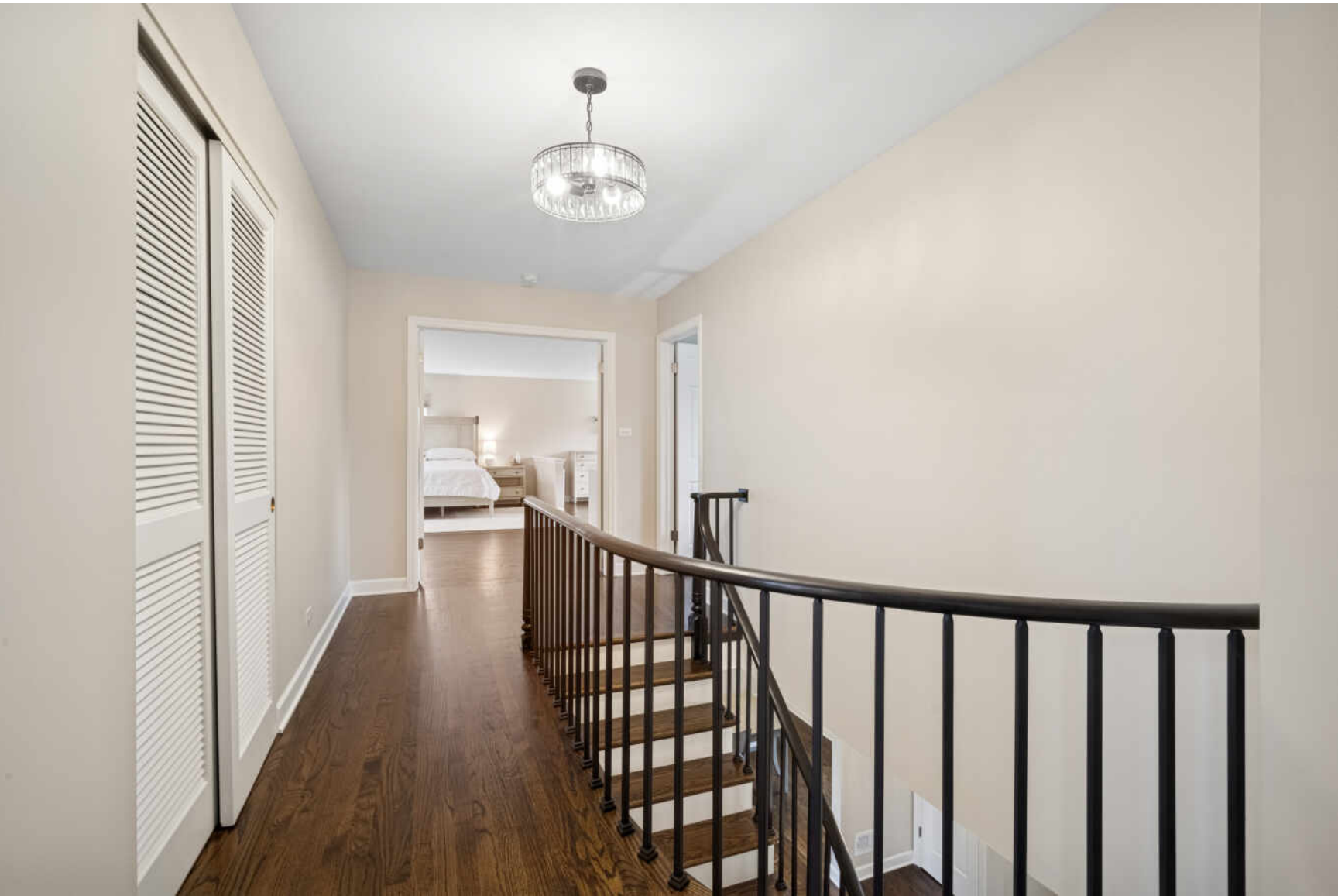








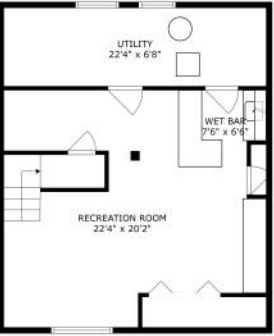




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## WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

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]





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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.

