

**217 S PATTON AVENUE**  
ARLINGTON HEIGHTS





#### ROOM DIMENSIONS

LIVING ROOM : 20' x 13'

DINING ROOM : 6' x 9'

KITCHEN : 14' x 9'

MASTER BEDROOM : 14' x 11'

BEDROOM 2 : 11' x 10'

BEDROOM 3 : 11' x 10'

FAMILY ROOM : 17' x 12'

RECREATION ROOM : 18' x 10'

LAUNDRY/UTILITY ROOM : 41' x 14'

## 217 S. PATTON ARLINGTON HEIGHTS

Picture perfect doll house, this 3 bedroom ranch is move in ready! Welcome guests in the living room with walnut floor & recessed lights. Eat-in kitchen features white cabinets with contrasting granite counters, island with seating, stainless steal appliance, and space for beverage fridge. Bath updated in 2017 offers double bowl vanity, linen closet, and door separating the shower & toilet area. Three spacious bedrooms with ceiling fans. Stunning walnut floors, and white trim work on the main level. Full basement expands the livable square footage of the home with finished recreation room and large storage room with laundry area with 2018 Maytag washer & dryer. Enjoy the large fenced yard with storage shed & playset. Great location near town & train.







VHT STUDIOS



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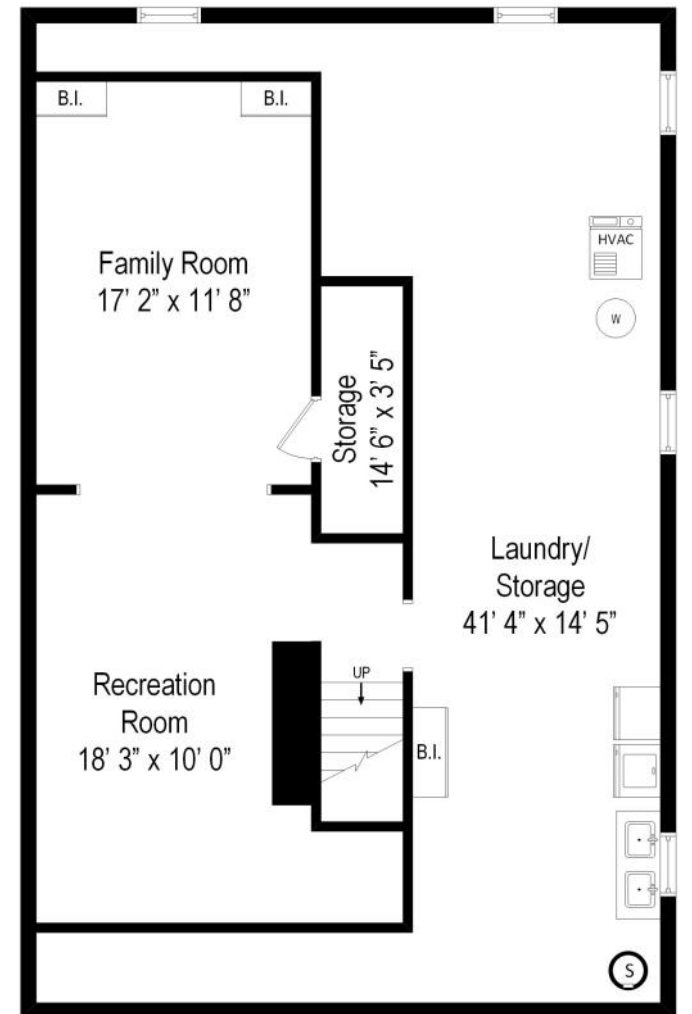
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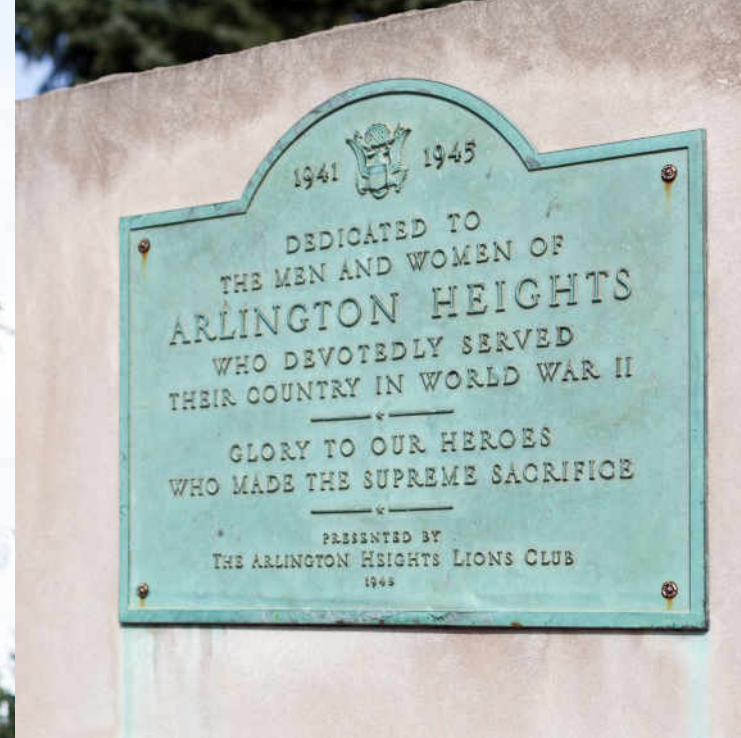
## First Level



## Lower Level







## WITH ALL THE AMENITIES AND CONVENIENCES 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 highly-walkable 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.

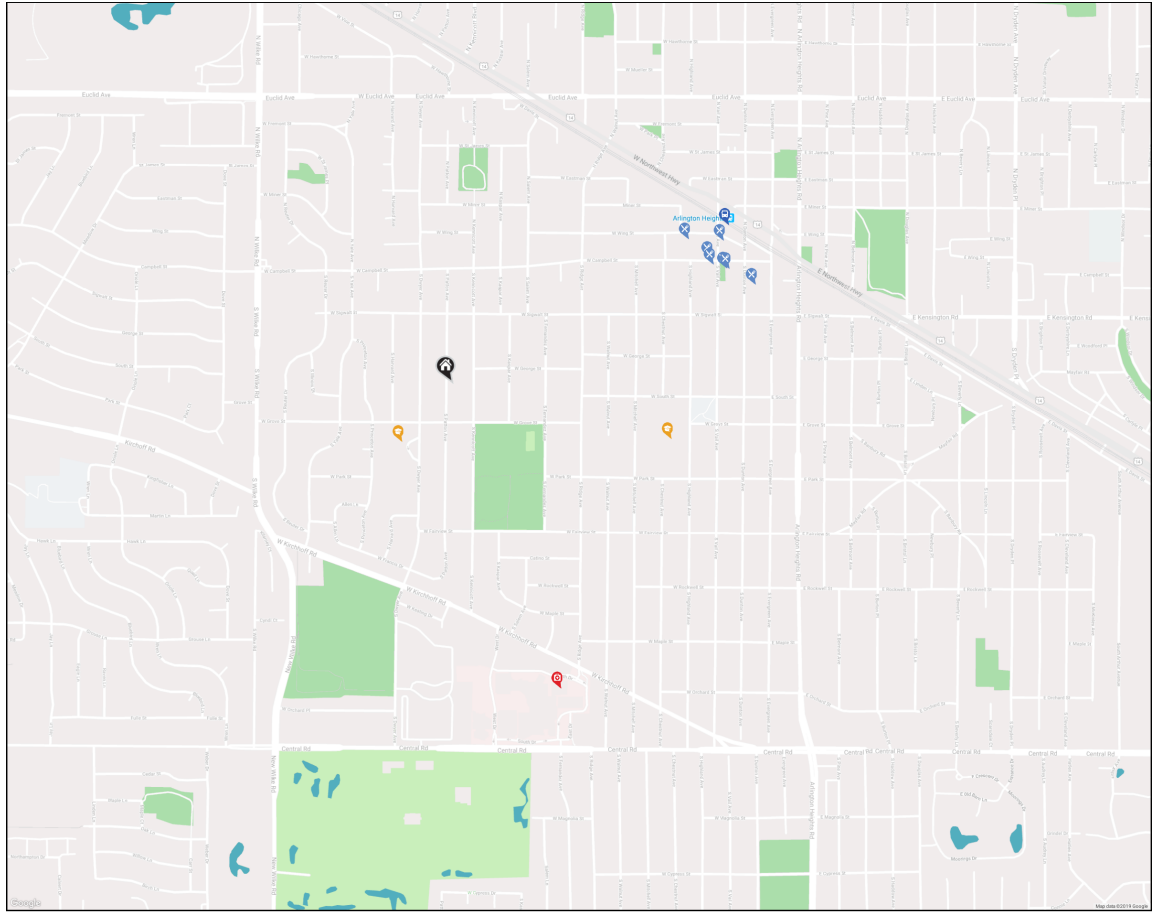
Arlington Heights is home to more than 200 restaurants, many situated in its downtown area. There is something for every taste from Mexican, Thai and Italian cuisines to tapas, pizza, burgers, and sushi.

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. And of course there's the Arlington Park Racetrack, where in addition to the action on the track, there's live entertainment, dancing and picnicking on the grounds.

Arlington Heights School District 25 primarily serves students in the community. High schools include Buffalo Grove High School, John Hersey High School, Prospect High School, Wheeling High School, Rolling Meadows High School, and Elk Grove High School.

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.





**RESTAURANTS**

- Tuscan Market & Wine Shop  
141 WEST WING STREET, 0.6 MI
- Peggy Kinnane's Irish Restaurant & Pub  
8 NORTH VAIL AVENUE, 0.7 MI
- La Tasca Tapas Restaurant  
25 WEST DAVIS STREET, 0.7 MI
- Armand's Pizzeria  
101 WEST CAMPBELL STREET, 0.7 MI

- Salsa 17  
17 WEST CAMPBELL STREET, 0.7 MI
- Carlos & Carlos Restaurant  
27 WEST CAMPBELL STREET, 0.7 MI
- Jimmy John's  
19 SOUTH DUNTON AVENUE, 0.7 MI

**HOSPITALS**

- Ann & Robert H. Lurie Children's Hospital Outpatient Center in Arlington Heights  
880 WEST CENTRAL ROAD #6400, 0.7 MI
- NorthShore Medical Group - Arlington Heights  
880 CENTRAL ROAD #7400, 0.7 MI

**SCHOOLS**

- Westgate Elementary School  
500 SOUTH DWYER AVE, 0.2 MI
- South Middle School  
400 SOUTH HIGHLAND AVE, 0.5 MI

**TRANSIT**

- Arlington Heights  
METRA - UNION PACIFIC NORTHWEST, 0.7 MI





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