

223 E ADAMS STREET  
ELMHURST





#### ROOM DIMENSIONS

LIVING ROOM : 16' × 14'

FAMILY ROOM : 20' × 11'

DINING ROOM : 12' × 11'

KITCHEN : 16' × 10'

PRIMARY BEDROOM : 14' × 13'

SECOND BEDROOM : 13' × 10'

THIRD BEDROOM : 13' × 9'

FOURTH BEDROOM : 13' × 9'

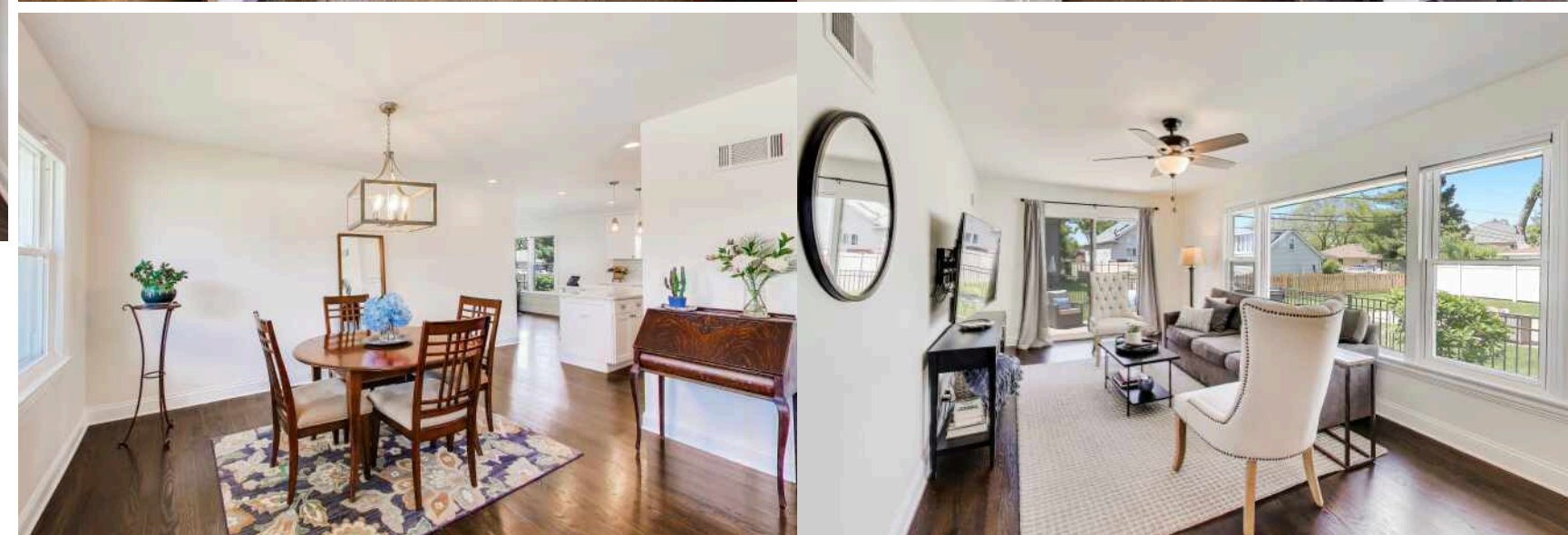
REC ROOM : 35' × 27'

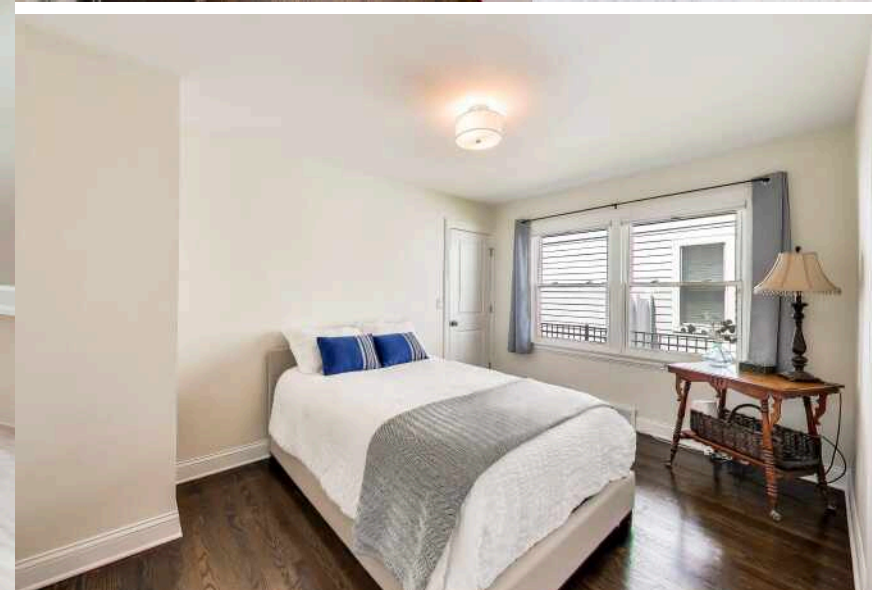
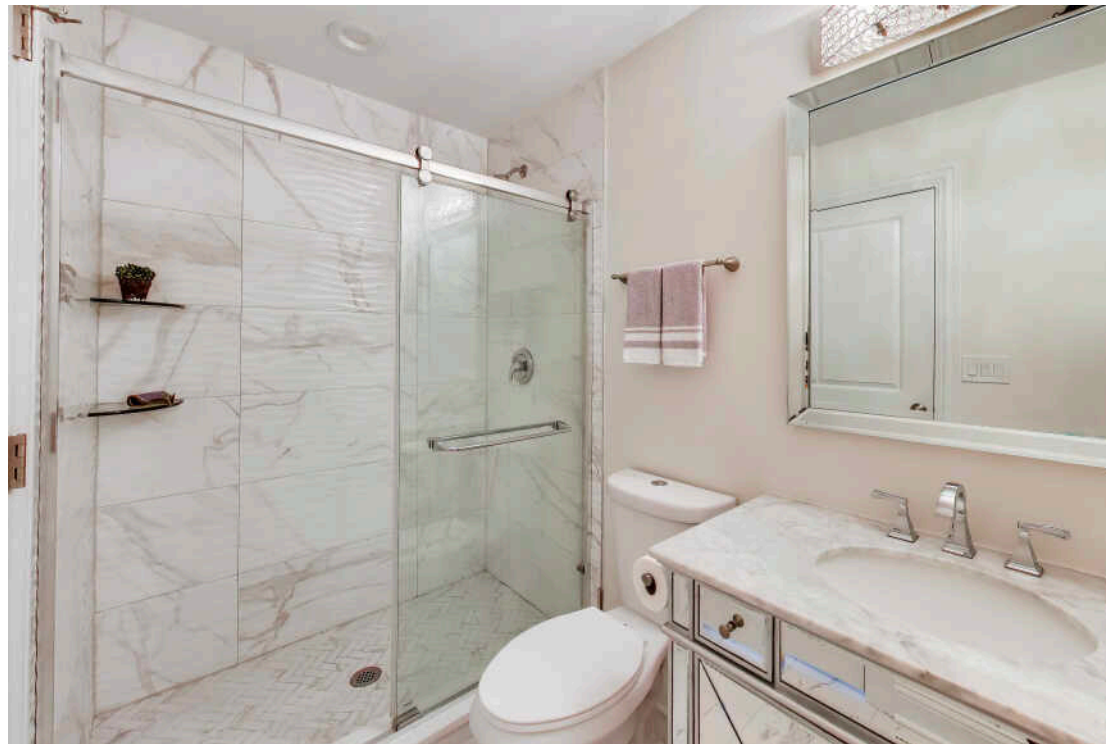
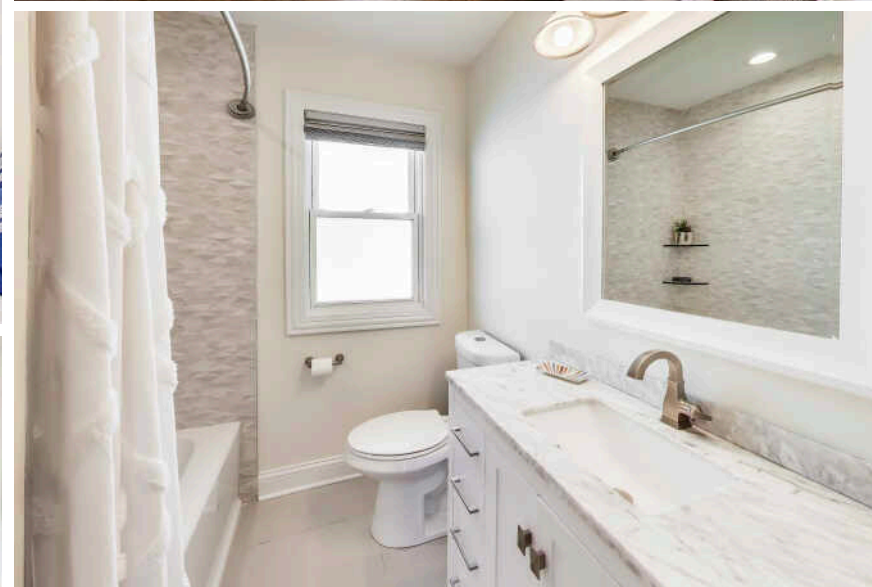
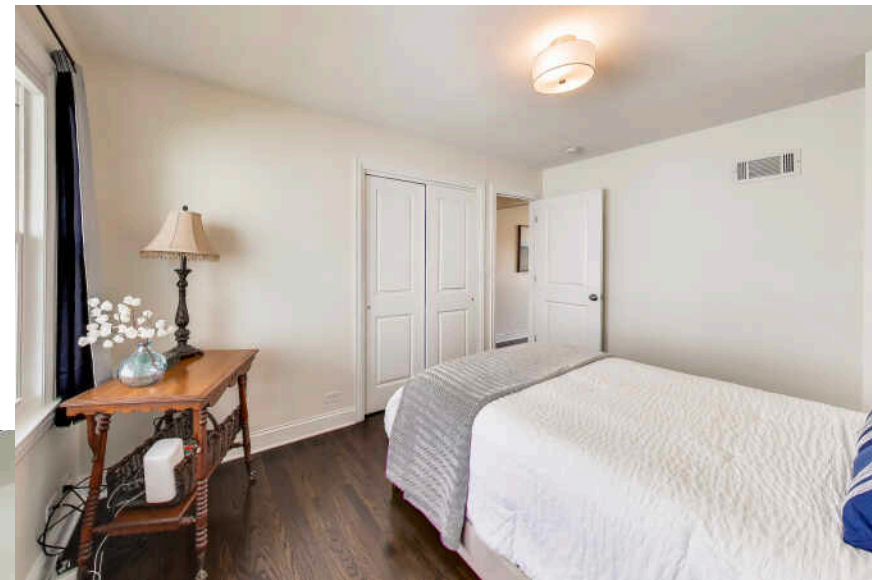
4 BEDROOM

3 BATH

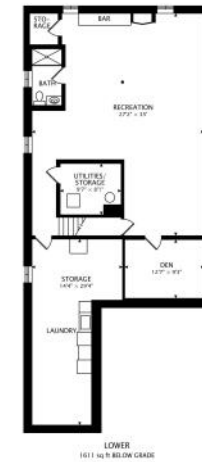
TAXES: \$10,458

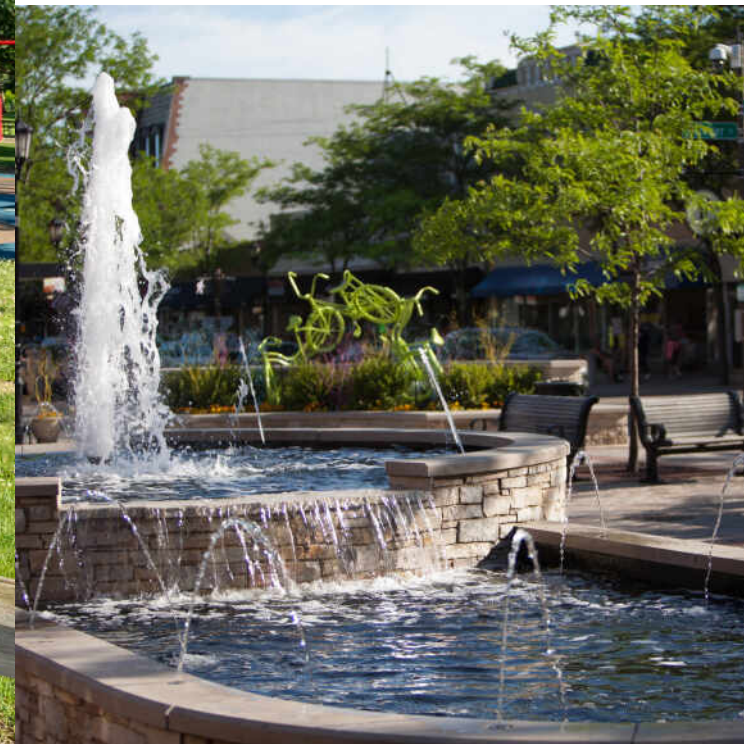
South Elmhurst updated ranch in perfect move in condition. 3 bedrooms and 2 full baths on main level, 4th bedroom and 3rd bath in the lower level. This owner bought it from a rehabber and continues to improve. Quiet location near Visitation and Jefferson schools, steps to Butterfield Park. Easy access to 290, I88 and 294. Minutes from Oak Brook Shopping Center. Since owning this house owner has made the following improvements. Hunter Douglas window shades throughout - New Landscaping & Fence and pvc underground drainage away from house 2020 - attic insulation and roof exhaust fan 2020 -French drain for sump pump 2020 - Driveway - replaced 2022 -Upgraded downspouts 2023 -Epoxy Garage floor 2022 -Front Screen Door -Sump pump battery back up -Generator hook up -gas line for grill -Added Laundry room sink, cabinets and shelving units 2021 -Basement dry bar with beverage refrigerators 2021 -Audio system & speakers basement & patio 2023 -New sewer line to Street 2024 -New HVAC & Water Heater 2026 . This is the updated Elmhurst Ranch you have been waiting for.











## ELMHURST IS A VIBRANT COMMUNITY WITH A WEALTH OF SHOPS, RESTAURANTS, AND ARTS AND CULTURE.

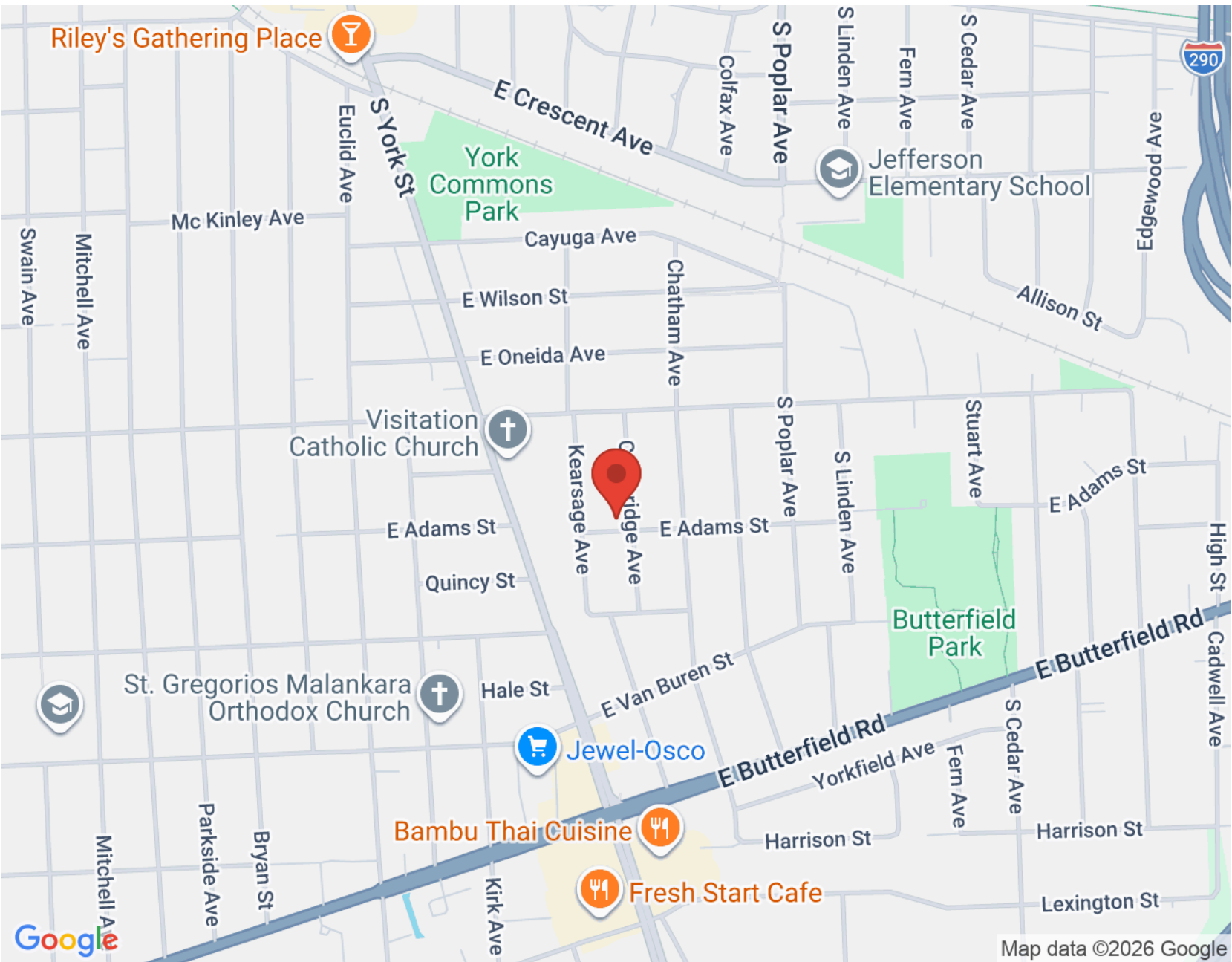
Elmhurst's award-winning park district maintains nearly 30 parks as well as trails, playgrounds, and athletic facilities. At the center of town is Wilder Park, where locals will also find the community's public library, Wilder Mansion, the Wilder Park Conservatory, and the Elmhurst Art Museum. The museum has been named the "Best Suburban Art Museum in Chicago" by *Chicago* magazine and is adjacent to the McCormick House, a rare single-family home designed by Mies van der Rohe.

Elmhurst is also home to the Elmhurst History Museum, Elmhurst Symphony Orchestra, GreenMan Theatre Troupe, Elmhurst Choral Union, and Elmhurst Children's Theatre.

In addition to its many cultural offerings, the city is known for its bustling shopping and dining scene. Elmhurst's City Centre boasts a movie theater, an assortment of eateries and boutiques, and community events such as the annual Rock the Block Party. The Elmhurst Express Trolley connects downtown Elmhurst with the community's other shopping areas, including the Spring Road and York & Vallette business districts. The Trolley is free and runs during the summer and holiday season.

Residents come together for dozens of community events that are held throughout the year. The Memorial Day Parade has taken place every year since its start in 1918 and the annual St. Patrick's Day Parade is the third largest in the Chicagoland area.

With its proximity to O'Hare International Airport, the Tri-State Tollway, and the Eisenhower Expressway, Elmhurst offers convenient transportation options. A Metra train station is also located in town, providing easy access to downtown Chicago.



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