

MICHAEL ABRAHAM | JODY TATE (JMT DESIGNS) · 225 BURLINGTON AVENUE #TH1 | CLARENDON HILLS



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LARYSA DOMINO REAL ESTATE BROKER, MBA, CPA  
630.561.8331 mobile  
larysadorino@atproperties.com



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# EXPERIENCE IN-TOWN LIVING | 225 BURLINGTON AVENUE #TH1, CLARENDON HILLS

## ROOM DIMENSIONS

Living Room .....	19'x19'
Kitchen .....	15'x12'
Terrace .....	20'x10'
Primary Bedroom .....	16'x13'
Second Bedroom .....	13'x14'
Laundry .....	9'x7'
Third Bedroom .....	12'x14'

## FEATURES

Experience in-town Clarendon Hills living in this brand new boutique turn-key townhome ideally positioned in the heart of downtown Clarendon Hills. Thoughtfully designed by Michael Abraham Architects and Jody Tate of JMT Designs, this exceptional 3-bedroom, 3.1-bath residence offers approximately 2,750 square feet of refined living, complete with a rare in-unit elevator, private outdoor terrace, and an attached two-car garage. The luxury kitchen is beautifully appointed with custom Arbor Mills cabinetry, quartz countertops, premium appliances, designer lighting, and an expansive walk-in pantry. Sun-filled living and dining spaces feature soaring 10-foot ceilings and open seamlessly to a private 200-square-foot terrace, perfect for effortless indoor-outdoor entertaining. The primary suite is a true retreat, offering dual walk-in closets and a spa-inspired bath. Both guest bedrooms are en-suite and include generous walk-in closets. Additional highlights include wide-plank hardwood flooring throughout, a spacious laundry room with sink and custom cabinetry, a large first-floor storage room, a dedicated mudroom, and a three-stop elevator. Upgraded with designer lighting, EV charger, wide plank hardwood floors, built-in closet shelving, and designer window treatments throughout. Every detail reflects exceptional craftsmanship and intentional design in this truly exclusive downtown residence.



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KNOWN FOR ITS CURVED ROADS THAT WERE INFLUENCED BY FAMED LANDSCAPE ARCHITECT FREDERICK LAW OLMSTED, **CLARENDON HILLS** HAS A UNIQUE STREET PLAN THAT CONTOURS ITS BEAUTIFUL NATURAL LANDSCAPE

*Locals love the beautiful landscape of Clarendon Hills, which boasts clean parks, numerous picnic areas, and great trails.*

The rapidly-growing village has been named one of the best places to live in the Chicago area by *West Suburban Living* and today is home to more than 80 businesses. Eight parks spanning nearly 50 acres offer recreational activities, with amenities including baseball diamonds, soccer fields, basketball and tennis courts, trails, and areas for picnicking.

Once known as “Daisy Fields,” Clarendon Hills celebrates its beginnings every June with Daisy Days and the annual Daisy Dash, consisting of a 5K run to benefit local charities.

Transportation is convenient for commuters with the Clarendon Hills Metra station, which provides service to Chicago and Aurora along the BNSF Railway.

# NEIGHBORHOOD GUIDE MAP



# NEIGHBORHOOD GUIDE

## RESTAURANTS

- 1 Brama La Pizza  
34 SOUTH PROSPECT AVENUE #1336,  
0.1 MI
- 2 Village Gourmet - Cafe & Catering  
23 SOUTH PROSPECT AVENUE, 0.1 MI
- 3 THASSOS GREEK RESTAURANT  
1 WALKER AVENUE, 0.1 MI
- 4 IL Mio Italian Restaurant  
30 SOUTH PROSPECT AVENUE, 0.1 MI
- 5 Ginger Wasabi Restaurant & Bar  
31 SOUTH PROSPECT AVENUE, 0.1 MI
- 6 Little Creperie  
95 PARK AVENUE, 0.1 MI
- 7 ZaZa's  
441 EAST OGDEN AVENUE, 1.0 MI

## COFFEE

- 1 Tierra Distilling Co. & Cafe  
211 BURLINGTON AVENUE, 0.0 MI

## SHOPPING

- 1 Vintage Charm Clarendon Hills  
8 SOUTH PROSPECT AVENUE, 0.1 MI

## SCHOOLS

- 1 Prospect Elementary School  
100 NORTH PROSPECT AVENUE,  
0.3 MI
- 2 Clarendon Hills Middle School  
301 CHICAGO AVENUE, 0.4 MI
- 3 Notre Dame School  
66 NORFOLK AVENUE, 0.5 MI

## TRANSIT

- 1 Clarendon Hills  
METRA - BNSF RAILWAY, 0.1 MI
- 2 West Hinsdale  
METRA - BNSF RAILWAY, 0.6 MI

## PARKS

- 1 Prospect Park Pavilion  
315 CHICAGO AVENUE, 0.2 MI
- 2 Clarendon Hills Park District  
315 CHICAGO AVENUE, 0.4 MI
- 3 Burlington Avenue Pond  
BURLINGTON AVENUE, 0.4 MI
- 4 Hosek Park  
WESTERN AVE & HUDSON AVE, 0.4 MI
- 5 Park Avenue Park  
PARK AVENUE, 0.4 MI

- 6 Steeves Park  
33-239 SHORT STREET, 0.5 MI

- 7 Blackhawk Park  
417 BURLINGTON AVENUE, 0.6 MI

- 8 Stough Park  
771 WEST HINSDALE AVENUE, 0.7 MI

## SERVICES

- 1 United States Postal Service  
312 PARK AVENUE, 0.1 MI
- 2 Clarendon Hills Village Office  
1 NORTH PROSPECT AVENUE, 0.1 MI
- 3 Clarendon Hills Public Library  
7 NORTH PROSPECT AVENUE, 0.1 MI
- 4 Clarendon Hills Police Department  
448 PARK AVENUE #1, 0.5 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.  
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

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