



229 9TH AVENUE  
LA GRANGE



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ROOM DIMENSIONS

Living Room .....	18'x19'
Family Room .....	16'x24'
Dining Room .....	12'x16'
Kitchen .....	16'x11'
Primary Bedroom .....	24'x15'
Second Bedroom .....	14'x15'
Third Bedroom .....	14'x12'
Fourth Bedroom .....	25'x15'

FEATURES

Welcome to 229 9th Ave., a breathtaking 2004 custom-built home by Vytas Balciunas. Located in the coveted Historic District of La Grange. This residence offers modern amenities and an unbeatable location-just a quick walk from Cossitt School, the Metra, and all that downtown La Grange has to offer. From the moment you arrive, you'll be captivated by the thoughtful design and finishes throughout. The newly finished hardwood floors on the main level set the stage for an inviting open floor plan, perfect for both everyday living and entertaining. The kitchen features custom cabinetry, a spacious island, granite countertops, a large pantry, and a double oven-all seamlessly opening to a light-filled family room with a dual-fuel fireplace. A butler's pantry with a wine fridge and sink leads to the elegant formal dining and living rooms, creating the perfect setting for hosting guests. Upstairs, you'll find four generously sized bedrooms, each with ample closet space, along with a beautifully appointed hall bath with a dual-sink vanity. The primary suite is a true retreat. The finished third floor is a showstopper, featuring a high ceiling and a versatile flex space. This level also includes a bedroom, full bath, and large walk-in storage closet. The basement is every Midwesterner's dream, boasting a full bath, sauna, exercise room, and an entertainer's paradise with a prep kitchen, bar, dual-fuel fireplace. The attached garage allows the backyard to have a wide open space the width of the property. The blue stone patio, natural stone seating bench, and the QCA Spas Hot Tub is surrounded by professional landscaping that makes you feel like you're on vacation-right at home. Don't miss your chance to own a piece of La Grange luxury!



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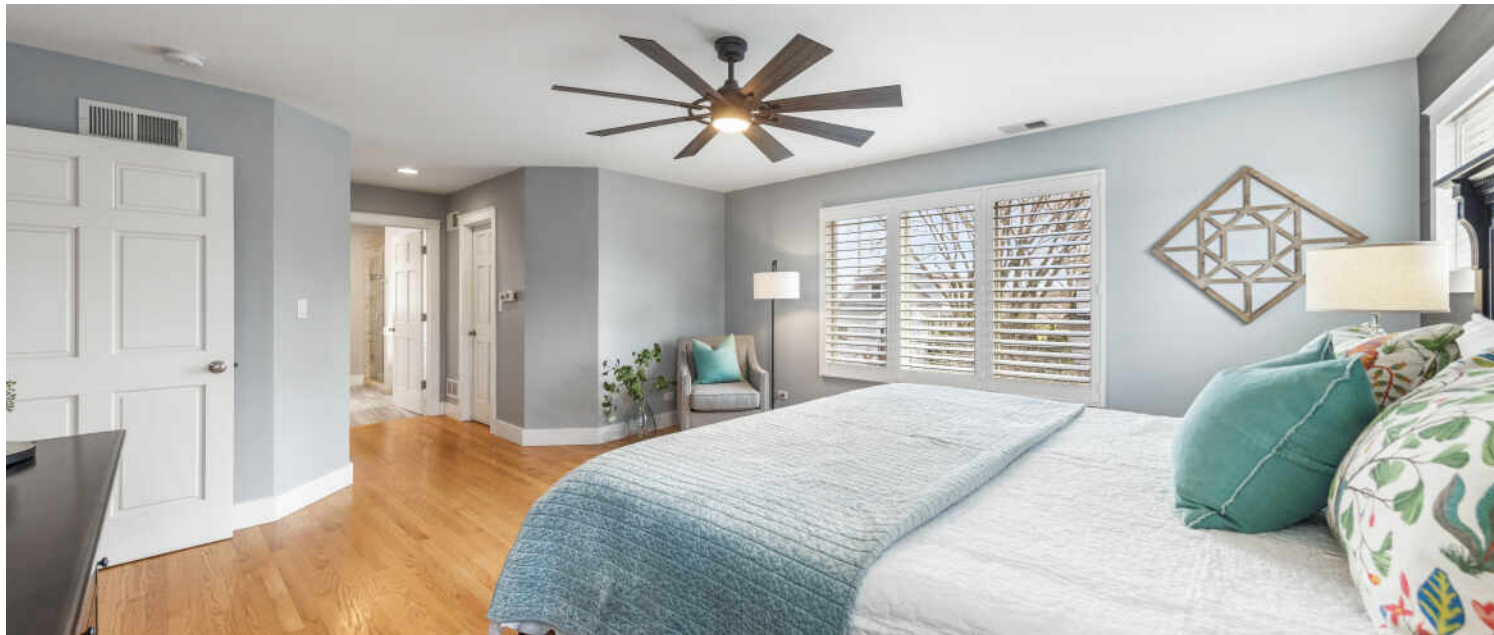














































## ALL ROADS LEAD TO **LA GRANGE**, JUST ONE OF THE REASONS THE SUBURB IS A POPULAR PLACE TO CALL HOME

*Locals love the convenience of La Grange, which is highlighted by its access to major highways and public transportation. Residents also enjoy the community's vibrant downtown, featuring a movie theater, shopping, and dining.*

One of the Chicago area's top transit suburbs, La Grange has two Metra train stations providing direct transportation to Chicago's Union Station. Two major highways also run through the village and intersect with I-294 and I-55, putting the community within easy reach of airports and the city.

Of course, location is not all that La Grange has to offer. The community also has a charming downtown and a historic district designated by the National Register of Historic Places.

La Grange offers a variety of single-family homes in a range of styles and prices. Many homes are architecturally significant and have been carefully restored to preserve their original charm such as Victorian, Queen Anne, and Prairie School-style homes. The village has a few homes designed by Frank Lloyd Wright, including a "bootleg" house that Wright designed on the side while working for architect Louis Sullivan.

With dining, shopping, nightlife, and a movie theater, La Grange has a vibrant downtown, earning the village a place on *Chicago* magazine's list of best neighborhoods and suburbs.

A number of events are held each year, including the annual Pet Parade, craft show, Endless Summerfest, and West End Art Festival, along with seasonal celebrations. Residents also enjoy abundant recreation, with the community's park district maintaining dozens of acres of parkland.



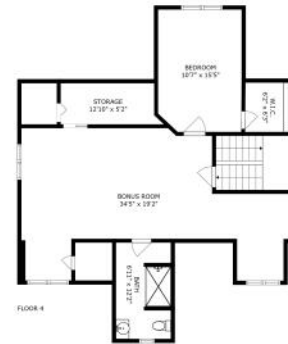




FLOOR 1



FLOOR 2



FLOOR 4



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

