

22 KEYSTONE AVENUE  
RIVER FOREST





#### ROOM DIMENSIONS

FOYER : 10' × 9'

SUN ROOM : 14' × 9'

LIVING ROOM : 14' × 13'

FAMILY ROOM : 13' × 12'

OFFICE : 12' × 10'

KITCHEN : 13' × 18'

DINING ROOM : 11' × 20'

PRIMARY BEDROOM : 16' × 26'

SECOND BEDROOM : 16' × 12'

THIRD BEDROOM : 12' × 12'

RECREATION ROOM : 22' × 42'

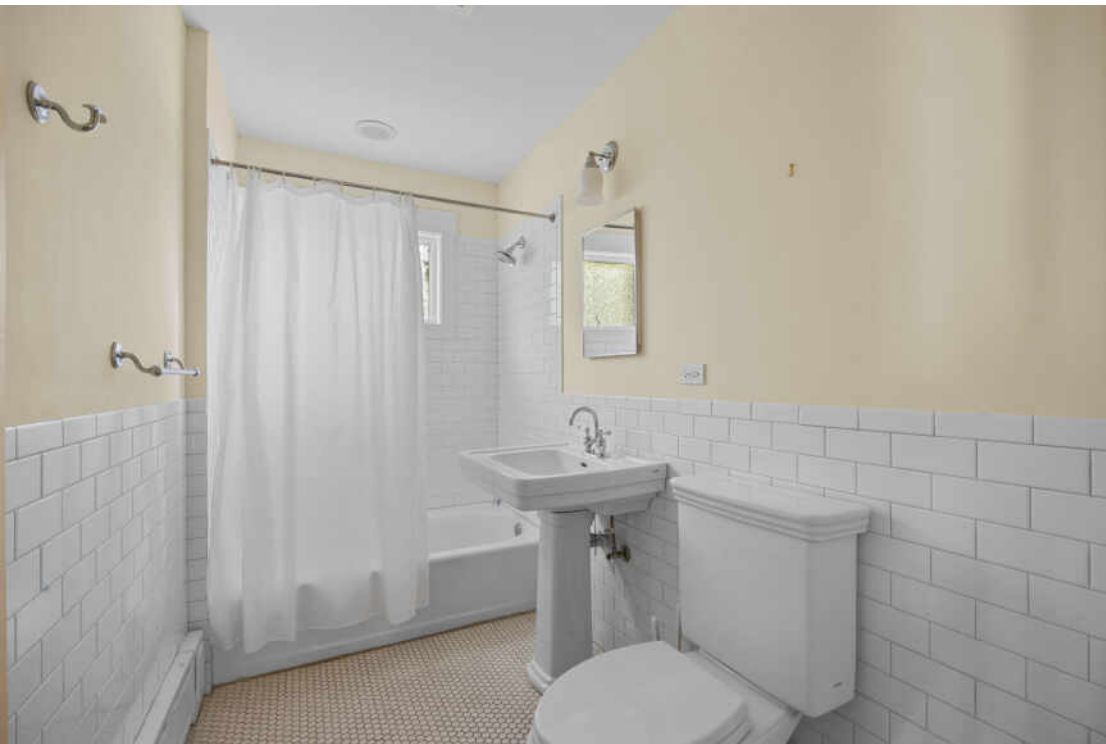
4 BEDROOM

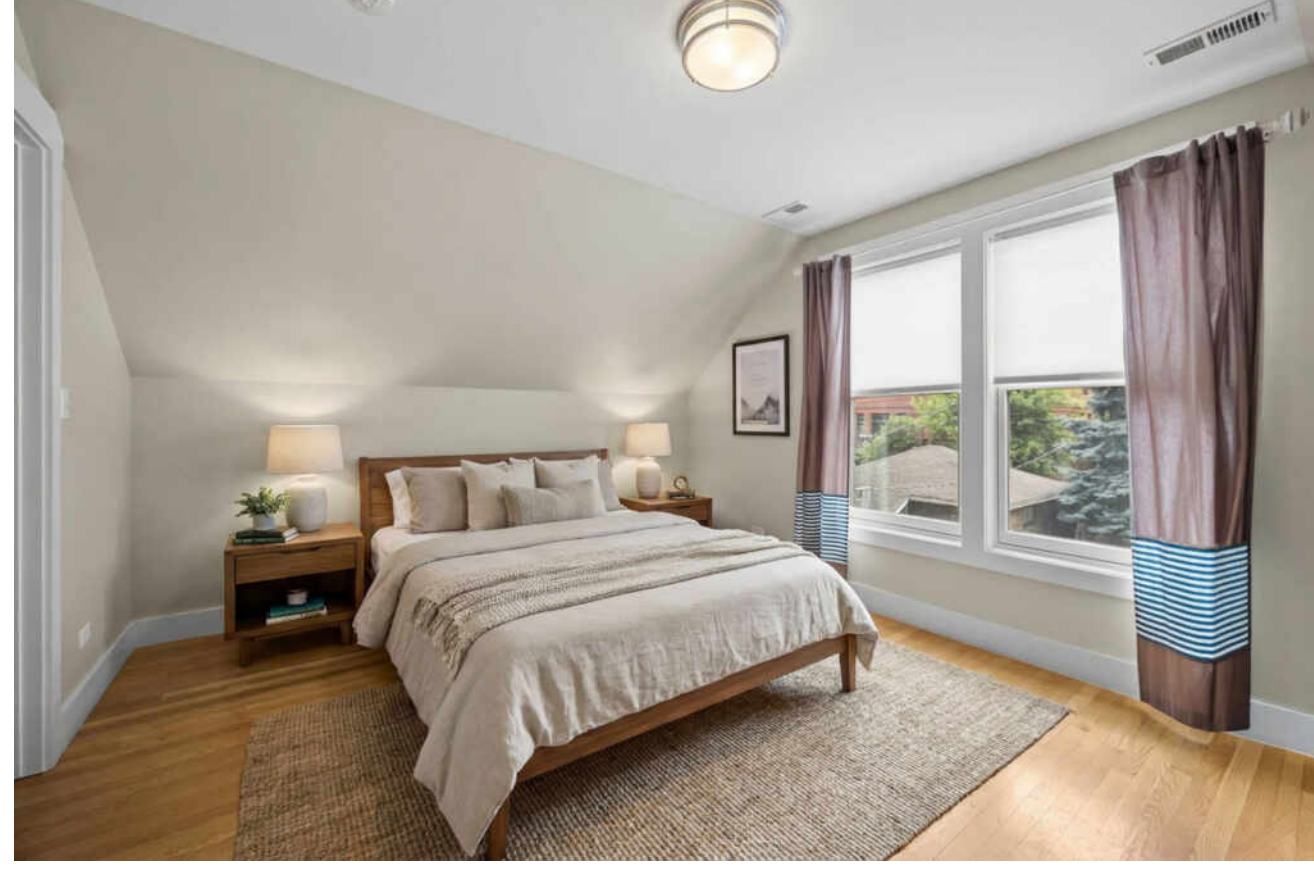
4 BATH

#### PROPERTY REMARKS

Beautifully updated while thoughtfully preserving the timeless charm of a classic 1920s bungalow, this exceptional home underwent a comprehensive gut renovation and full second-story addition in 2012. Major improvements included updated electrical and plumbing systems, new kitchen and baths, and countless modern upgrades, creating the perfect blend of vintage character and today's conveniences. The inviting first floor features a bright sunroom, gracious living room with a handsome fireplace, formal dining room, first-floor bedroom or office, and an open-concept kitchen designed for everyday living and entertaining. The expansive second floor offers a luxurious primary suite, convenient second-floor laundry, and two additional generously sized bedrooms. The partially finished basement provides excellent flexibility with a family room, office area, and abundant storage space. Step outside to enjoy the large deck with pergola overlooking the extraordinary 80' x 178' lot-an ideal setting for entertaining, outdoor play, gardening, or future expansion. A rare opportunity to enjoy the character of a historic bungalow with all the space and amenities today's buyers are seeking.



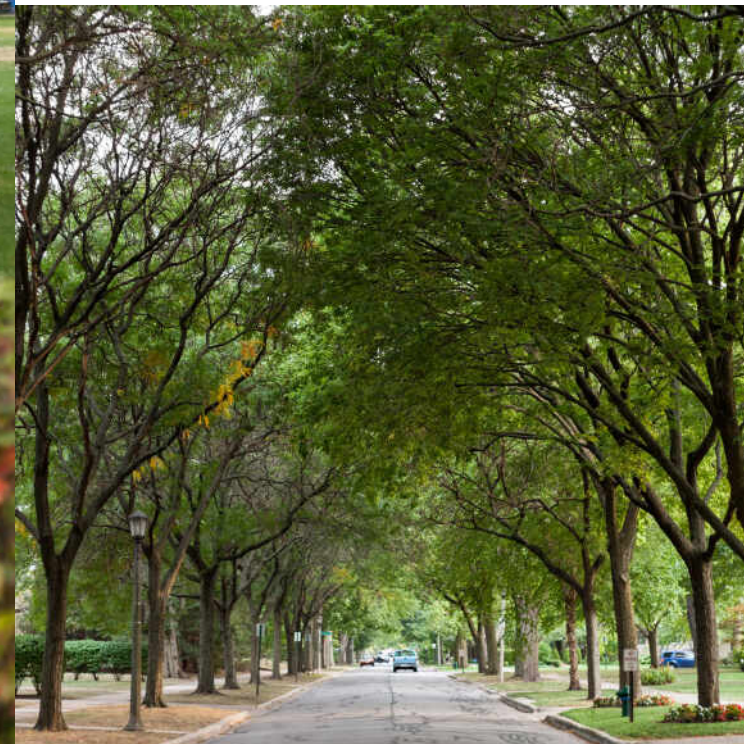






**TOTAL: 3823 sq. ft**  
 1st floor: 1386 sq. ft, 2nd floor: 1327 sq. ft, 3rd floor: 1110 sq. ft  
 EXCLUDED AREAS: PORCH: 78 sq. ft, PATIO: 621 sq. ft, COVERED DECK: 157 sq. ft,  
 DECK: 131 sq. ft, WALLS: 253 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## THE VILLAGE OF **RIVER FOREST** IS COMMITTED TO PRESERVING ITS HERITAGE.

There are several structures designed by renowned architects, including Frank Lloyd Wright, who built the Winslow House here in 1893.

A total of 860 properties are in the village's historic district, embodying styles such as Gothic Revival, Victoria, Prairie School, Tudor Revival, Bungalows, Buurma Built, Art Deco, and Modern. Additional noteworthy architects who left their mark on River Forest include William Drummond, Spencer and Powers, and E.E. Roberts.

River Forest was originally part of a larger community that included parts of Oak Park and Forest Park before it incorporated on its own in 1880. The villages remain connected through cultural programs. The Oak Park and River Forest Performing Arts Center has long hosted stage productions by Circle Theatre and Festival Theatre.

The River Forest Park District offers facilities hosting an array of activities, including 10 parks with baseball fields, paths, a sledding hill, and a climbing wall. Residents enjoy wide-open spaces and three miles of Cook County Forest Preserve trails that surround the community.



**RESTAURANTS**

- 1 Starship Restaurant & Catering  
7618 MADISON STREET, 0.4 MI
- 2 Caffe De Luca  
7427 MADISON STREET, 0.6 MI
- 3 Submarine Tender  
200 DES PLAINES AVENUE, 0.6 MI
- 4 Old School Tavern  
201 DES PLAINES AVENUE, 0.6 MI
- 5 NRebozo  
7403 MADISON STREET, 0.7 MI
- 6 Jimmy's Place  
7411 W MADISON STREET, 0.7 MI
- 7 O'Sullivan's Public House  
7244 MADISON STREET, 0.8 MI
- 8 Chipotle Mexican Grill  
7201 MADISON ST, 0.9 MI
- 9 Panera Bread  
7349 LAKE STREET, 1.0 MI

- 10 sweetgreen - Healthy Salads, Wraps, and Bowls  
1143 LAKE ST, 1.1 MI
- 11 CAVA  
7211 LAKE ST, 1.1 MI

**COFFEE**

- 1 Good Earth Greenhouse LLC  
7900 MADISON STREET, 0.1 MI
- 2 Dunkin'  
7660 MADISON STREET, 0.3 MI
- 3 Black Fodder Coffee  
349 ASHLAND AVENUE, 0.6 MI
- 4 Starbucks Coffee Company  
7525 LAKE STREET, 0.7 MI

**SHOPPING**

- 1 Target  
1129 LAKE ST, 1.1 MI

**GROCERY**

- 1 Jewel-Osco  
7525 LAKE STREET, 0.7 MI
- 2 Whole Foods Market  
7245 LAKE STREET, 1.0 MI
- 3 Trader Joe's  
483 N HARLEM AVE, 1.2 MI

**GYM**

- 1 Analog Yoga  
400 ASHLAND AVENUE, 0.6 MI
- 2 Village Pilates Studio  
411 MARENGO AVENUE, 0.8 MI
- 3 FFC Oak Park  
1114 LAKE ST, 1.2 MI

**SCHOOLS**

- 1 Lincoln Elementary School  
511 PARK AVENUE, 0.6 MI

- 2 St. Luke School  
519 ASHLAND AVENUE, 0.7 MI

**TRANSIT**

- 1 River Forest  
METRA - MILWAUKEE DISTRICT WEST, 0.5 MI
- 2 Forest Park  
CTA - BLUE LINE, 0.6 MI

**PARKS**

- 1 Washington Commons Park  
222 FOREST AVENUE, 0.2 MI
- 2 Keystone Park  
CENTRAL AVENUE, 0.5 MI

**SERVICES**

- 1 United States Postal Service  
417 DES PLAINES AVENUE, 0.5 MI
- 2 Byline Bank  
7751 LAKE STREET, 0.6 MI

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