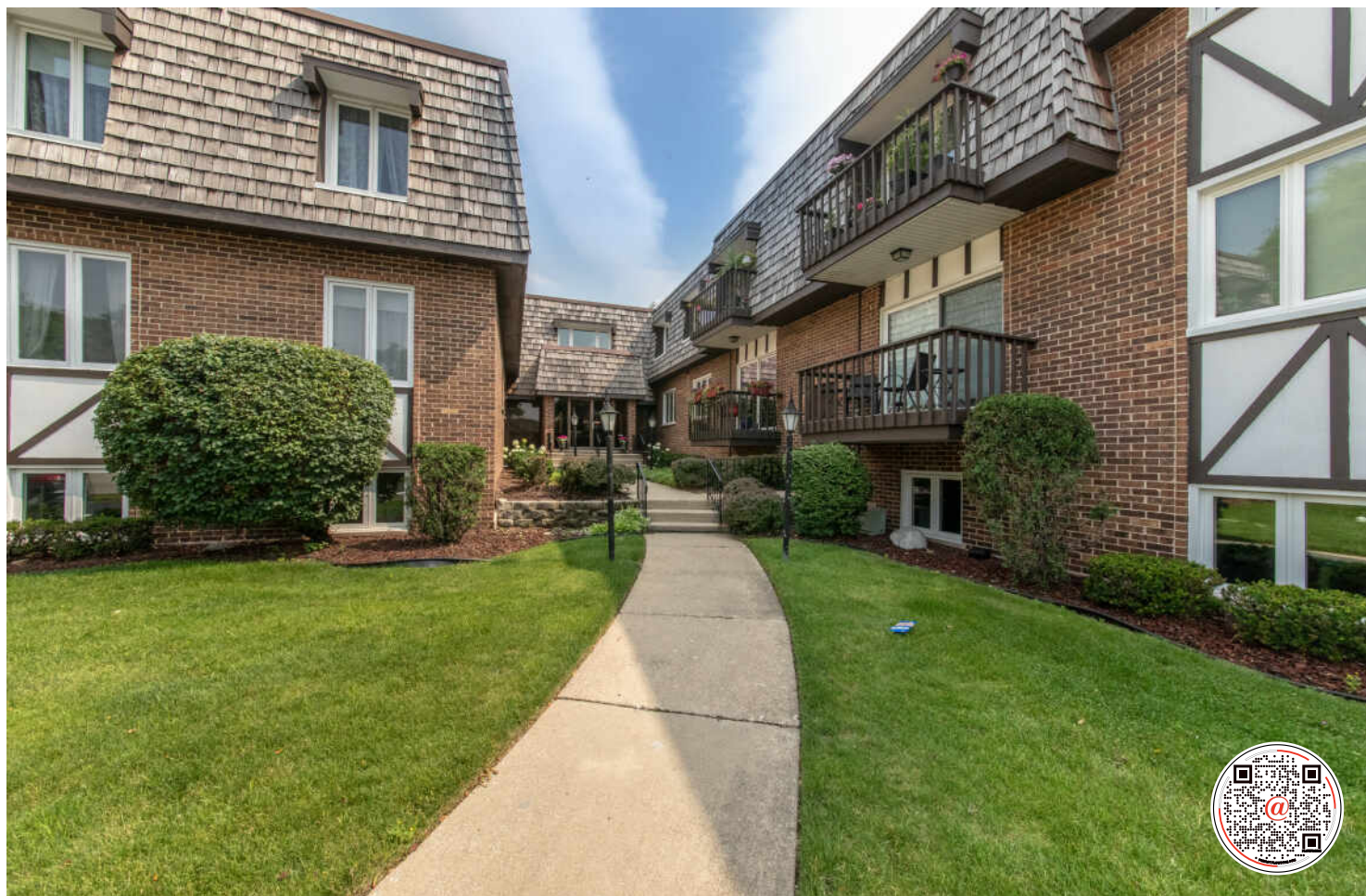


**2300 W TALCOTT ROAD #1G**  
PARK RIDGE





#### ROOM DIMENSIONS

LIVING ROOM : 24' × 13'

DINING ROOM : 9' × 9'

KITCHEN : 9' × 8'

KITCHEN EATING AREA : 13' × 8'

PRIMARY BEDROOM : 20' × 14'

SECOND BEDROOM : 12' × 12'



2 BEDROOM

2 BATH

TAXES: \$1,970

ASSESSMENTS: \$354 / MONTH

- Spacious Living Room
- Separate Dining Room
- Primary Bedroom Suite Complete with Dressing Room and Full Bath
- 2nd Bedroom Steps to Hall Bath
- Remodeled Kitchen with separate Eating Area and Access to Balcony
- Furnace and Central Air installed in 2019
- Laundry Room with Commercial Grade Appliances near Unit
- Two Storage Spaces #6 and #1G
- Party Room and Hobby Room
- Large Garage Space #16
- Easy Access to Expressway, METRA and O'Hare Airport













## ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

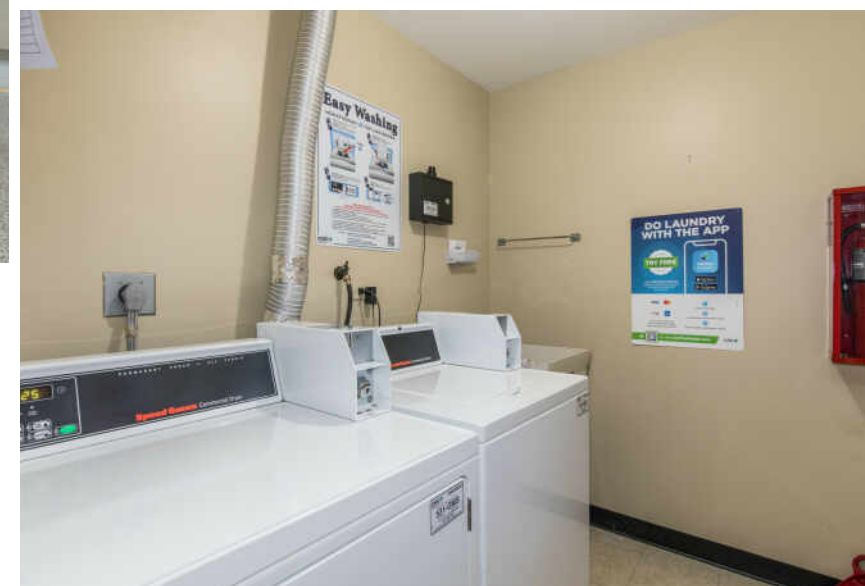
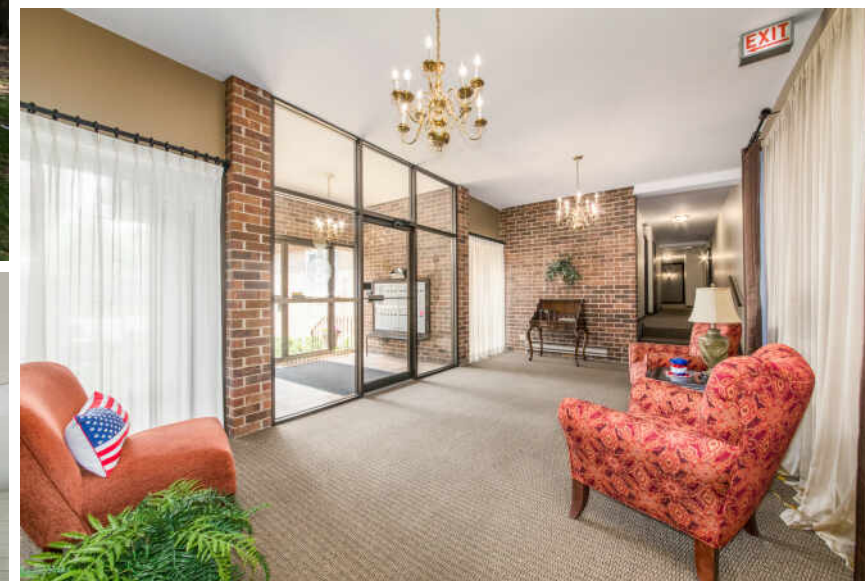
The picturesque suburb is known for its small-town charm, which is just one reason why many residents have lived here their entire lives.

Park Ridge boasts a variety of unique shops, popular restaurants, and charming parks in the city's vibrant Uptown area. Newer buildings blend seamlessly with historic ones, including the art deco Pickwick Theatre – a movie theater and venue that is on the National Register of Historic Places. The Pickwick's façade was one of the theaters used as the backdrop for the opening credits of Gene Siskel and Roger Ebert's *At the Movies*.

In addition to free summer concerts presented by the Park Ridge Fine Arts Symphony, residents have plenty of events to enjoy throughout the year. The Taste of Park Ridge takes place during the summer, and the community also has a farmers market that is open through October.

Commuters have convenient access to downtown Chicago with two commuter rail stations on Metra's Union Pacific Northwest Line, as well as access to major expressways and O'Hare International Airport.



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## JACK MAHER

847.638.1513

8476925522

JACKMAHER@ATPROPERTIES.COM



## SUSAN JAMES

847.508.1295

8476925522

SUSANJAMES@ATPROPERTIES.COM