

2409 MEADOWBROOK LANE  
WESTCHESTER





#### ROOM DIMENSIONS

LIVING ROOM : 22' × 20'

FAMILY ROOM : 15' × 12'

DINING ROOM : 10' × 11'

KITCHEN : 19' × 14'

PRIMARY BEDROOM : 20' × 15'

SECOND BEDROOM : 16' × 10'

THIRD BEDROOM : 13' × 11'

**3 BEDROOM**

**2.1 BATH**

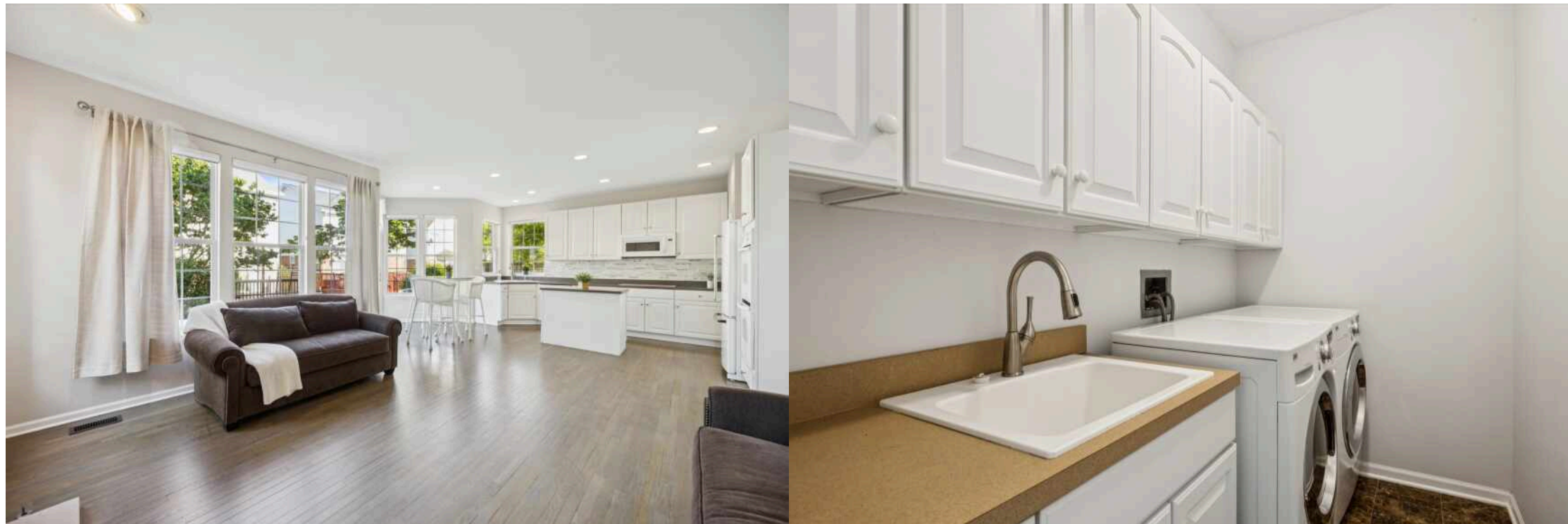
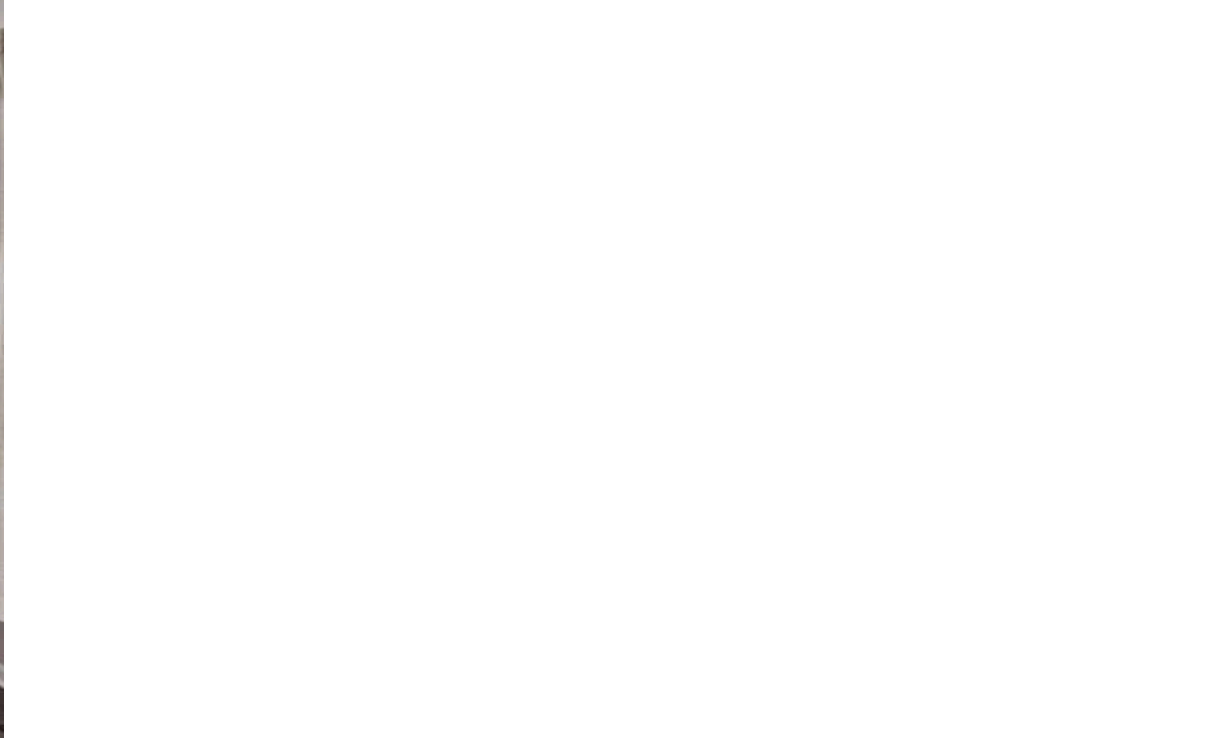
**TAXES: \$11,072.65**

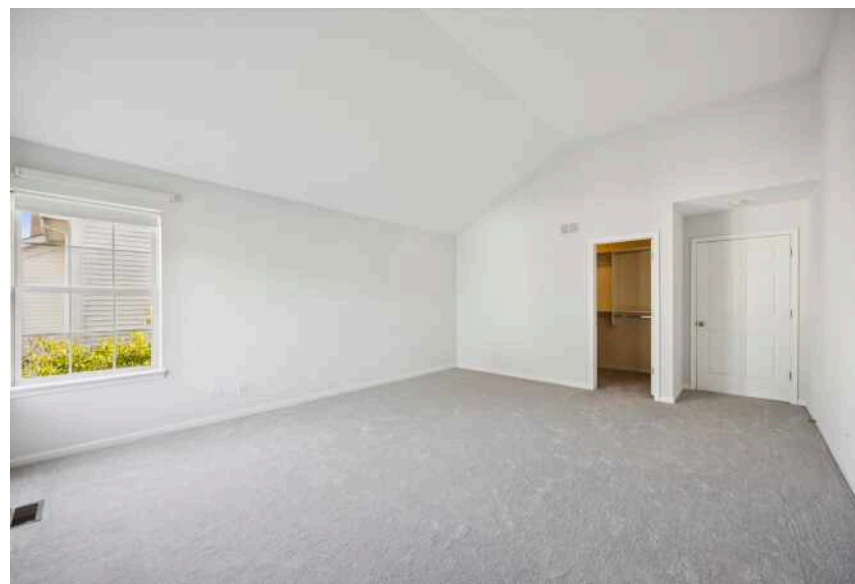
**ASSESSMENTS: \$140 PER MONTH**

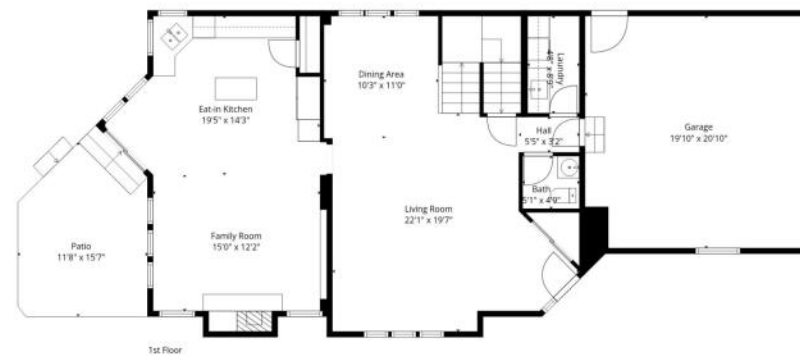
## STUNNING AVONDALE HOME

Nestled in the desirable Avondale subdivision of Westchester, this beautifully maintained corner home is proudly offered by its original owner. Professional landscaping from the beginning creates stunning curb appeal and the impression doesn't stop there. Step inside to an inviting open-concept layout featuring cathedral ceilings in the living room, open to the dining area and an abundance of natural light throughout the main level. The spacious kitchen boasts white cabinetry, tile backsplash, center island, pantry closet, and a separate eating area with direct access to the private brick patio-perfect for outdoor entertaining or relaxing on a quiet summer morning. The kitchen seamlessly opens to the family room highlighted by a gas log brick fireplace and both spaces offer hardwood flooring. Main level also includes a convenient powder room, laundry room, and access to the attached 2-car garage. Upstairs offers 3 generously sized bedrooms and 2 full bathrooms, including a spacious primary suite complete with double sinks, separate shower, jacuzzi tub, and two walk-in closets. Vaulted ceilings enhance two of the three bedrooms. The full unfinished basement offers excellent storage space and endless potential for future finishing to expand the living area. Amazing location with easy access to major expressways, commuter trains and both airports. Minutes to Oakbrook Center Mall with fabulous shopping and restaurants. Blocks from the prairie, forest preserve trails, parks, Mariano's and more. A wonderful opportunity to own a thoughtfully designed home in a sought-after neighborhood!

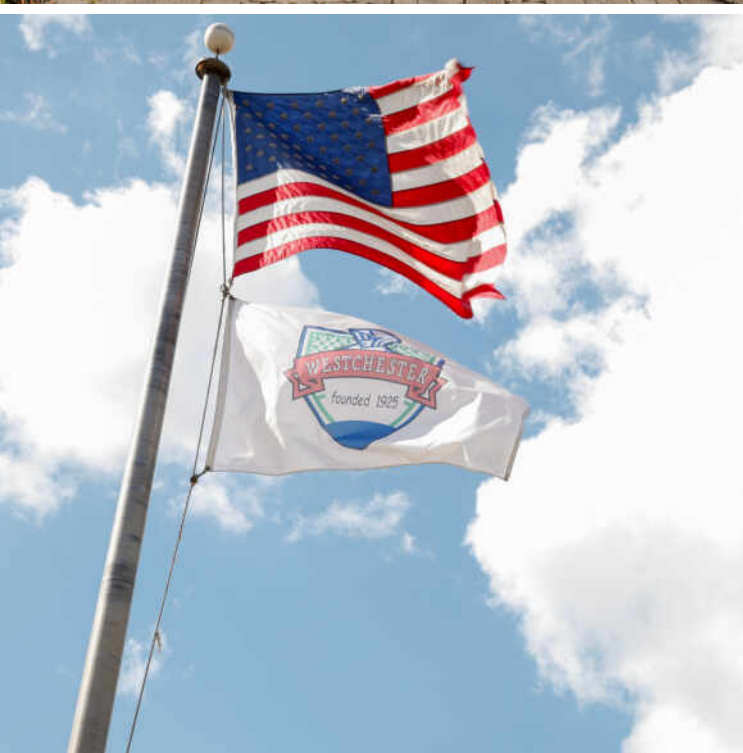








Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

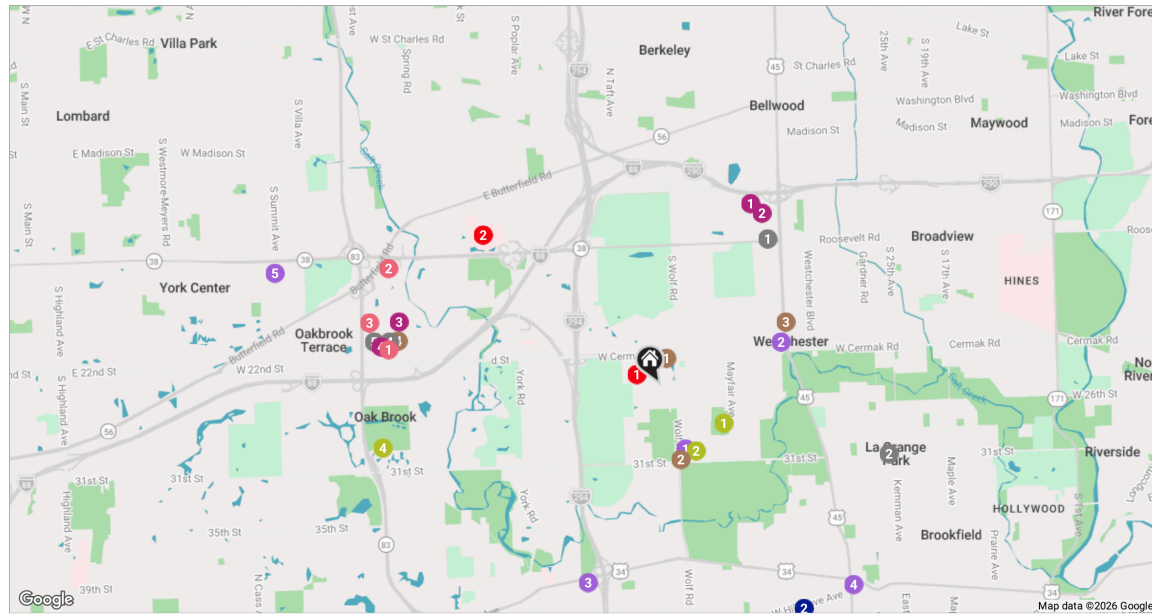


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

Today the village boasts local restaurants and shops, recreation centers, and parks. Westchester is also home to the Westbrook Corporate Center, which includes five 10-story towers with more than one million square feet of office space. Nearly all of the open land in the village has been consumed by expansion except for the 85-acre Wolf Road Prairie.

The small community comes together and hosts several annual events and activities including a Fourth of July parade and fireworks, BBQ Block Party, and Fall Festival at the Fountain.

Westchester offers access to downtown Chicago via the Eisenhower Expressway and provides Pace bus service to the Forest Park Transit Center.



**RESTAURANTS**

- 1 Emilio's Tapas Bar  
4100 ROOSEVELT ROAD, 1.7 MI
- 2 Posto 31  
1017 E 31ST ST, 2.2 MI
- 3 Hillgrove Tap  
800 HILLGROVE AVE, 2.4 MI
- 4 Antico Posto  
118 OAKBROOK CENTER, 2.5 MI
- 5 Seasons 52  
3 OAKBROOK CENTER, 2.7 MI

**COFFEE**

- 1 Panera Bread  
11215 WEST CERMAK ROAD, 0.3 MI
- 2 Dunkin'  
11204 31ST ST, 0.7 MI
- 3 Aviator Coffee & Cocktails  
1855 S MANNHEIM RD, 1.3 MI
- 4 Corner Bakery Cafe  
240 OAKBROOK CENTER, 2.5 MI

**SHOPPING**

- 1 Target  
130 S MANNHEIM RD, 1.9 MI
- 2 HomeGoods  
150 S MANNHEIM RD, 1.9 MI
- 3 Nordstrom  
10 OAKBROOK CENTER, 2.5 MI
- 4 Macy's  
1 OAKBROOK CENTER, 2.6 MI

**GROCERY**

- 1 Mariano's  
3020 WOLF RD, 0.6 MI
- 2 Jewel-Osco  
2128 SOUTH MANNHEIM ROAD, 1.2 MI
- 3 Whole Foods Market  
500 EAST OGDEN AVENUE, 1.9 MI

**GYM**

- 1 Westchester Park District - Mayfair Recreation Center  
10835 WAKEFIELD STREET, 0.7 MI
- 2 Anytime Fitness  
3061 SOUTH WOLF ROAD, 0.7 MI
- 3 Elite Fitness And Gym  
805 BURLINGTON AVENUE, 2.4 MI
- 4 Oak Brook Park District Recreation Center  
1450 FOREST GATE ROAD, 2.6 MI

**MEDICAL**

- 1 Lurie Children's Outpatient Center  
2301 ENTERPRISE DRIVE, 0.2 MI

**ENTERTAINMENT**

- 1 Puttshack - Oakbrook  
1828 OAKBROOK CENTER, 2.5 MI
- 2 Drury Lane Theatre & Events  
100 DRURY LANE, 2.7 MI
- 3 Pinstripes  
7 OAKBROOK CENTER, 2.7 MI

**TRANSIT**

- 1 Western Springs  
METRA - BNSF RAILWAY, 2.4 MI
- 2 Stone Ave  
METRA - BNSF RAILWAY, 2.5 MI

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