

2410 SUNNYSIDE AVENUE
WESTCHESTER





ROOM DIMENSIONS

LIVING ROOM : 19' × 11'

DINING ROOM : 13' × 9'

KITCHEN : 16' × 11'

PRIMARY BEDROOM : 15' × 14'

SECOND BEDROOM : 13' × 10'

BASEMENT OFFICE/BEDROOM : 11' × 16'

BASEMENT OFFICE/BEDROOM : 16' × 9'

2 + 2 BEDROOM

2 BATH

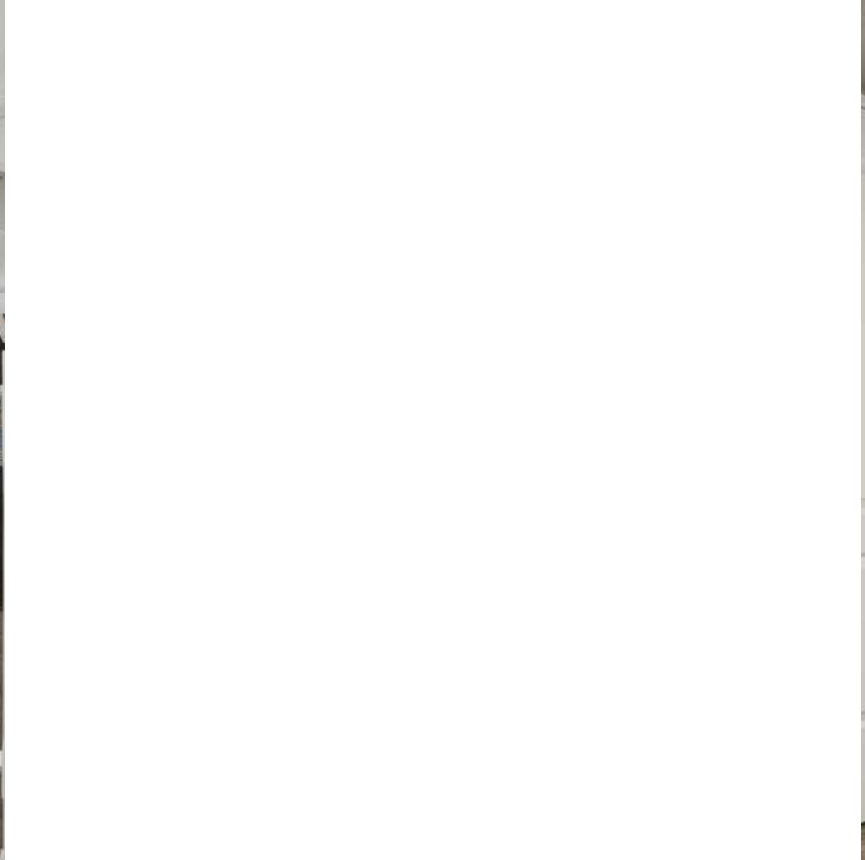
TAXES: \$6,903

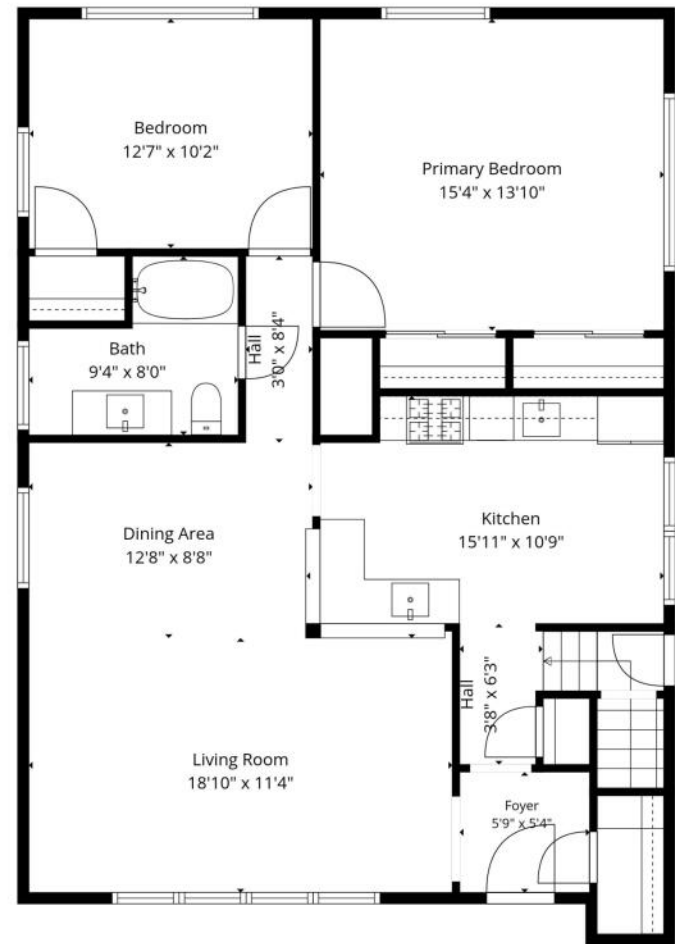
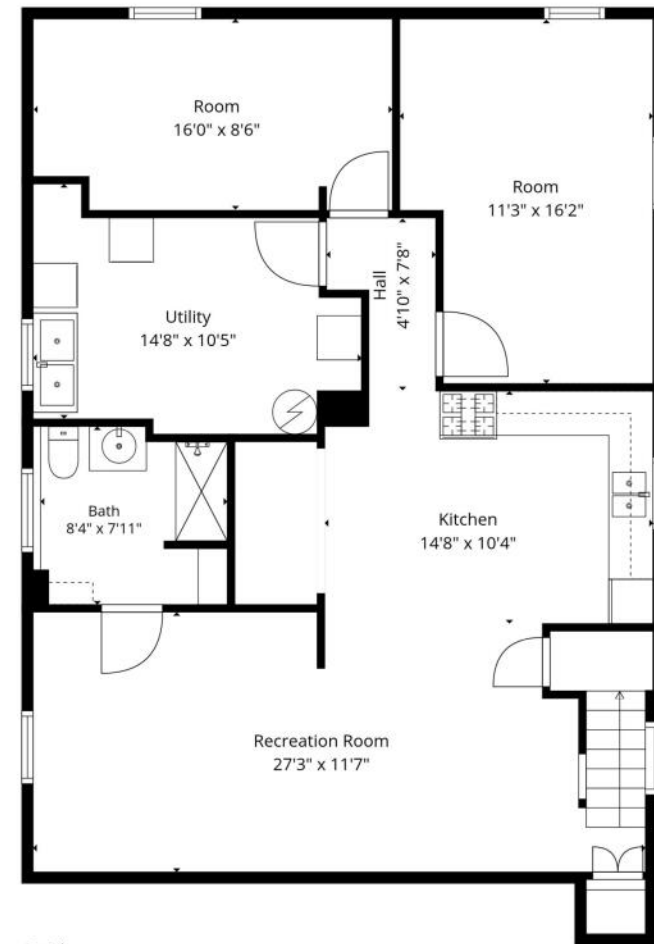
UPDATED BRICK RANCH

Spacious two-bedroom brick ranch in a desirable Westchester location offers comfortable living, a functional floor plan, and exceptional versatility. Hardwood flooring flows through the living room, dining room, and both bedrooms, creating a warm and inviting atmosphere. The updated kitchen features white cabinetry, quartz countertops, table space, seating at the island and ample workspace for everyday cooking and entertaining. New spacious bathroom on main level. The full finished basement significantly expands the living space and offers endless possibilities for a recreation room, home office, workout area, or guest accommodations with a bonus kitchenette. Two potential bedrooms in basement and a second bathroom with walk-in shower. Outside, enjoy a private backyard perfect for relaxing, gardening, or entertaining. New furnace and central air conditioning 2026, roof 2021, hot water heater 2018, and windows 2011. Conveniently located near parks, schools, shopping, dining, and major expressways, this beautiful ranch is an excellent opportunity for homeowners!

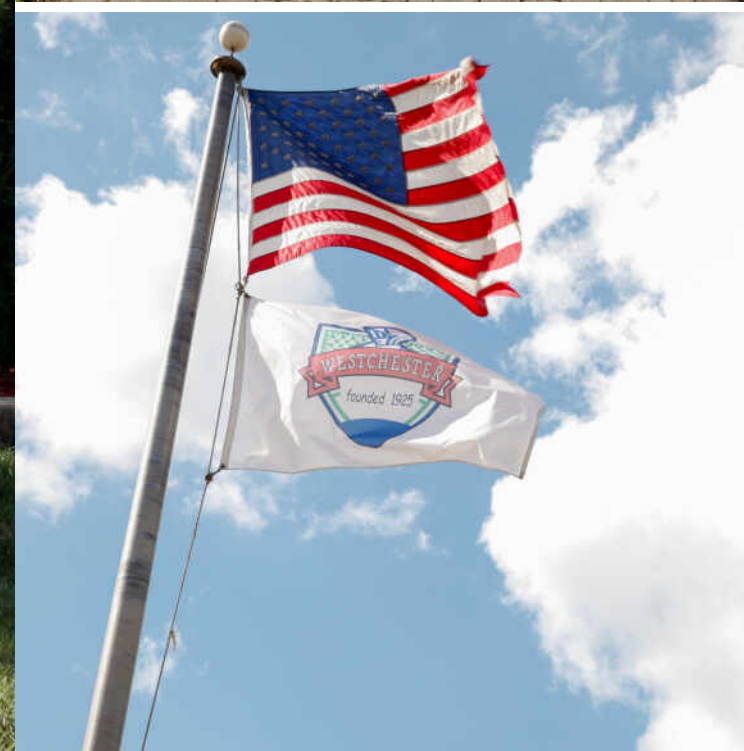








Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

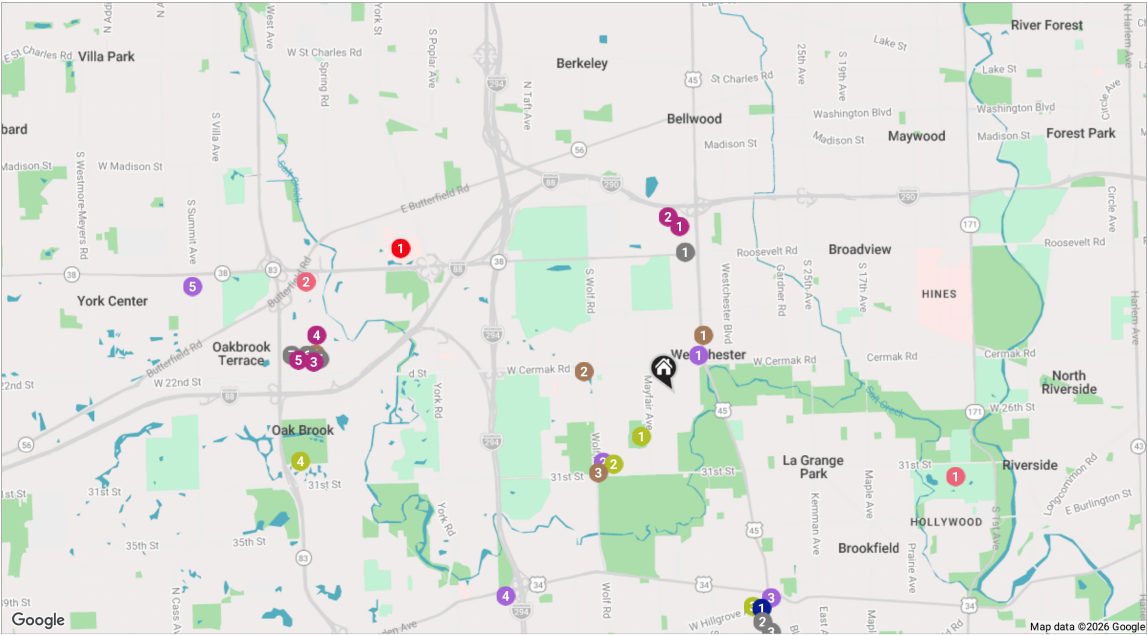


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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

-  Emilio's Tapas Bar
4100 ROOSEVELT ROAD, 1.3 MI
-  The Elm
23 W HARRIS AVE, 2.3 MI
-  Prasino
93 LAGRANGE ROAD, 2.4 MI
-  Hillgrove Tap-Western Springs
800 HILLGROVE AVE, 2.5 MI
-  Wildfire
232 OAKBROOK CENTER, 3.3 MI
-  Antico Posto
118 OAKBROOK CENTER, 3.4 MI
-  Seasons 52
3 OAKBROOK CENTER, 3.6 MI

 COFFEE

-  Aviator Coffee & Cocktails
1855 S MANNHEIM RD, 0.6 MI

-  Panera Bread
11215 WEST CERMAK ROAD, 0.9 MI
-  Dunkin'
11204 31ST ST, 1.0 MI
-  Corner Bakery Cafe
240 OAKBROOK CENTER, 3.3 MI
-  Courageous ELMHURST
108 W PARK AVE, 4.7 MI

 SHOPPING

-  HomeGoods
150 S MANNHEIM RD, 1.6 MI
-  Target
130 S MANNHEIM RD, 1.7 MI
-  Barnes & Noble
297 OAKBROOK CENTER, 3.3 MI
-  Nordstrom
10 OAKBROOK CENTER, 3.4 MI
-  Macy's
1 OAKBROOK CENTER, 3.5 MI

 GROCERY

-  Jewel-Osco
2128 SOUTH MANNHEIM ROAD, 0.4 MI
-  Mariano's
3020 WOLF RD, 0.9 MI
-  Trader Joe's
25 NORTH LA GRANGE ROAD, 2.1 MI
-  Whole Foods Market
500 EAST OGDEN AVENUE, 2.4 MI
-  Pete's Fresh Market #9 - Oakbrook Terrace
17W675 ROOSEVELT ROAD, 4.6 MI

 GYM

-  Westchester Park District - Mayfair Recreation Center
10835 WAKEFIELD STREET, 0.5 MI
-  Anytime Fitness
3061 SOUTH WOLF ROAD, 0.9 MI

-  Orangetheory Fitness
10 NORTH ASHLAND AVENUE, 2.1 MI
-  Oak Brook Park District Recreation Center
1450 FOREST GATE ROAD, 3.5 MI

 MEDICAL

-  Endeavor Health Elmhurst Hospital
155 E BRUSH HILL RD, 2.9 MI

 ENTERTAINMENT

-  Brookfield Zoo Chicago
8400 31ST STREET, 2.7 MI
-  Drury Lane Theatre & Events
100 DRURY LANE, 3.6 MI

 TRANSIT

-  LaGrange Road
METRA - BNSF RAILWAY, 2.1 MI

NOTES



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

