

248 E WASHINGTON BOULEVARD
LOMBARD





ROOM DIMENSIONS

LIVING ROOM : 20' × 15'

DINING ROOM : 12' × 13'

KITCHEN : 16' × 13'

PRIMARY BEDROOM : 15' × 13'

SECOND BEDROOM : 12' × 13'

THIRD BEDROOM : 11' × 13'

BREEZEWAY : 10' × 16'

BREAKFAST NOOK : 7' × 10'

FOYER : 7' × 13'

RECREATION ROOM : 38' × 29'

STORAGE : 8' × 26'

LAUNDRY : 21' × 17'

WORK ROOM : 11' × 17'

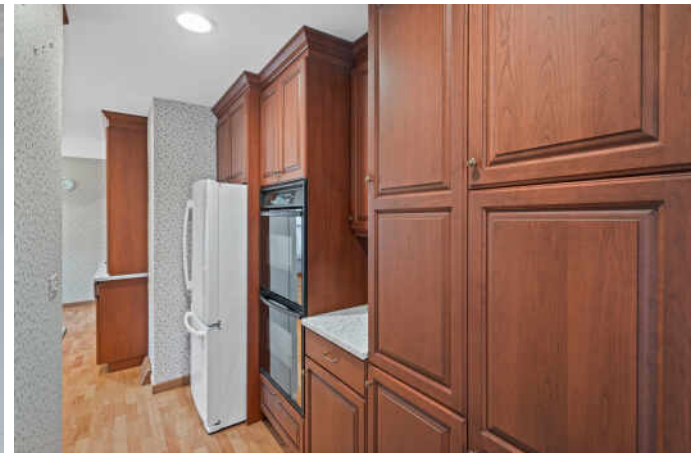
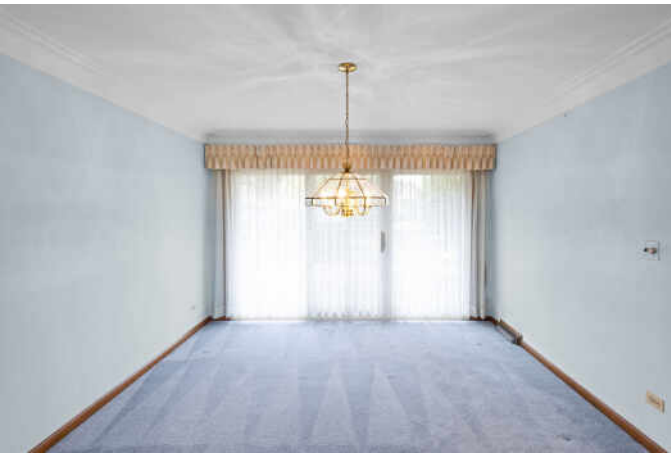
3 BEDROOM

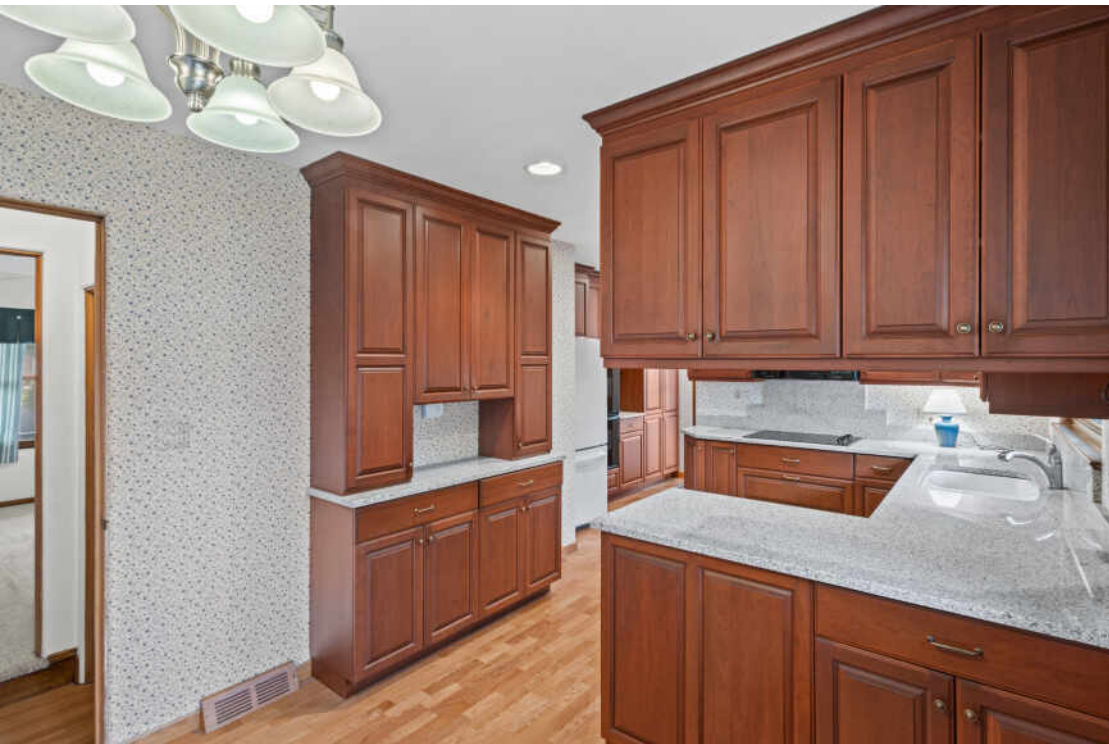
2.5 BATH

TAXES: \$12,035

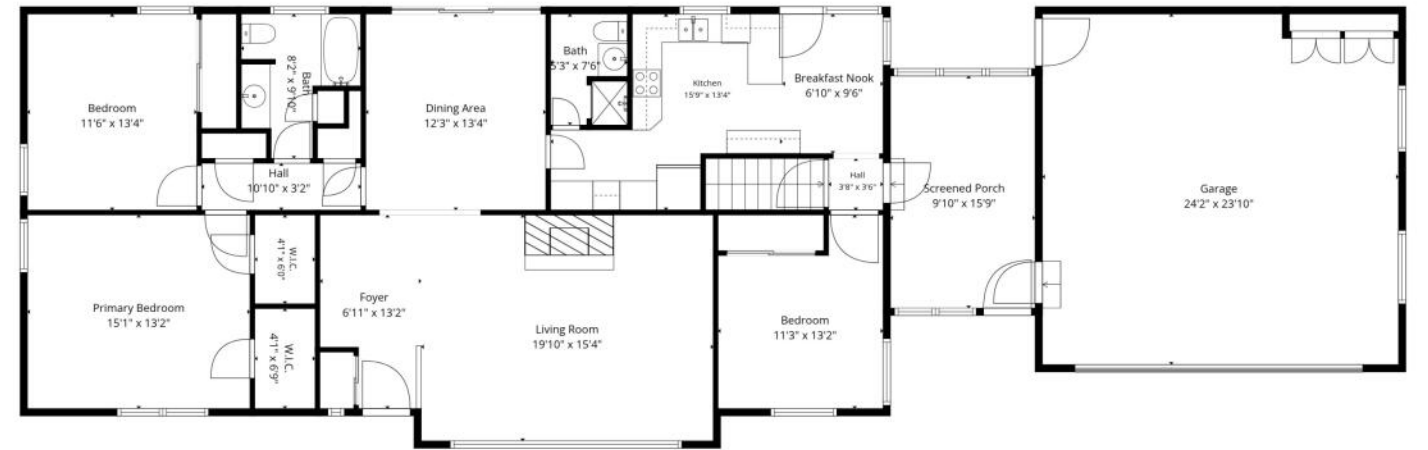
ELEGANT MID-CENTURY HOME FILLED WITH CHARM IN PRISTINE CONDITION

Welcome to 248 East Washington where vintage charm meets a spacious layout in pristine condition all in one of Lombard's best locations. This custom-built brick beauty is elegantly situated on a large corner lot with mature landscaping. Inside and out the home is anchored by a stunning sandstone fireplace that is the focal point of the grand living room that also boasts a 12-foot-wide picture window, original cabinetry, decorative oak mantel and white plaster crown molding. The living room flows beautifully into the spacious formal dining room with triple glass doors that lead directly to the home's inviting deck for convenient entertaining. The updated "eat-in" kitchen is loaded with modern high-end cabinetry in a layout that maximizes storage and workflow. For charm the kitchen offers multiple windows and a Dutch door that leads to the deck. Solid plaster walls allow for bullnose curves in most doorways to add charm and elegance. In the three large bedrooms, windows on two sides add to the charm and elegance of the home while ample closets including two walk-in closets in the primary bedroom make this home very functional for modern living and modern furnishings. The two full baths on the main floor feature original custom tile, cabinetry and built ins all in pristine condition. The massive waterproofed finished basement has a workshop, storage room, laundry, second fireplace, and half bath in addition to a massive recreation room ready for your ideas. The 2.5 car garage is a wonderful upgrade and the fully enclosed breezeway that connects it to the home is both convenient and a wonderful place to enjoy the seasons. Mechanically the home has been updated and well maintained with modern electrical and waterproofing. The AC was new in 2023, the water heater was new in 2020, and a new roof went on in 2019. All of this charm and convenience is found in one of Lombard's most sought-after well-established neighborhoods walkable to Downtown Lombard and the Metra, Lilacia Park, Helen Plum Library, schools, parks, places of worship and more.









1st Floor



Basement

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



DESIGNATED THE "LILAC VILLAGE," **LOMBARD** IS CHARACTERIZED BY ITS QUAIN, TREE-LINED STREETS AND CLOSE-KNIT COMMUNITY.

Lombard residents are proud of the village's rich history, diverse entertainment opportunities, and unique seasonal events such as Cruise Nights and Summer Concert Series, which puts vintage vehicles and live music on display throughout the summer.

Since 1930, the village has hosted an annual lilac festival and parade in May. Lilac Time is Lombard's famed 16-day horticultural festival held at the beautiful Lilacia Park. Several other lilac-themed events take place throughout the year, including a formal ball, concerts, wine and beer tastings in the park, and an arts and crafts fair.

Metra's Union Pacific West Line railway stops in Lombard, providing commuter transportation to downtown Chicago.

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