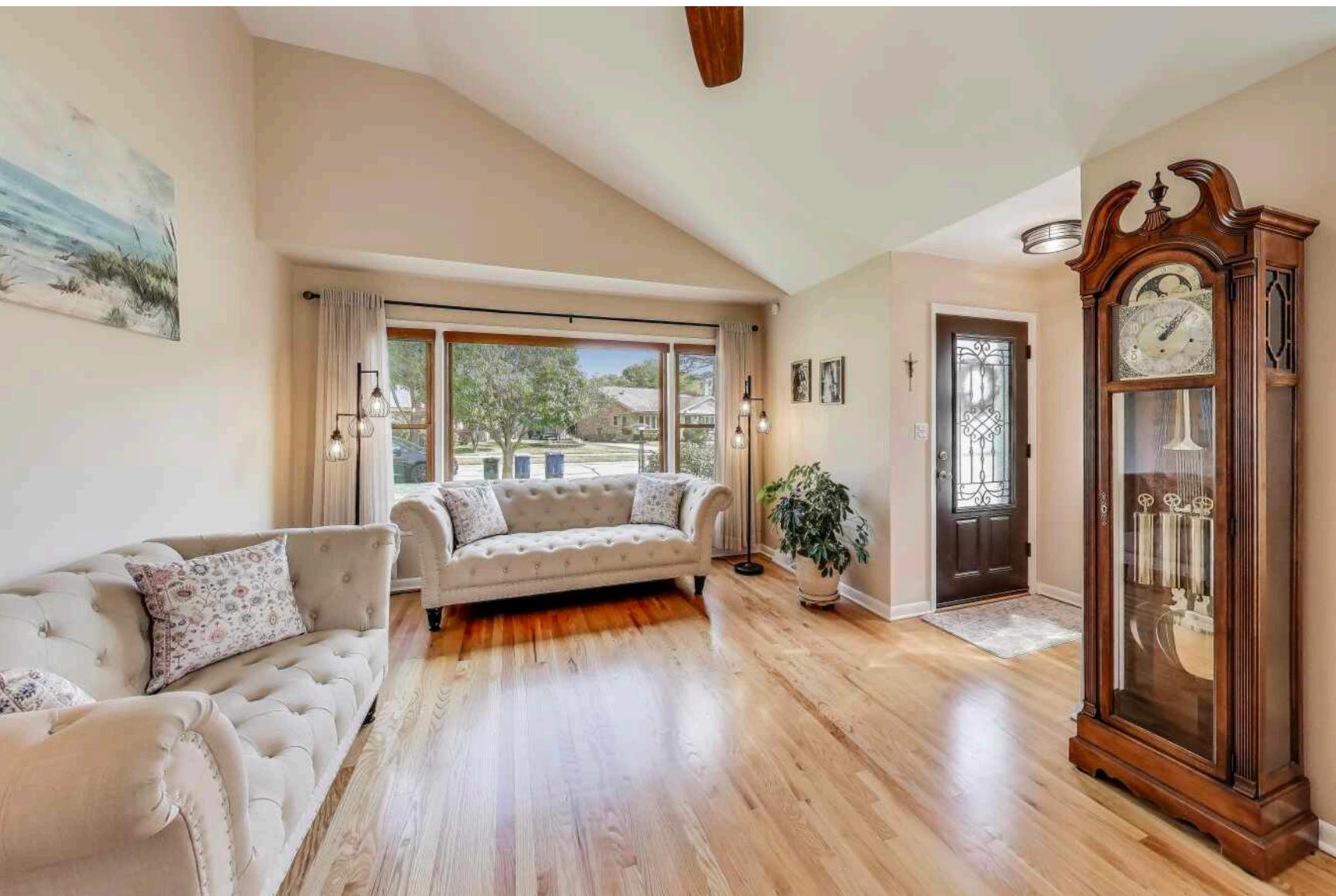


304 AMHERST AVENUE  
DES PLAINES





#### ROOM DIMENSIONS

LIVING ROOM : 22' x 12'

FAMILY ROOM : 14' x 13'

KITCHEN : 17' x 10'

PRIMARY BEDROOM : 14' x 11'

SECOND BEDROOM : 10' x 9'

THIRD BEDROOM : 10' x 10'

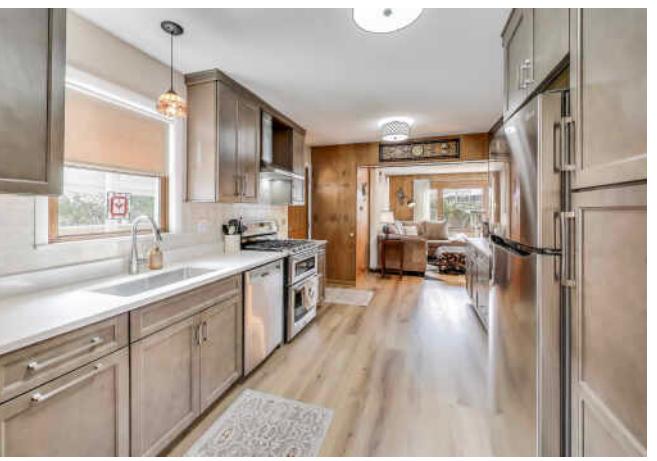
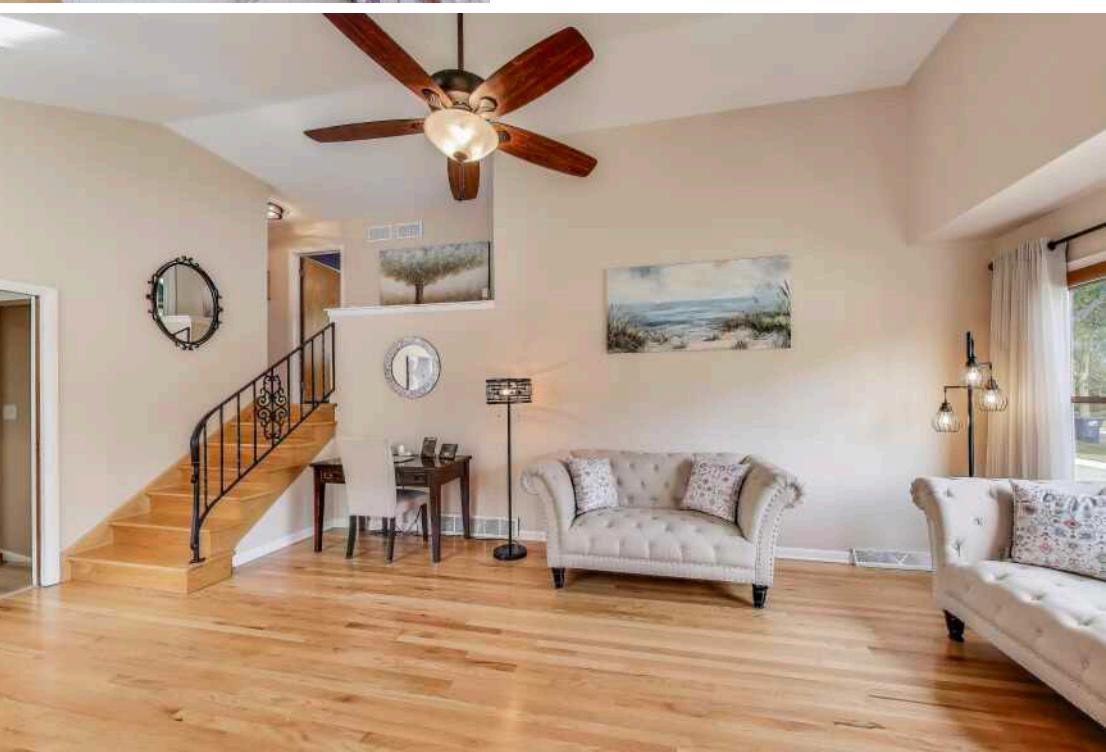
RECREATION ROOM : 24' x 14'

3 BEDROOM

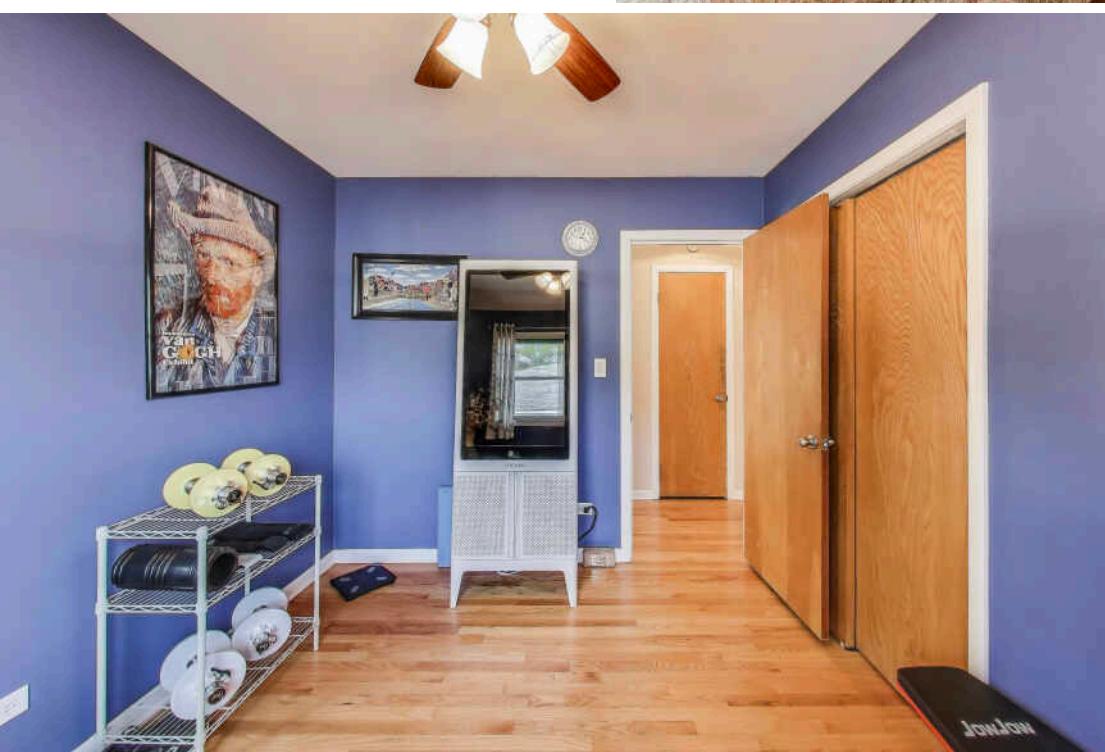
3 BATH

Welcome to this beautifully reimagined split-level home, over 2,100 sf and nestled in the heart of the highly sought-after Cumberland Village neighborhood-where style, comfort, and an unbeatable location come together effortlessly. Step inside to a truly stunning, bright, and open floor plan that seamlessly connects the spacious living room-with its soaring vaulted ceilings-to the dining area and show-stopping kitchen. Thoughtfully designed as the heart of the home, the newly renovated kitchen is both stylish and functional, perfect for everything from everyday meals to unforgettable gatherings. Enjoy brand new cabinetry, sleek quartz countertops, stainless steel appliances, elegant lighting, and tasteful hardware-all curated for modern living. Natural light pours into the main living spaces through oversized windows outfitted with custom blinds. Refinished hardwood floors flow beautifully throughout the main level, creating a warm, cohesive ambiance that instantly feels like home. Upstairs, refinished hardwood floors lead the way to a large primary bedroom and two additional bedrooms that share a full bathroom. The main level offers even more versatile living space with a cozy family room featuring the same flooring as the kitchen providing one continuous flow, a gas fireplace with stone surround, corner windows for added sunlight, and a second full bathroom. A generous utility room and large rec room with full bath rounds out the living space! Outside, the backyard is a private, fully fenced oasis-lush, serene, and ideal for year-round entertaining. The large patio provides plenty of room for dining and lounging under the stars. This home has been meticulously updated from top to bottom. A large concrete driveway leads to a detached 1.5-car garage and convenient carport, offering ample storage and everyday convenience. Located in a top-rated school district, and near parks, Metra and the charm that downtown Des Plaines has to offer. Welcome Home!

- Welcome to this beautifully reimagined split-level home, over 2,100 sf and nestled in the heart of the highly sought-after Cumberland Village neighborhood-where style, comfort, and an unbeatable location come together effortlessly!
- Brand New Roof Installed on Home & Garage in December 2025!











## THERE ARE NO STRANGERS IN DES PLAINES, AT LEAST NOT FOR LONG.

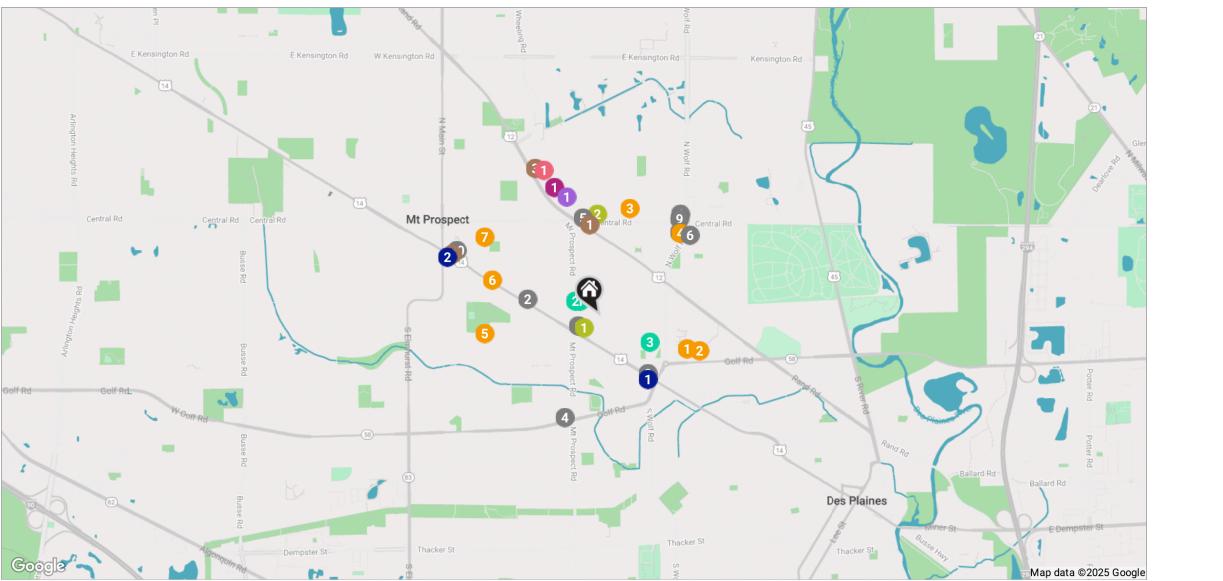
The city prides itself on being a friendly and welcoming place for newcomers as well as lifelong residents.

Located about 17 miles northwest of Chicago, near O'Hare International Airport, the city has a mix of residential, commercial, and industrial properties making it a great place to live, work, and play.

Des Plaines has several affordable and connected neighborhoods - from downtown high-rise condominiums to single-family neighborhoods.

Metropolitan Square, a mixed-use center, is a block away from the city's Metra station with convenient transportation to downtown Chicago on the Union Pacific Northwest Line. The Square includes 135 condominiums and lofts near local eateries as well as a large grocery store and more than 80,000 square feet of retail and office space.

The Des Plaines Park District offers numerous recreational facilities from water slides, swimming pools, and ice skating to 18-hole golf courses, bike trails, and boating. The city has 37 parks and more than 300 recreational programs and events.



#### RESTAURANTS

- ① House of Szechwan & Hand-Pulled Noodle  
22 EAST NORTHWEST HIGHWAY, 0.1 MI
- ② Pueblo Viejo Mexican Restaurant  
712 EAST NORTHWEST HIGHWAY, 0.4 MI
- ③ VIA ROMA  
464 EAST NORTHWEST HIGHWAY, 0.5 MI
- ④ Johnny's Place  
20 WEST GOLF ROAD, 0.6 MI
- ⑤ TRU Bowl Superfood Bar - Mount Prospect  
1212 EAST CENTRAL ROAD, 0.6 MI
- ⑥ Katie's Kitchen  
623 NORTH WOLF ROAD, 0.7 MI
- ⑦ The Gyros Factory  
668 NORTH WOLF ROAD, 0.7 MI
- ⑧ Giacomo's Ristorante  
740 NORTH WOLF ROAD, 0.8 MI
- ⑨ Mugs Pizza and Ribs  
600 EAST CENTRAL ROAD, 0.8 MI
- ⑩ Emerson's Ale House  
113 SOUTH EMERSON STREET, 1.0 MI

#### COFFEE

- ① 7-Eleven  
1201 EAST CENTRAL ROAD, 0.6 MI
- ② Starbucks  
90 EAST NORTHWEST HIGHWAY, 1.0 MI
- ③ Dunkin'  
820 EAST RAND ROAD, 1.0 MI

#### SHOPPING

- ① Walmart Supercenter  
930 MOUNT PROSPECT PLAZA, 0.8 MI
- ② ALDI  
1000 MOUNT PROSPECT PLAZA, 0.8 MI

#### GROCERY

- ① Prema Spirit Yoga  
52 EAST NORTHWEST HIGHWAY, 0.1 MI

#### GYM

#### ENTERTAINMENT

- ① LA Fitness  
1145 MOUNT PROSPECT PLAZA, 0.6 MI
- ② Bowlero Mount Prospect  
824 EAST RAND ROAD, 1.0 MI

#### SCHOOLS

- ① Chippewa Middle School  
123 NORTH 8TH AVENUE, 0.6 MI
- ② Cumberland Elementary School  
700 EAST GOLF ROAD, 0.6 MI
- ③ Saint Emily Catholic School  
1400 EAST CENTRAL ROAD SUITE 102, 0.7 MI
- ④ Des Plaines School of Music  
664 NORTH WOLF ROAD, 0.7 MI
- ⑤ Lions Park Elementary School  
300 EAST COUNCIL TRAIL, 0.7 MI
- ⑥ Mt Prospect Child Care Center  
406 EAST NORTHWEST HIGHWAY #408, 0.7 MI
- ⑦ St Paul Lutheran School  
18 SOUTH SCHOOL STREET, 0.9 MI

#### TRANSIT

- ① Cumberland  
METRA - UNION PACIFIC NORTHWEST, 0.5 MI
- ② Mt Prospect  
METRA - UNION PACIFIC NORTHWEST, 1.0 MI

#### PARKS

- ① Park  
DIMUCCI PARK, 0.2 MI
- ② Dimucci-Lowenberg Park  
395 MOUNT PROSPECT ROAD, 0.2 MI
- ③ Cornell Park  
187 ARDMORE ROAD, 0.3 MI





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