

312 SPRING AVENUE
GLEN ELLYN





ROOM DIMENSIONS

LIVING ROOM : 21' × 17'

KITCHEN : 25' × 12'

FAMILY ROOM : 19' × 12'

PRIMARY BEDROOM : 24' × 12'

2ND BEDROOM : 12' × 11'

3RD BEDROOM : 12' × 9'

4TH BEDROOM : 13' × 10'

5TH BEDROOM : 11' × 11'

OFFICE : 21' × 11'

MUD ROOM : 12' × 11'

BAR AREA : 11' × 11'

5 BEDROOM

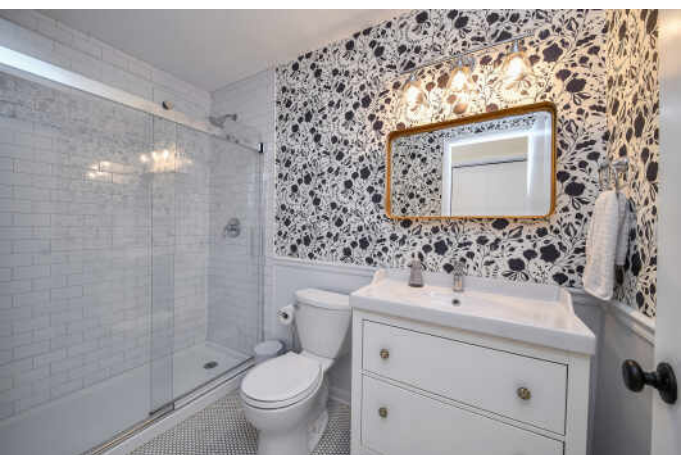
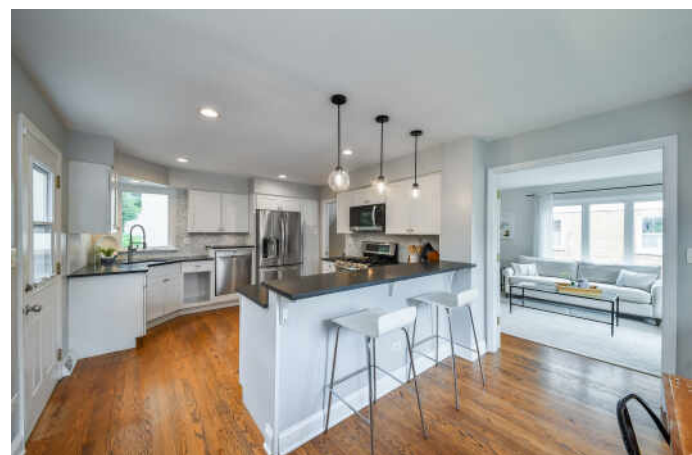
3 BATH

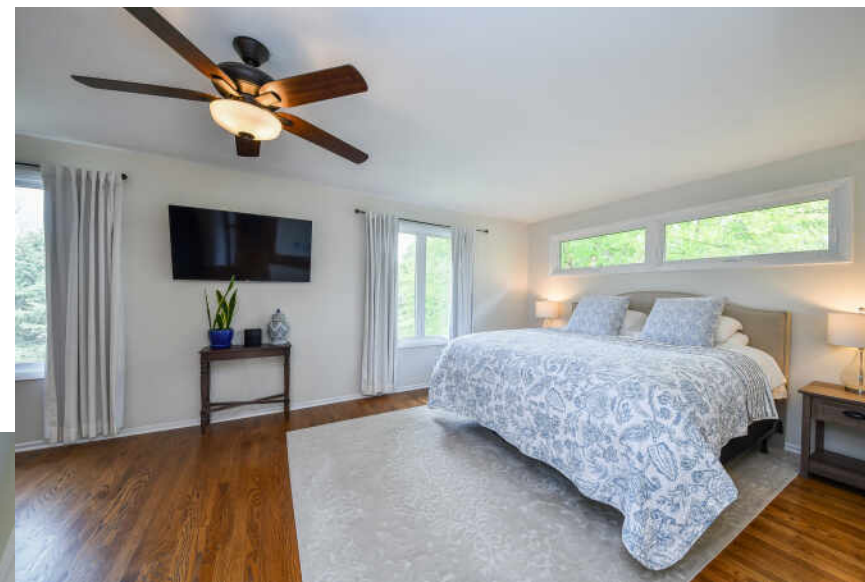
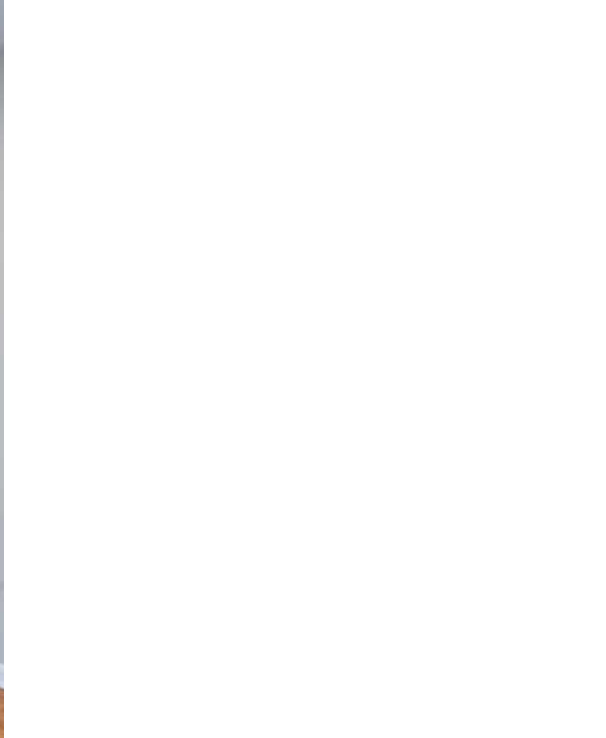
TAXES: \$13,273.64

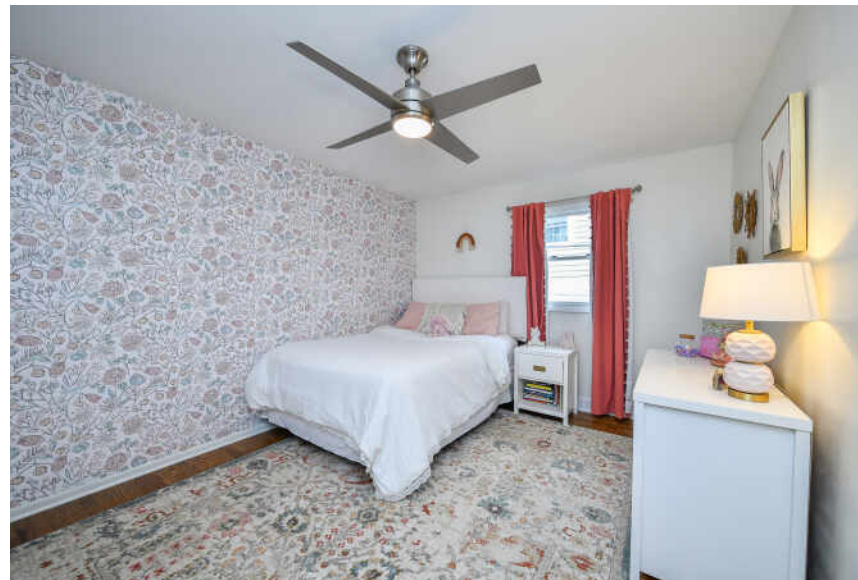
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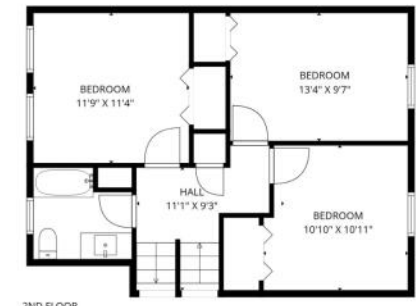
YOUR NEXT CHAPTER STARTS HERE!

EXPERIENCE THE GLEN ELLYN LIFESTYLE! Imagine mornings where school drop-off is just a quick, stress-free stroll with Ben Franklin Elementary literally footsteps away! Rehabbed in 2016, this 2,500+ sq ft home perfectly balances modern, on trend finishes with an incredibly functional layout. You'll love the hardwood floors, fresh paint on the interior and exterior, and modern updates, but it's the thoughtful spaces that make it feel like home. A large mudroom ready for backpacks and muddy boots after a day at Lake Ellyn, and a versatile lower-level family room with a bar area that is ideal for entertaining. The back-room addition can serve as a quiet home office, a cozy sitting room, or a private nanny/in-law suite/6th bedroom with its nearby full bath. 5 more additional bedrooms and 2 fully updated baths on the upper levels, including the impressive primary suite with attached bath. On the outside, an extra-deep, fully fenced yard offers a spacious canvas for summer BBQs. Combined with easy access to the train and downtown Glen Ellyn, it's the lifestyle upgrade you've been waiting for! Don't miss this special one-of-a-kind property!





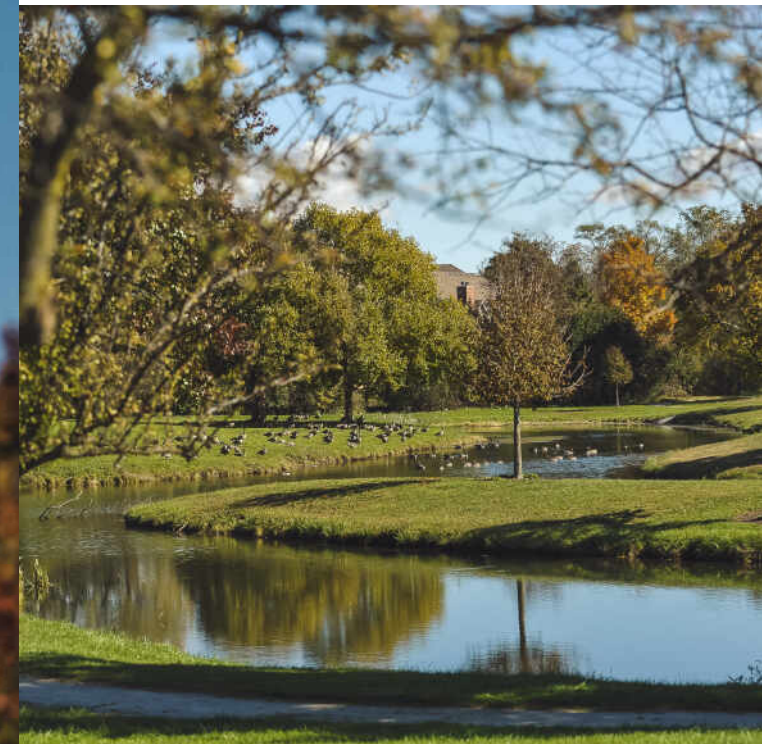
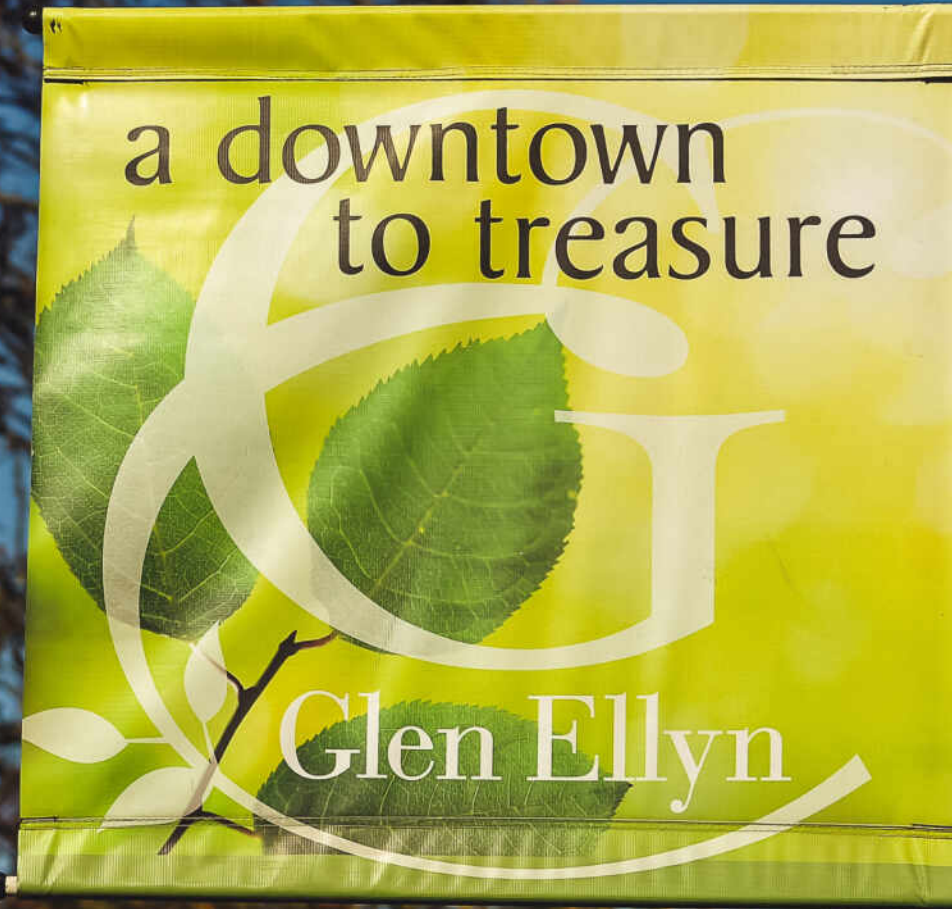




Total GLA: 2384 sq. ft | Total: 3026 sq. ft
 Basement: 526 sq. ft (Excluded areas 116 sq. ft)
 1st floor: 1130 sq. ft
 2nd floor: 619 sq. ft
 3rd floor: 635 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED





GLEN ELLYN IS A PICTURESQUE VILLAGE IN THE HEART OF DUPAGE COUNTY.

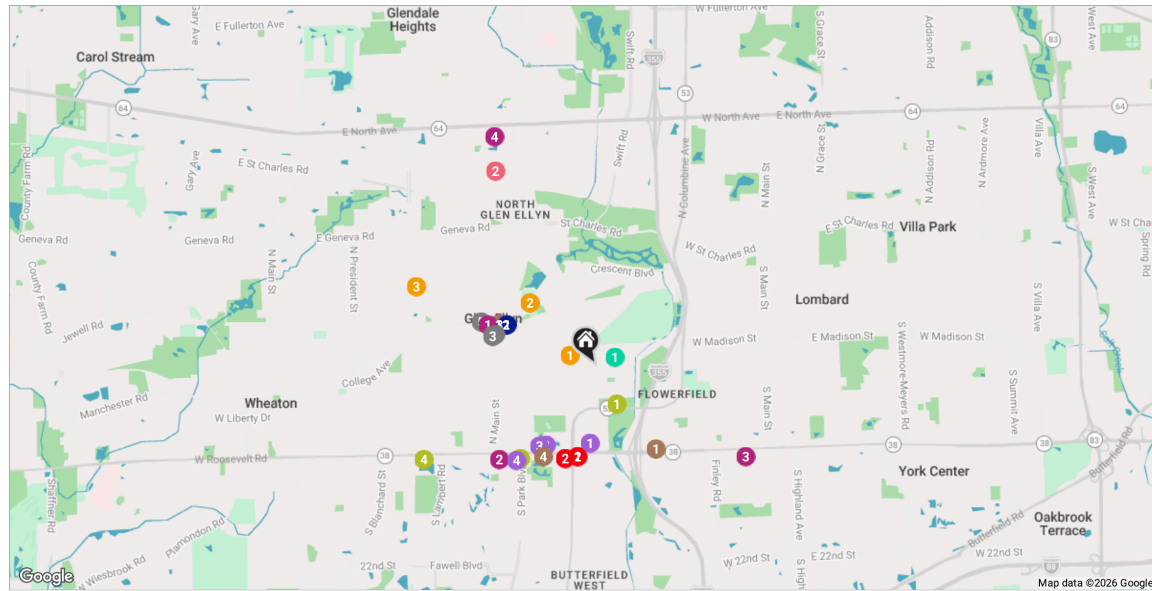
Known as “The Jewel of the Western Suburbs” to residents, the community offers a convenient suburban location, ample recreational opportunities, and a vibrant mix of businesses.

Downtown Glen Ellyn boasts an assortment of small boutiques, dining destinations, and specialty services. Residents and visitors can hop on the Illinois Prairie Path, where they can explore a nature trail spanning over 60 miles. Nature enthusiasts also appreciate the Willowbrook Wildlife Center, while the Village Links golf course and nearly 30 public parks provide additional outdoor enjoyment.

With a variety of annual events, Glen Ellyn offers a strong sense of community and small-town charm. The Taste of Glen Ellyn is among the many popular summer gatherings along with the French Market, which is open weekly from May through October.

Neighborhoods are lined with mature trees and homes in a variety of architectural styles, ranging from new construction to historic homes dating back to the community’s early days.

Along with access to major highways and interstates, Metra’s Union Pacific West Line runs through Glen Ellyn, providing daily train service to downtown Chicago.



NOTES

RESTAURANTS

- 1 The Elephant Thai Glen Ellyn (Thipi Thai)
530 CRESCENT BOULEVARD A, 1.0 MI
- 2 fire + wine
433 NORTH MAIN STREET, 1.0 MI
- 3 Santa Fe Restaurant
426 NORTH MAIN STREET, 1.0 MI
- 4 Shannon's Irish Pub
428 NORTH MAIN STREET, 1.0 MI
- 5 Barone's Pizza of Glen Ellyn
475 PENNSYLVANIA AVENUE, 1.1 MI

COFFEE

- 1 Dunkin'
1090 ROOSEVELT ROAD, 0.9 MI
- 2 Next Stop Coffee Shop
551 CRESCENT BLVD, 0.9 MI
- 3 Starbucks Coffee Company
536 CRESCENT BLVD, 1.0 MI
- 4 Starbucks Coffee Company
691 ROOSEVELT ROAD, 1.0 MI

SHOPPING

- 1 Good Roots
492 CRESCENT BLVD, 1.1 MI
- 2 Staples
539 ROOSEVELT ROAD, 1.2 MI
- 3 Hobby Lobby
255 WEST ROOSEVELT ROAD, 1.6 MI
- 4 Menards
521 NORTH AVENUE, 2.3 MI

GROCERY

- 1 Pete's Fresh Market #15 - Glen Ellyn
880 ROOSEVELT ROAD, 0.7 MI
- 2 ALDI
700 ROOSEVELT ROAD, 0.8 MI
- 3 Trader Joe's
680 ROOSEVELT ROAD, 0.9 MI
- 4 Jewel-Osco
599 ROOSEVELT ROAD, 1.1 MI

GYM

- 1 Glen Ellyn Park District
185 SPRING AVENUE, 0.4 MI
- 2 HealthTrack Sports Wellness
875 ROOSEVELT ROAD, 0.8 MI
- 3 Orangetheory Fitness
613 ROOSEVELT ROAD, 1.1 MI
- 4 Club Pilates
277 ROOSEVELT ROAD, 1.8 MI

MEDICAL

- 1 Central Dupage Physician Group
875 ROOSEVELT ROAD, 0.8 MI
- 2 Glen Ellyn Health and Wellness Clinic
207, 0.9 MI

SCHOOLS

- 1 Benjamin Franklin Elementary School
350 BRYANT AVENUE, 0.3 MI

ENTERTAINMENT

- 1 Glen Art Theatre
540 CRESCENT BOULEVARD, 1.0 MI
- 2 Center Ice Of Du Page
1N450 HIGHLAND AVENUE, 2.0 MI

TRANSIT

- 1 Glen Ellyn
METRA - UNION PACIFIC WEST, 0.9 MI

PARKS

- 1 Glen Oak Park
350 WOODSTOCK AVENUE, 0.2 MI

SCHOOLS

- 1 Glenbard West High School
WESTERN SUBURBS, 0.9 MI
- 3 Hadley Junior High School
240 HAWTHORNE BOULEVARD, 1.8 MI



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