

31 CROYDON LANE | OAK BROOK DRESSLER BUILT RANCH HOME



31 CROYDON LANE | OAK BROOK • DRESSLER BUILT RANCH HOME

@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE

LP LUXURY
PORTFOLIO
INTERNATIONAL



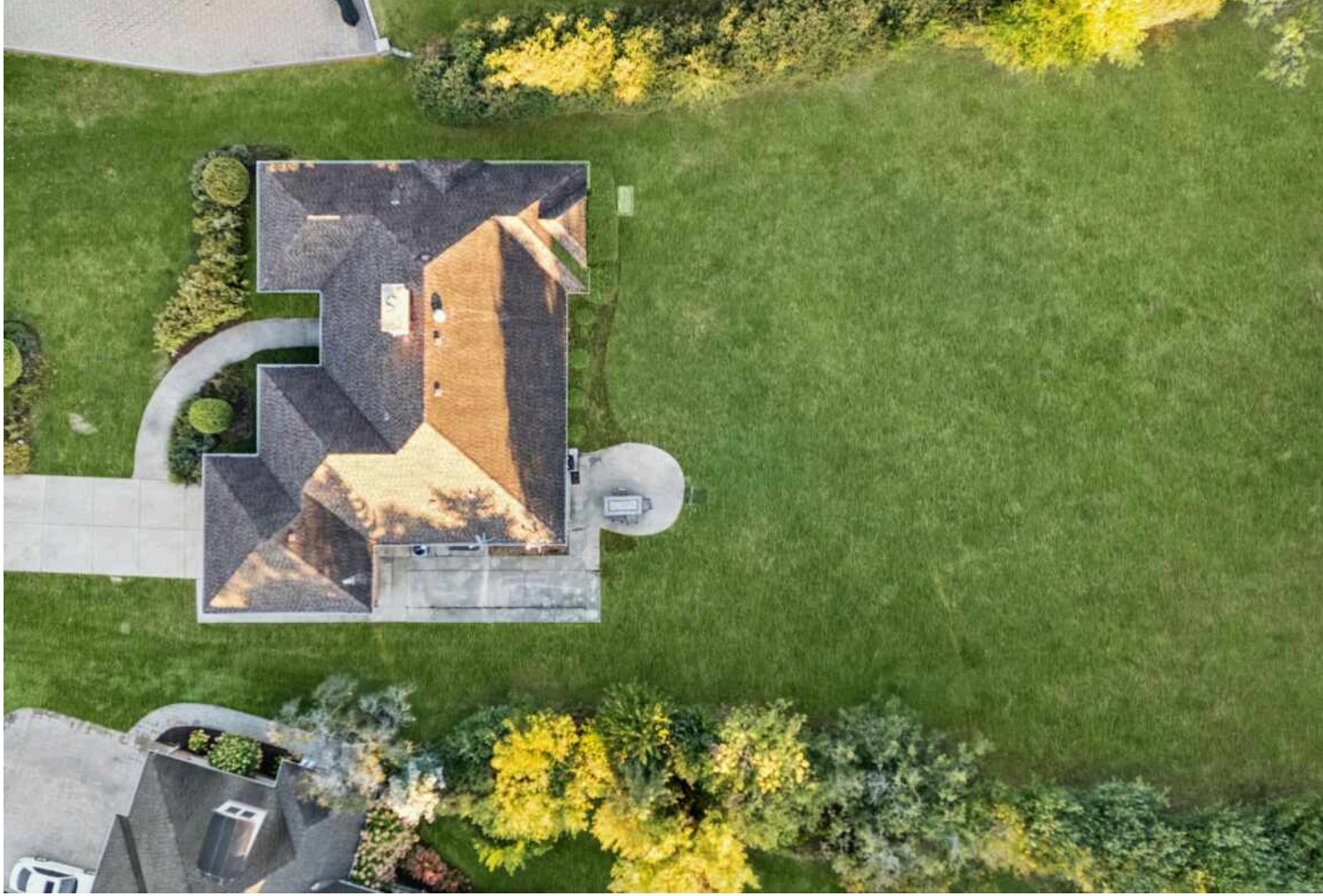
LARYSA DOMINO REAL ESTATE BROKER, MBA, CPA

630.561.8331 mobile
larysedomino@atproperties.com

LD LARYSA DOMINO
GROUP

31 CROYDON LANE | OAK BROOK • DRESSLER BUILT RANCH HOME





31 CROYDON LANE | PRIVATE LOCATION IN DESIRABLE YORK WOODS SUBDIVISION

ROOM DIMENSIONS

Foyer	7'x34'
Family Room	24'x16'
Dining Room	16'x13'
Kitchen	22'x13'
Laundry Room	13'x9'
Primary Bedroom	17'x14'
2nd Bedroom	17'x14'
3rd Bedroom	15'x14'
4th Bedroom	16'x10'
Recreation Room	58'x26'
2nd Kitchen	14'x6'

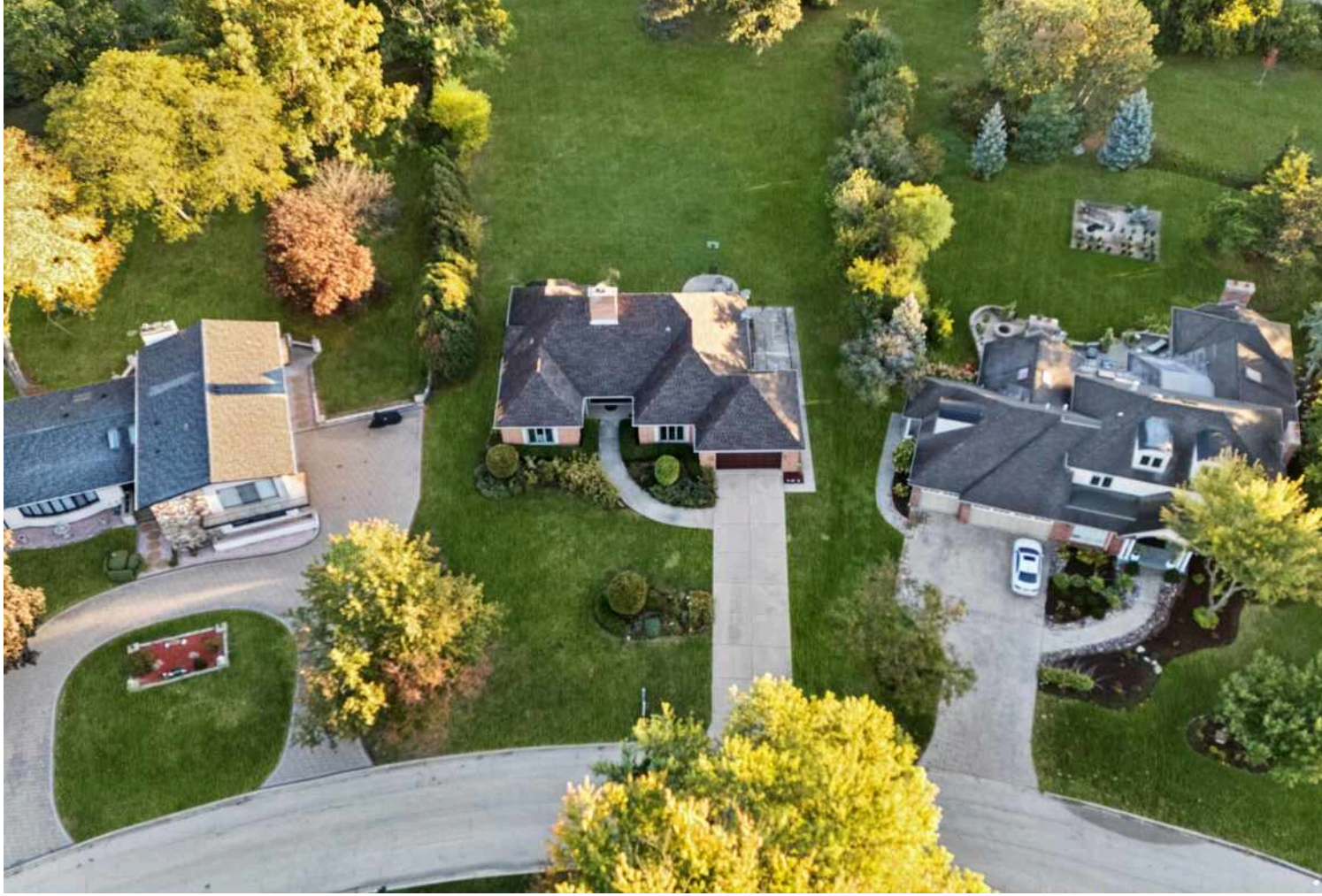
FEATURES

Built by Dressler, this distinctive ranch home is tucked away in a private location in desirable York Woods subdivision. The home is located on a 0.7 acre lot, and offers expansive living with walls of windows of the beautiful grounds. The gorgeous kitchen features top-of-the-line stainless steel appliances, rich cherry cabinetry, granite counters, a custom center island, under cabinet lighting, and elegant travertine flooring. The kitchen opens to a grand family room with soaring ceilings and cozy fireplace. The dreamy primary suite with views of the lavish yard, has a wonderful en-suite bathroom. Two additional nice-sized bedrooms, laundry, and powder room complete the first floor. The lower level offers a fabulous recreation room-ideal for entertaining, with a second kitchen, additional bedroom and full bath. This home perfectly blends luxury and comfort. Oak six-panel doors and upgraded trim throughout, it exudes quality craftsmanship. 2-car attached garage. Newer mechanicals - A/C, water heaters, power generator, and windows. Blue Ribbon award winning Brook Forest Elementary, Butler Junior High School, and nationally acclaimed Hinsdale Central. This is the one you've been waiting for!



LARYSA DOMINO REAL ESTATE BROKER, MBA, CPA
630.561.8331 mobile larysadowino@atproperties.com





















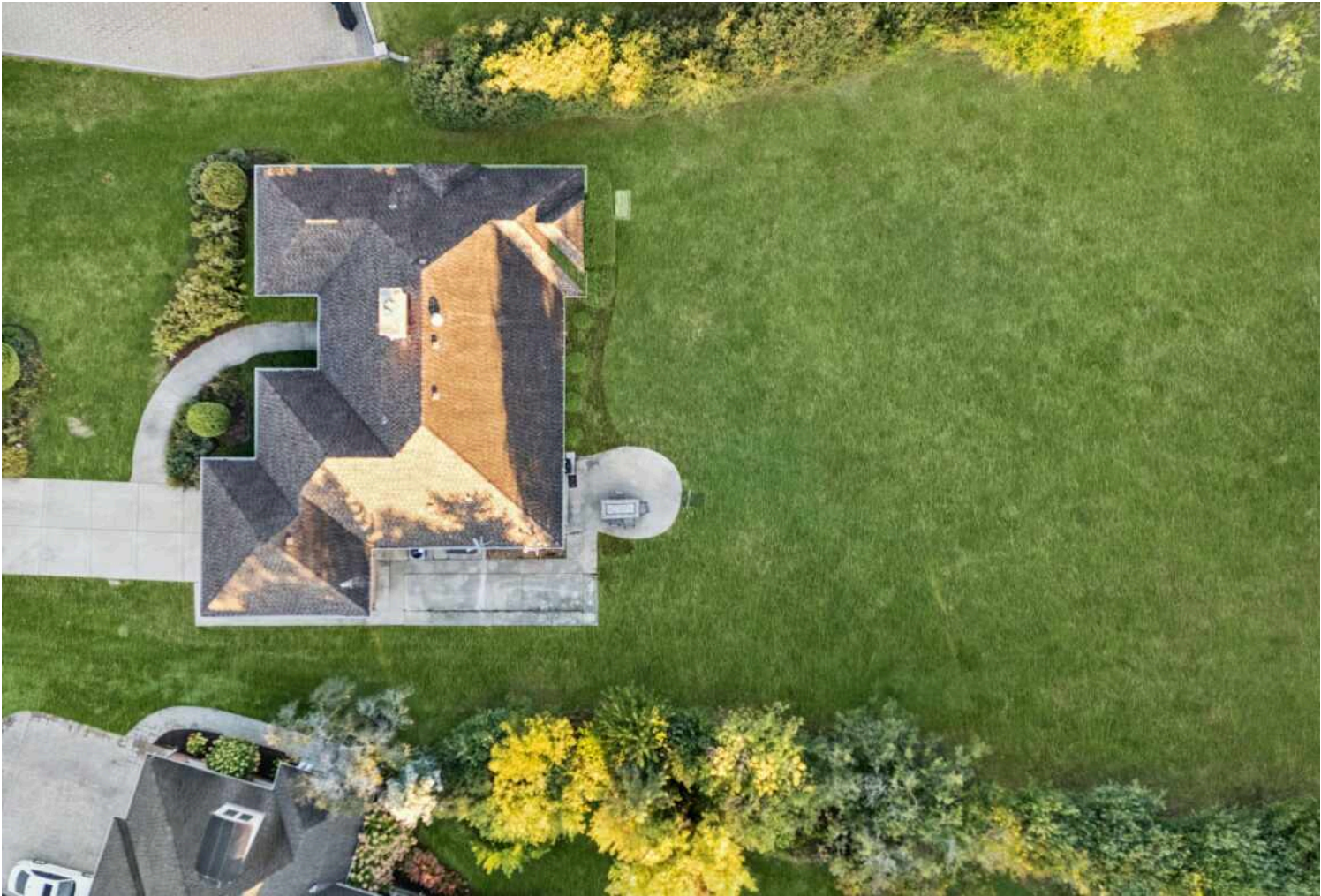




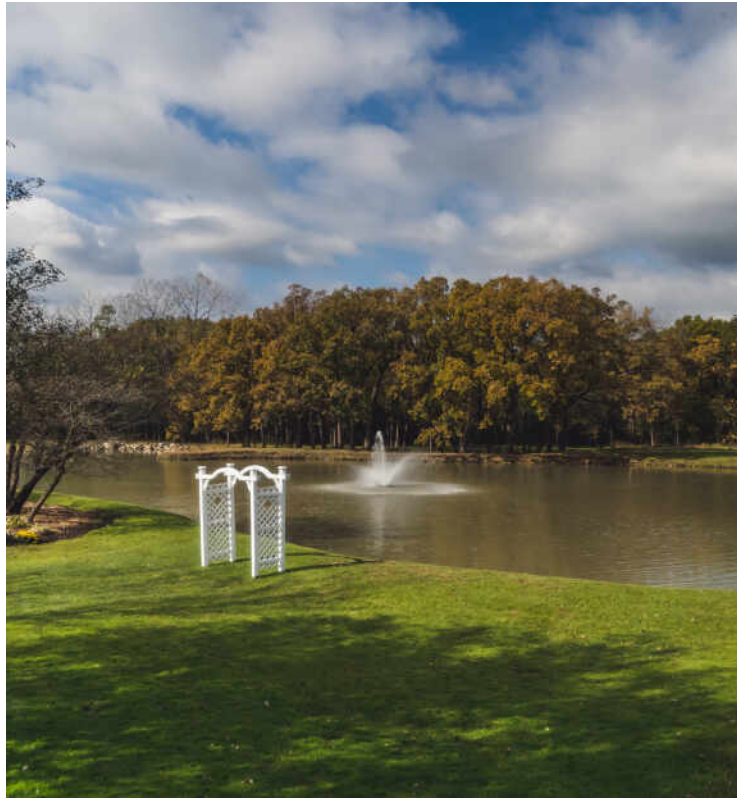












OAK BROOK IS A SMALL BUT MIGHTY COMMUNITY. WITH WORLD-CLASS AMENITIES, LOWER REAL ESTATE TAXES, AND A GREAT LOCATION, IT'S NO WONDER THE VILLAGE IS A DESIRABLE PLACE TO CALL HOME.

Locals love having the best of both worlds. They enjoy ample recreational opportunities, while also being in the midst of the action near the popular Oakbrook Center shopping mall.

Among the community's most notable attractions is Oakbrook Center – a premier shopping center with a spectacular outdoor mall. Located near I-88 and just 30 minutes from Chicago's Loop, it offers an expansive selection of department stores, over 160 specialty stores, and an abundance of one-of-a-kind dining and entertainment experiences.

Oak Brook is also known for its award-winning Oak Brook Sports Core, which is a reflection of village founder Paul Butler's keen interest in sports. The 269-acre complex is nestled among the village's gorgeous natural setting and features polo fields, a municipal golf course, swimming and tennis facilities, and other recreational facilities not commonly found in a village of this size.

Nature enthusiasts will find their calling at Fullersburg Woods, where they can explore trails that accommodate activities like hiking, biking, horseback riding, cross-country skiing, and snowshoeing.

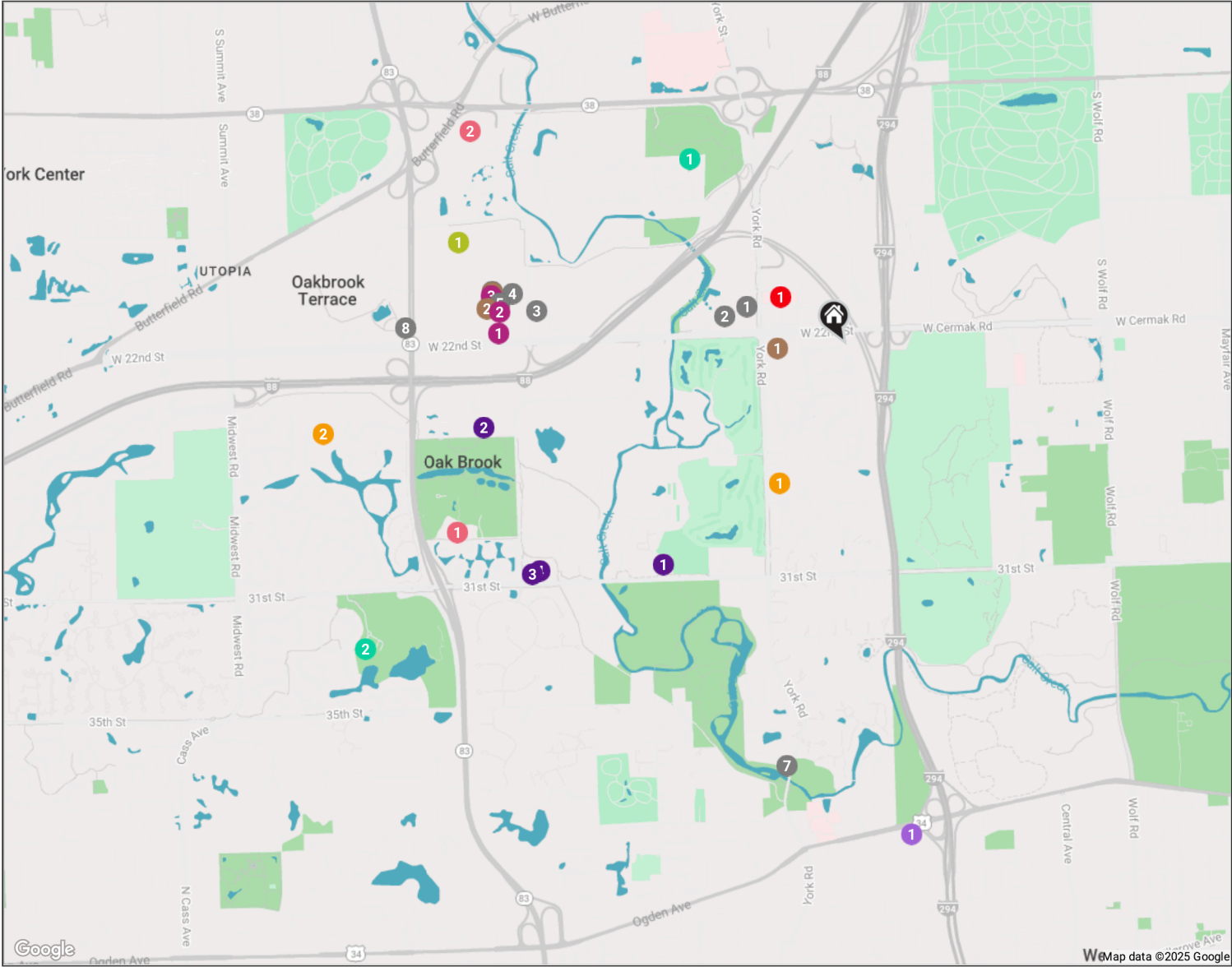
Residents also enjoy a variety of local events including a summer concert series, a two-person triathlon, the Pink 5K race, Autumn Fest, and the Taste of Oak Brook.

Residential subdivisions abound in Oak Brook, offering everything from stately mansions to ranch homes and condominiums. In addition to I-88, Oak Brook is near I-294 and I-290, providing easy access to O'Hare International Airport and downtown Chicago.

NEIGHBORHOOD GUIDE MAP

31 CROYDON LANE | OAK BROOK

22



NEIGHBORHOOD GUIDE

RESTAURANTS

- 1 Egg Harbor Cafe
2054 YORK ROAD, 0.4 MI
- 2 Chipotle Mexican Grill
2103 CLEARWATER DRIVE, 0.5 MI
- 3 Gibsons Bar & Steakhouse
2105 SPRING ROAD, 1.3 MI
- 4 The Cheesecake Factory
2020 SPRING ROAD, 1.4 MI
- 5 Wildfire
232 OAKBROOK CENTER, 1.5 MI
- 6 Maggiano's Little Italy
240 OAKBROOK CENTER, 1.5 MI
- 7 York Tavern
3702 YORK RD, 1.8 MI
- 8 Ditka's Oakbrook
2 MID AMERICA PLAZA SUITE 100,
1.8 MI

COFFEE

- 1 Michaels On Main Cafe
2215 YORK ROAD, 0.3 MI

- 2 Barnes & Noble
297 OAKBROOK CENTER, 1.5 MI

- 3 Corner Bakery Cafe
240 OAKBROOK CENTER, 1.5 MI

SHOPPING

- 1 RH Oak Brook | The Gallery at the Oak Brook Center
1300 WEST 22ND STREET, 1.4 MI
- 2 Neiman Marcus
6 OAKBROOK CENTER, 1.5 MI
- 3 Louis Vuitton Chicago Oakbrook Center
196 OAKBROOK CENTER, 1.5 MI

GROCERY

- 1 Whole Foods Market
500 EAST OGDEN AVENUE, 2.0 MI

GYM

- 1 Life Time
2000 OAKBROOK CENTER, 1.7 MI

MEDICAL

- 1 Rush Oak Brook
2011 YORK ROAD, 0.3 MI

SCHOOLS

- 1 Butler Junior High School
2801 YORK ROAD, 0.6 MI
- 2 Brook Forest Elementary School
60 REGENT DR, 2.2 MI

ENTERTAINMENT

- 1 Oak Brook Park District Recreation Center
1450 FOREST GATE RD, 1.8 MI
- 2 Drury Lane Theatre & Events
100 DRURY LANE, 1.8 MI

PARKS

- 1 Chillem Park - Oak Brook Park District
CHILLEM PARK - OAK BROOK PARK DISTRICT, 1.0 MI
- 2 Mayslake Peabody Estate
1717 31ST STREET, 2.4 MI

SERVICES

- 1 Oak Brook Public Library
600 OAK BROOK ROAD, 1.2 MI
- 2 United States Postal Service
1314 KENSINGTON ROAD, 1.5 MI
- 3 Oak Brook Fire Department Station 94
1200 OAK BROOK ROAD, 1.6 MI
- 4 Oak Brook Village Police Department
1200 OAK BROOK ROAD, 1.6 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

