

3223 N HERITAGE LANE
ARLINGTON HEIGHTS





ROOM DIMENSIONS

LIVING ROOM : 16' x 17'

DINING ROOM : 10' x 11'

KITCHEN : 10' x 10'

FOYER : 6' x 9'

PRIMARY BEDROOM : 14' x 18'

WALK IN CLOSET : 7' x 14'

BEDROOM 2 : 13' x 11'

LAUNDRY ROOM 2ND FLOOR : 7' x 6'

UNFINISHED BASEMENT : 26' x 27'

2 BEDROOM

2 FULL, 1 HALF BATH

TAXES: \$13,268.65 (2024 WITH 1 EXEMPTION)

ASSESSMENTS: 306. MONTHLY

Welcome to quiet luxury here at 3223 N Lexington! This newer townhome has been thoughtfully finished to include what every buyer is looking for in todays home!

Striking entry into home showcases rich flooring carried throughout. The vaulted ceiling fills home in bright natural light! Foyer with generous coat closet leads to living room with beautiful gas fireplace and views to the open backyard. Kitchen will impress the most accomplished cook with stunning wood cabinetry, stainless appliance suite, loads of granite countertops for food prep and incredible pantry space. Dining room allows great conversation with it's openness and for the warmer months, leads to your private patio space and abundant grassy area to enjoy! Main floor 1/2 Bathroom, huge adjacent back hall closet and 2 car garage are added pleasures found here!

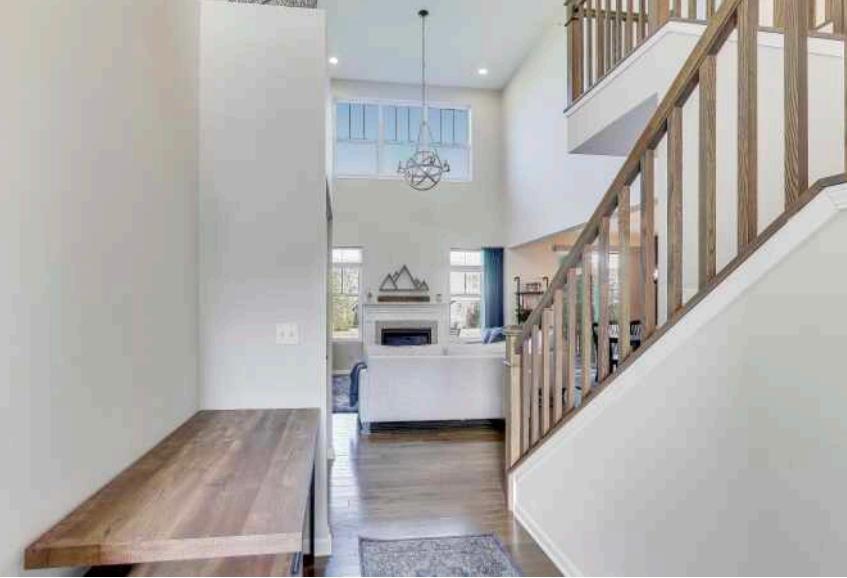
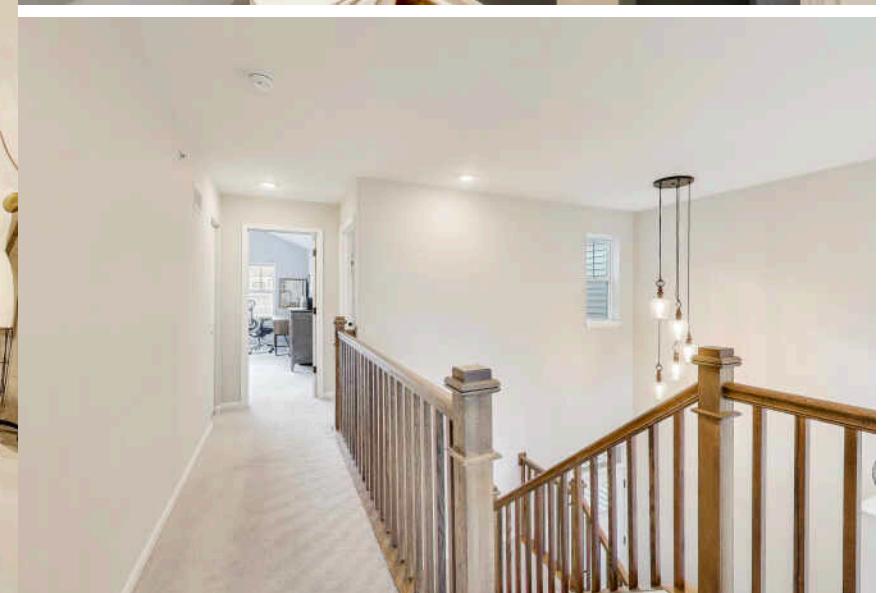
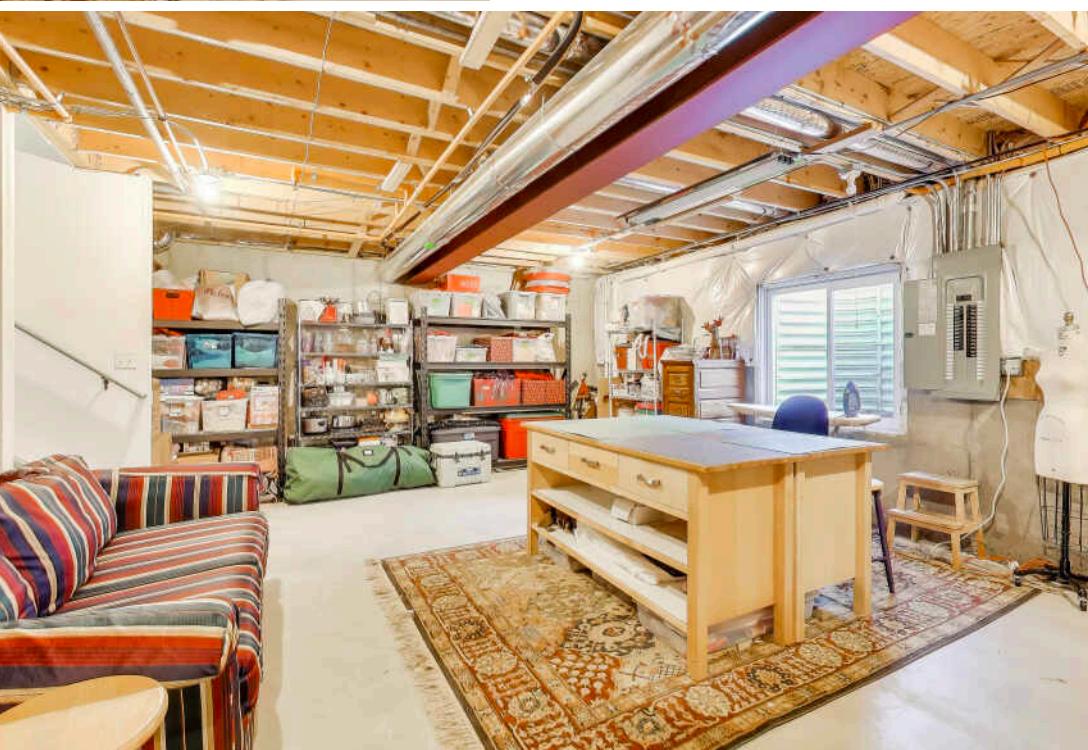
Primary suite enjoys a cathedral ceiling, massive walk in closet outfitted with custom organizers, and private full bathroom. 2nd Bedroom and 2nd full bathroom for guests and laundry room finish off this 2nd floor.

FULL basement with egress window provides ENDLESS possibilities.

Amazing location to wonderful shopping and dining and close to Buffalo Grove High School (District 214). It's all been done here!











WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

Located 25 miles northwest of Chicago, the community has a vibrant downtown area, theaters, restaurants, shopping, parks, recreation, and two commuter train stations. It's no wonder Arlington Heights tops the list of the highest-populated villages in the country.

Arlington Heights is home to more than 200 restaurants, many situated in its downtown area and offering something for every taste.

The village hosts outdoor festivals, parades, and its ever-popular Frontier Days. Residents have plenty of bike paths, picnic areas, golf courses, lakefront paths, and more to enjoy.

Commuting downtown is a convenient 30-minute trip with two Metra stations offering direct access to Chicago's Ogilvie Station. The village also has direct access to I-90 as well as Route 53, which links to several interstates.

3223 NORTH HERITAGE LANE
ARLINGTON HEIGHTS, ILLINOIS 60004

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OTES

223 N HERITAGE LANE 15



CAROLINE STARR

(847) 890-8892

WWW.CSTARRTEAM.COM

CAROLINE@CSTARRTEAM.COM



@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE

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