

331 S 8TH AVENUE
LA GRANGE

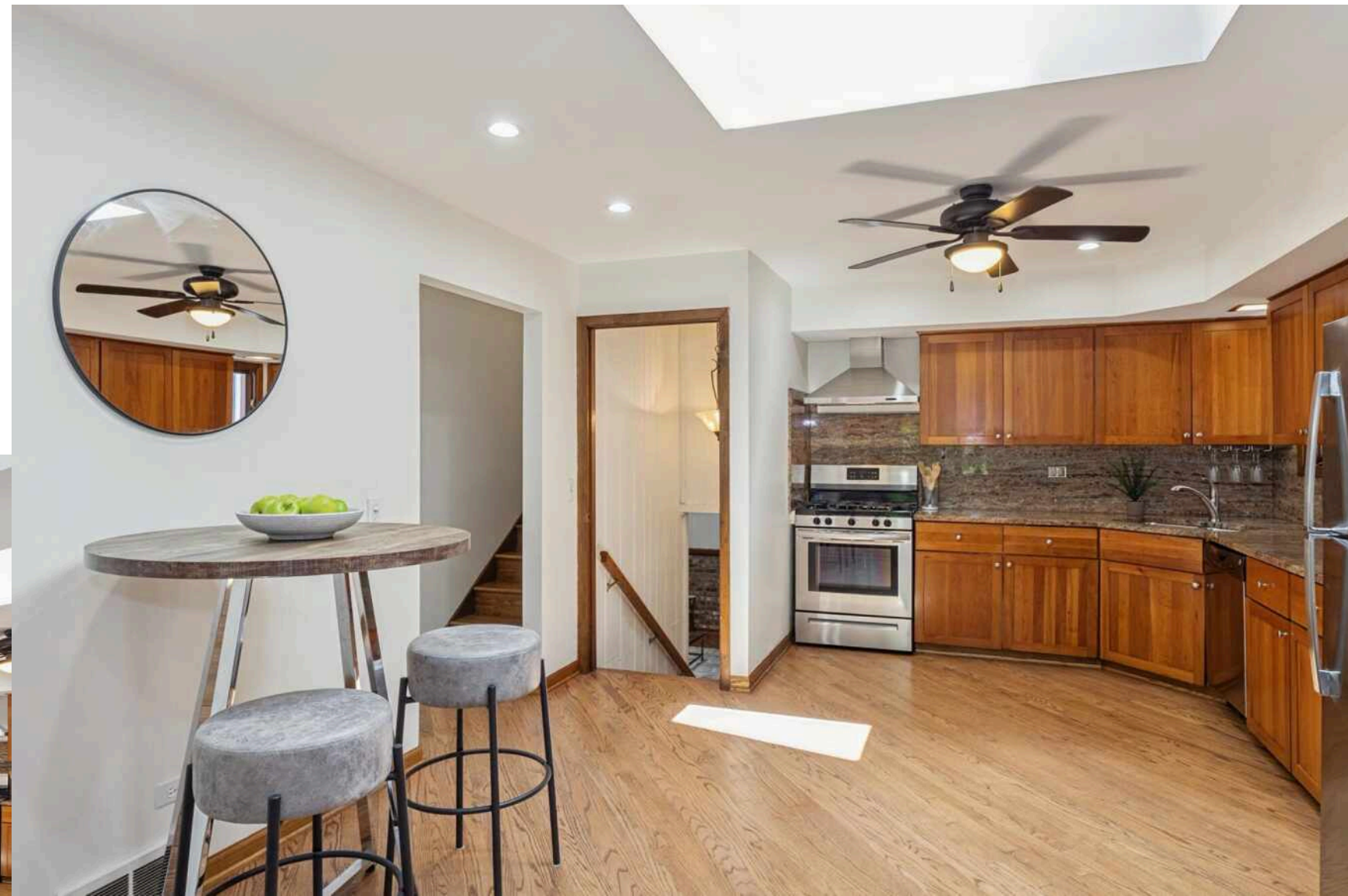


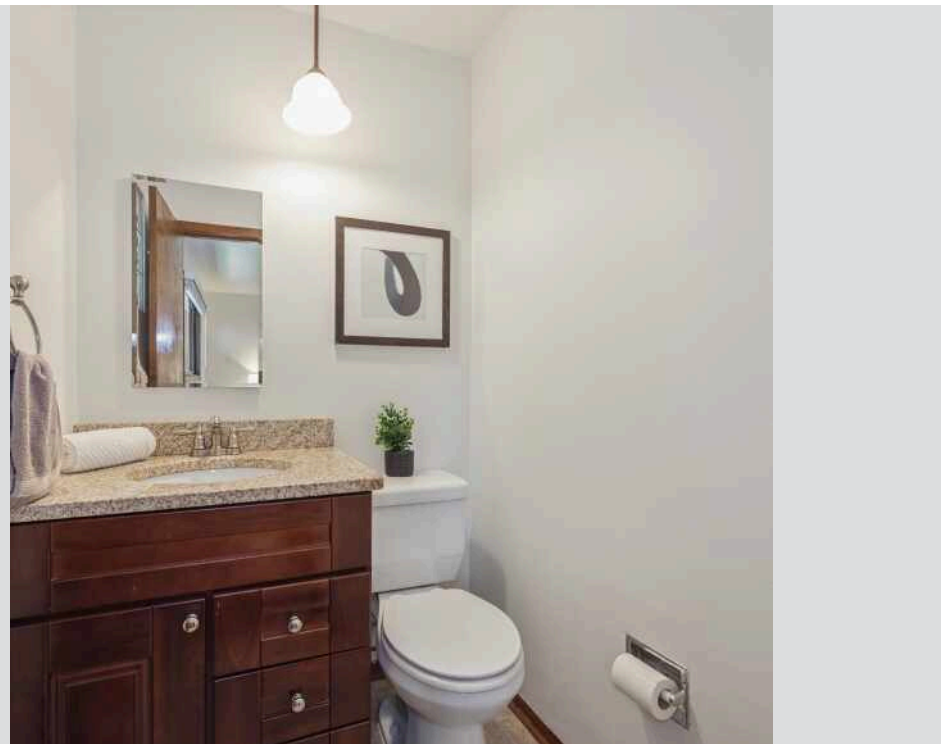


3 BEDROOM
2.5 BATH
TAXES: \$10,023

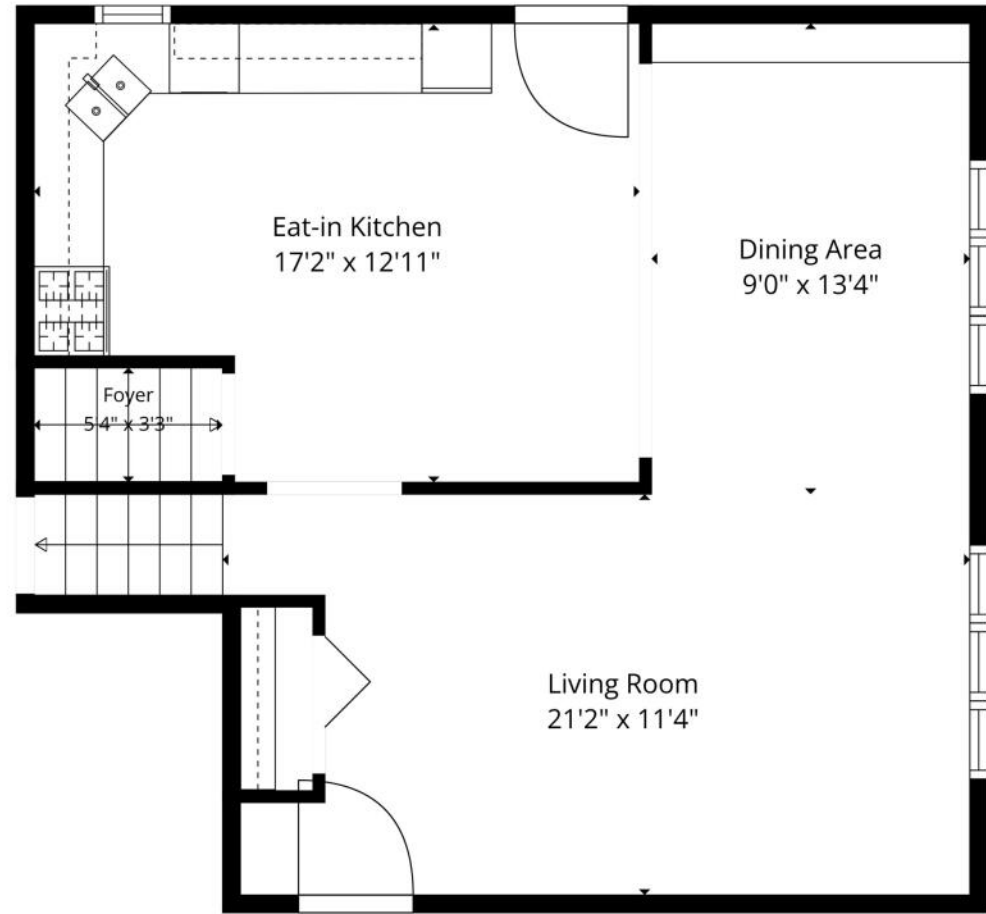
Move-in ready 3-bedroom home in desirable area of La Grange. Bright and welcoming split level with open concept. Main level features lofted ceilings with beams and skylight, creating a bright and welcoming space. Perfect for everyday living and entertaining. Hardwood floors throughout main level and upstairs. Freshly painted. Upper level includes primary bedroom with attached half-bath, two bedrooms + full bath. Lower level offers a cozy family room with fireplace, full-bath, laundry, storage and walk-out to spacious fenced yard. Oversized 2-car garage. This home is well maintained and urban-suburban living at its finest. Conveniently close to everything. Walking distance to vibrant downtown La Grange's restaurants, shops, theater, Farmer's Market and Metra train station, as well as schools, parks and the La Grange Park District activities and fitness center. Award-winning Cossitt Elementary and Lyons Township High School. Great for families or downsizers. A perfect opportunity to grow into this wonderful community.

- Urban-Suburban living at its finest! Conveniently close to Downtown La Grange
- Walking distance to restaurants, shopping, parks, schools and Metra station
- Freshly painted and move-in ready
- Award-winning schools



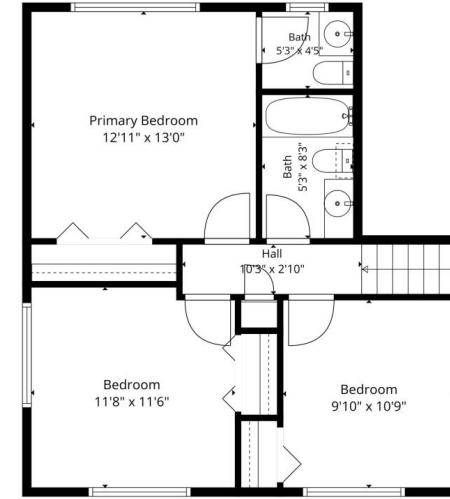






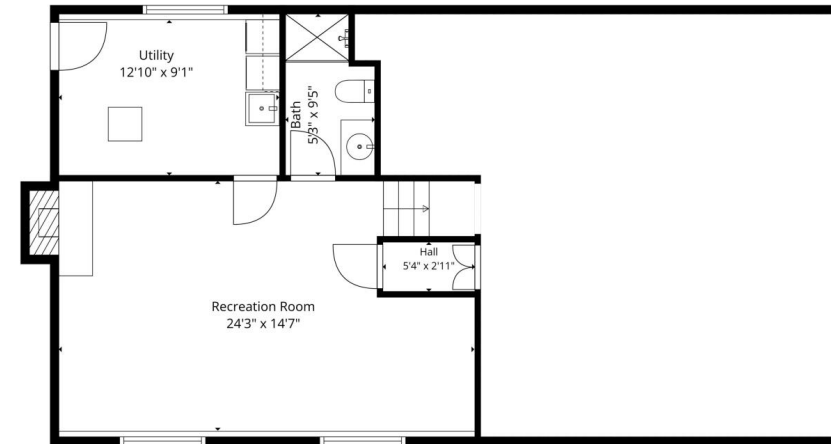
TOTAL: 1738 sq. ft
 1st floor: 550 sq. ft, 2nd floor: 604 sq. ft, 3rd floor: 584 sq. ft
 EXCLUDED AREAS: LOW CEILING: 573 sq. ft, FIREPLACE: 8 sq. ft, WALLS: 173 sq. ft

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



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ALL ROADS LEAD TO **LA GRANGE**, JUST ONE OF THE REASONS THE SUBURB IS A POPULAR PLACE TO CALL HOME.

One of the Chicago area's top transit suburbs, La Grange has two Metra train stations providing direct transportation to Chicago's Union Station. Two major highways also run through the village and intersect with I-294 and I-55, putting the community within easy reach of airports and the city.

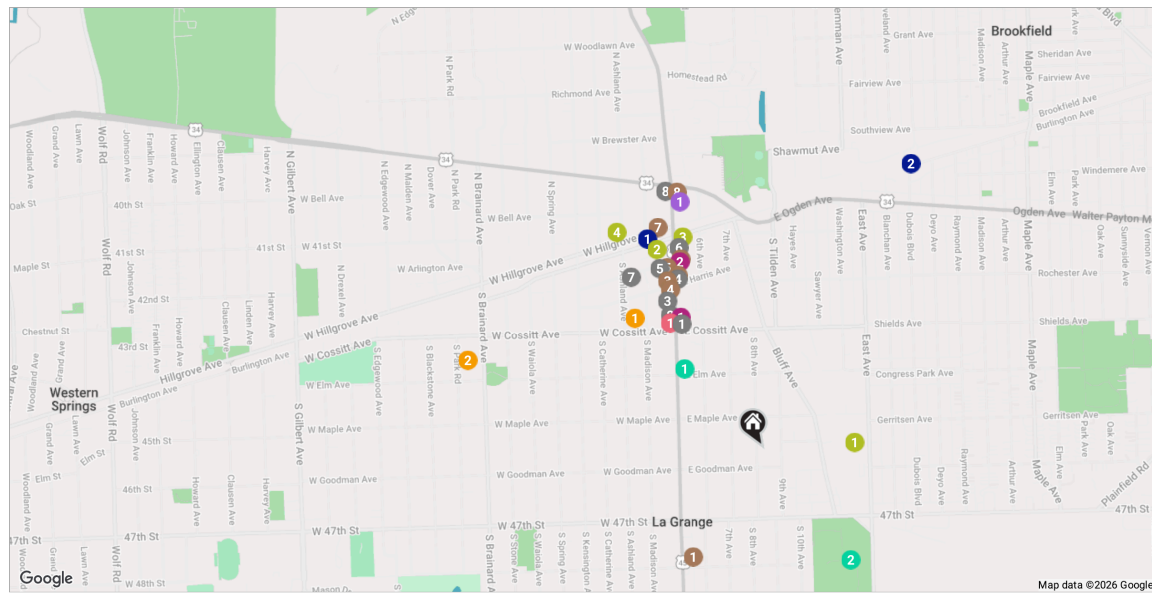
Of course, location is not all that La Grange has to offer. The community also has a charming downtown and a historic district designated by the National Register of Historic Places.

La Grange offers a variety of single-family homes in a range of styles and prices. Many homes are architecturally significant and have been carefully restored to preserve their original charm such as Victorian, Queen Anne, and Prairie School-style homes. The village has a few homes designed by Frank Lloyd Wright, including a "bootleg" house that Wright designed on the side while working for architect Louis Sullivan.

With dining, shopping, nightlife, and a movie theater, La Grange has a vibrant downtown, earning the village a place on *Chicago* magazine's list of best neighborhoods and suburbs.

A number of events are held each year, including the annual Pet Parade, craft show, Endless Summerfest, and West End Art Festival, along with seasonal celebrations. Residents also enjoy abundant recreation, with the community's park district maintaining dozens of acres of parkland.





RESTAURANTS

- 1 Prasino
93 LAGRANGE ROAD, 0.4 MI
- 2 Q-BBQ
70 LAGRANGE ROAD, 0.4 MI
- 3 Palmer Place
56 LAGRANGE ROAD, 0.5 MI
- 4 Blueberry Hill Breakfast Cafe
49 LAGRANGE ROAD, 0.5 MI
- 5 fourteensixteen
14 CALENDAR AVENUE, 0.6 MI
- 6 Kama - La Grange
9 LAGRANGE ROAD, 0.6 MI
- 7 Sushi Ukai
W, 0.6 MI
- 8 Chipotle Mexican Grill
40 NORTH LA GRANGE ROAD, 0.7 MI

COFFEE

- 1 Balkan Bakery
541 LAGRANGE ROAD, 0.3 MI

2 Owl and Lark
41 LAGRANGE ROAD, 0.5 MI

- 3 Blackberry Market
36 LAGRANGE ROAD, 0.5 MI
- 4 Starbucks Coffee Company
38 LAGRANGE ROAD, 0.5 MI
- 5 VibesCafe
26 LAGRANGE ROAD SUITE 110, 0.5 MI
- 6 Wheelys Coffee Lounge
21 LAGRANGE ROAD, 0.6 MI
- 7 Grapevine Mediterranean Gourmet Cafe
9 WEST HILLGROVE AVENUE, 0.7 MI
- 8 Corner Bakery Cafe
39 NORTH LA GRANGE ROAD, 0.7 MI

SHOPPING

- 1 Olivaceto
77 LAGRANGE ROAD, 0.4 MI
- 2 Veni Vidi Val
25 LAGRANGE ROAD SUITE B, 0.5 MI

GROCERY

- 1 Trader Joe's
25 NORTH LA GRANGE ROAD, 0.7 MI

GYM

- 1 La Grange Fitness
536 EAST AVENUE, 0.2 MI
- 2 Club Pilates
18 W. BURLINGTON AVE FIRST FLOOR WEST, 0.6 MI
- 3 CorePower Yoga - La Grange
1 EAST BURLINGTON AVENUE 2ND FLOOR, 0.6 MI
- 4 Orangetheory Fitness
10 NORTH ASHLAND AVENUE, 0.7 MI

SCHOOLS

- 1 Cossitt Avenue School
115 WEST COSSITT AVENUE, 0.5 MI
- 2 Lyons Township High School North Campus
100 SOUTH BRAINARD AVENUE, 0.8 MI

ENTERTAINMENT

- 1 Classic Cinemas La Grange XQ
80 LAGRANGE ROAD, 0.4 MI

TRANSIT

- 1 LaGrange Road
METRA - BNSF RAILWAY, 0.6 MI
- 2 Congress Park
METRA - BNSF RAILWAY, 0.9 MI

PARKS

- 1 Kiwanis Park
133 LAGRANGE ROAD, 0.3 MI
- 2 Sedgwick Park
700 SOUTH 12TH AVENUE, 0.4 MI

NOTES



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