



335 W PALATINE ROAD  
PALATINE

@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

FOYER : 9' × 7'

LIVING ROOM : 20' × 15'

DINING ROOM : 15' × 11'

KITCHEN : 11' × 11'

PRIMARY BEDROOM : 15' × 13'

SECOND BEDROOM : 15' × 10'

THIRD BEDROOM : 12' × 10'

FOURTH BEDROOM : 17' × 12'

ATTIC : 20' × 13'

LAUNDRY ROOM : 8' × 8'

WALK IN CLOSET : 22' × 6'

UTILITY ROOM : 10' × 6'

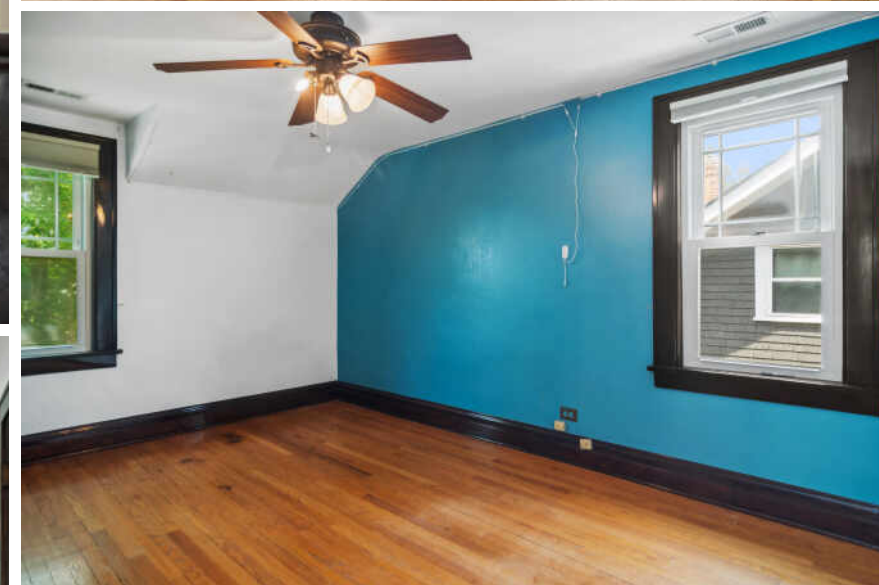
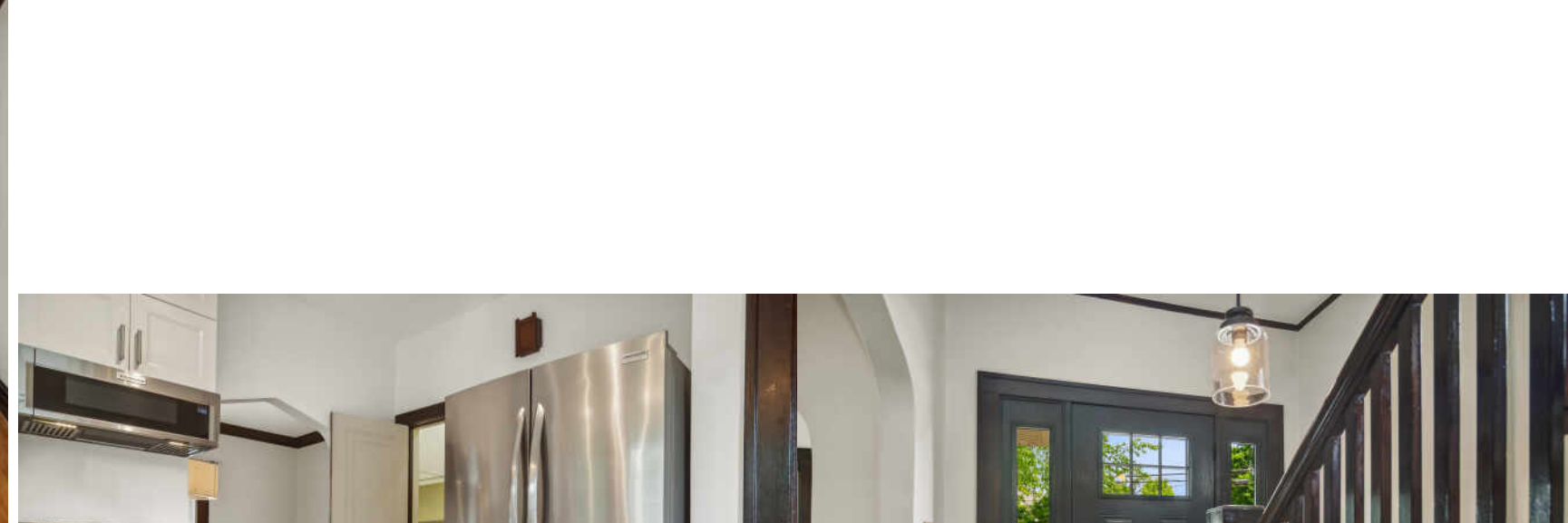
4 BEDROOM

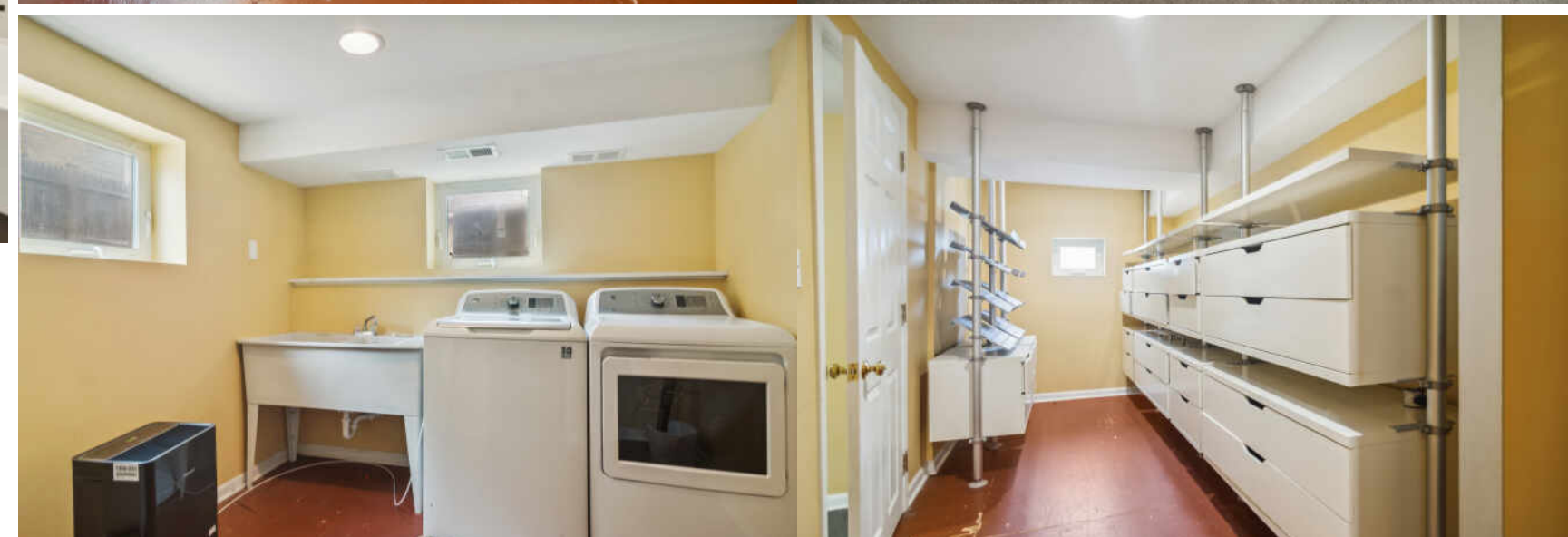
2.1 BATH

TAXES: \$8,370

## PROPERTY INFORMATION & DETAILS

Downtown Palatine living just got better! Enjoy this all brick home with preserved woodwork and located just steps for everything Palatine has to offer. Stepping into this home, you will notice all the hardwood floor throughout main level. A spacious living room greets you with tons of windows bringing in ample natural light. Flowing nicely into the separate dining room, allows for a perfect entertainment space. The updated kitchen ('21) offers white cabinets, stainless steel appliances, quartz counter tops and a walk-in pantry. A half bath completes this main level. Moving upstairs you have three nice sized bedrooms, all with hardwood floors and a full bath. An amazing livable attic space, located on the 3rd level, has been converted to an office/play room. Don't forget the full finished basement with a recreation space, 4th bedroom, updated full bath ('24), laundry and a walk-in closet/storage. The basement gives this already nice sized home even more livable square footage. Enjoy your private fully fenced in yard with a deck and 2 car garage. Additional updates include: roof ('22), newer windows throughout with "indow-window" a noise reduction insert and energy efficient, water heater ('18), AC ('19 & '21), Furnace ('21), driveway ('21), front door ('24). Steps to downtown Palatine offering Metra access, restaurants, nightlife, shopping and more!







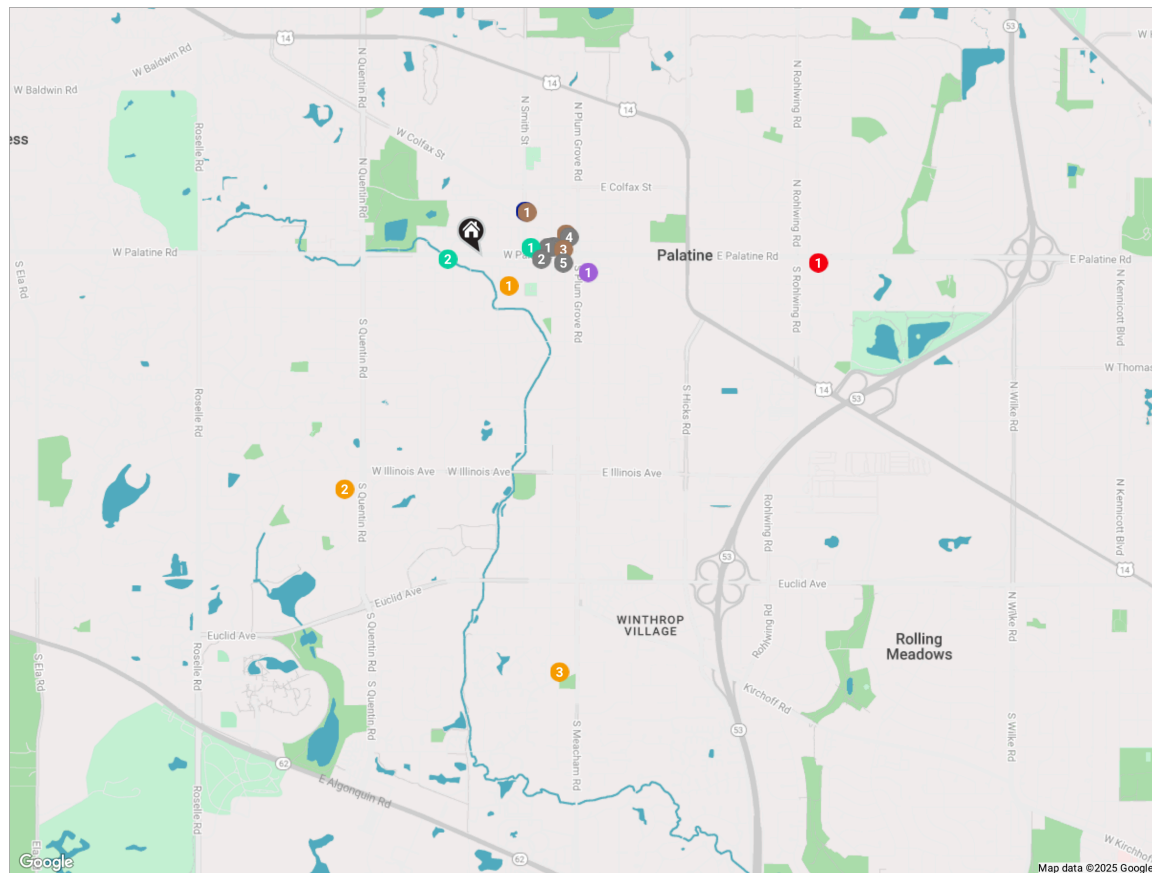
## THE VILLAGE OF **PALATINE** HAS MASTERED THE ART OF BALANCE.

The growing community has a healthy mix of residents who enjoy its friendly suburban lifestyle and businesses that fuel the local economy.

The village embraces growth to support a wealth of amenities and services. The Palatine Park District has 28 parks, an 18-hole golf course, and a variety of classes from fitness and sports to arts and crafts. Palatine offers scenic views with winding trails, beautiful residential areas, and nearby Deer Grove Forest Preserve.

Palatine's downtown business district is both charming and self-sufficient for residents. Restaurants include a mix of local favorites from classic eateries to upscale breweries, as well as a variety of local bars. The village hosts several street festivals and a popular farmers market.

Commuters have access to the Chicago Loop with the Palatine Metra station and I-90. The nearby Chicago Executive Airport offers private and corporate aircraft services.



## NOTES

[illegible] RESTAURANTS

- 1 **Pizza Bella**  
16 NORTH BROCKWAY STREET, 0.3 MI
- 2 **Heng Wing Restaurant**  
121 PALATINE ROAD, 0.3 MI
- 3 **Mexico Uno**  
15 NORTH BROCKWAY STREET, 0.3 MI
- 4 **Gianni's Cafe**  
18 WEST STATION STREET, 0.4 MI
- 5 **Bendita Cocina Argentinean Restaurant**  
16 SOUTH BOWELL STREET, 0.4 MI

 COFFEE

- 1 **Conscious Cup Coffee Roasters - Palatine**  
137 WEST WOOD STREET, 0.3 MI
- 2 **Nicolette Cafe**  
45 NORTH BOTHWELL STREET, 0.4 MI
- 3 **Two Libras Café**  
10 NORTH BOTHWELL STREET, 0.4 MI

 GROCERY.

- 1 Jewel-Osco  
45 SOUTH PLUM GROVE ROAD, 0.5 M

 MEDICAL

- 1** NCH Medical Group  
855 EAST PALATINE ROAD, 1.6 MI



- 1 **Stuart R. Paddock School**  
225 WEST WASHINGTON STREET,  
0.2 MI
- 2 **William Fremd High School**  
1000 S QUENTIN RD, 1.2 MI
- 3 **Plum Grove Middle School**  
2600 PLUM GROVE RD, 1.9 MI



- 1 Palatine**  
METRA - UNION PACIFIC NORTHWEST,  
0.3 MI



- 1 Towne Square  
150 WEST PALATINE ROAD, 0.2 MI
- 2 Cedar Park  
501 WEST PALATINE ROAD, 0.2 MI



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