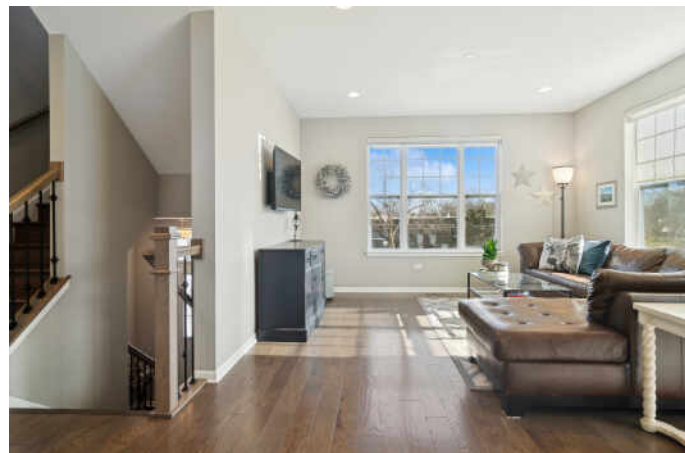




34 E HERITAGE COURT
ARLINGTON HEIGHTS

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

FAMILY ROOM : 14' × 13'

DINING ROOM : 14' × 11'

KITCHEN : 21' × 14'

DEN : 14' × 13'

PRIMARY BEDROOM : 14' × 14'

SECOND BEDROOM : 11' × 11'

THIRD BEDROOM : 11' × 10'

LAUNDRY ROOM : 4' × 3'

BALCONY : 19' × 5'

PROPERTY INFORMATION & DETAILS

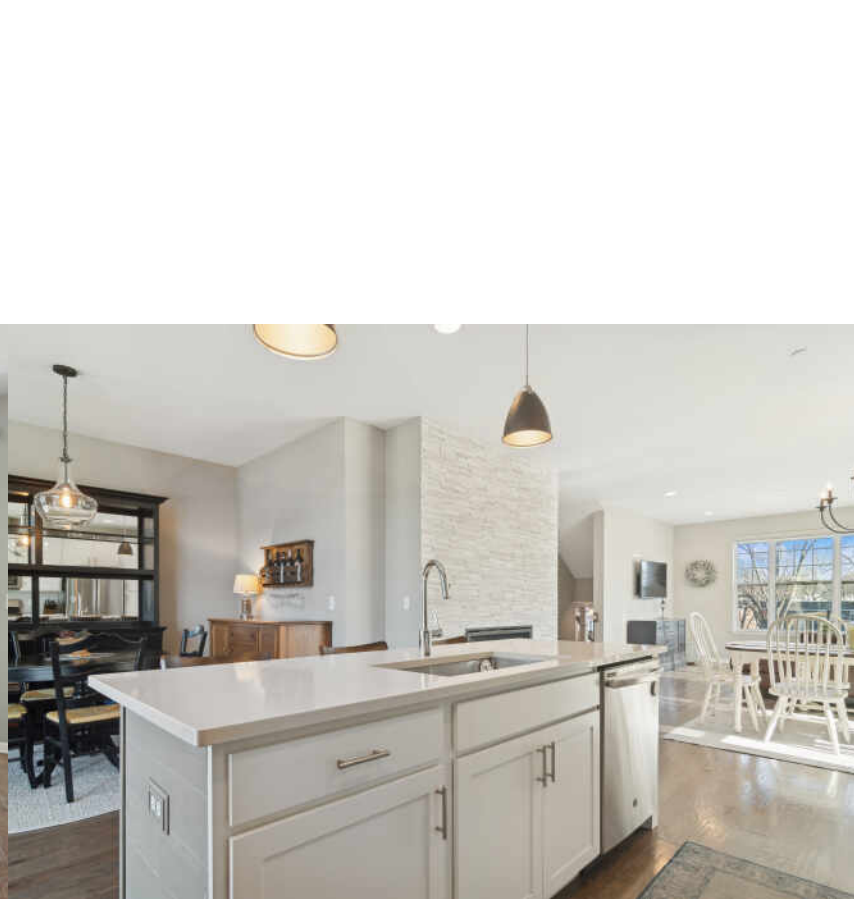
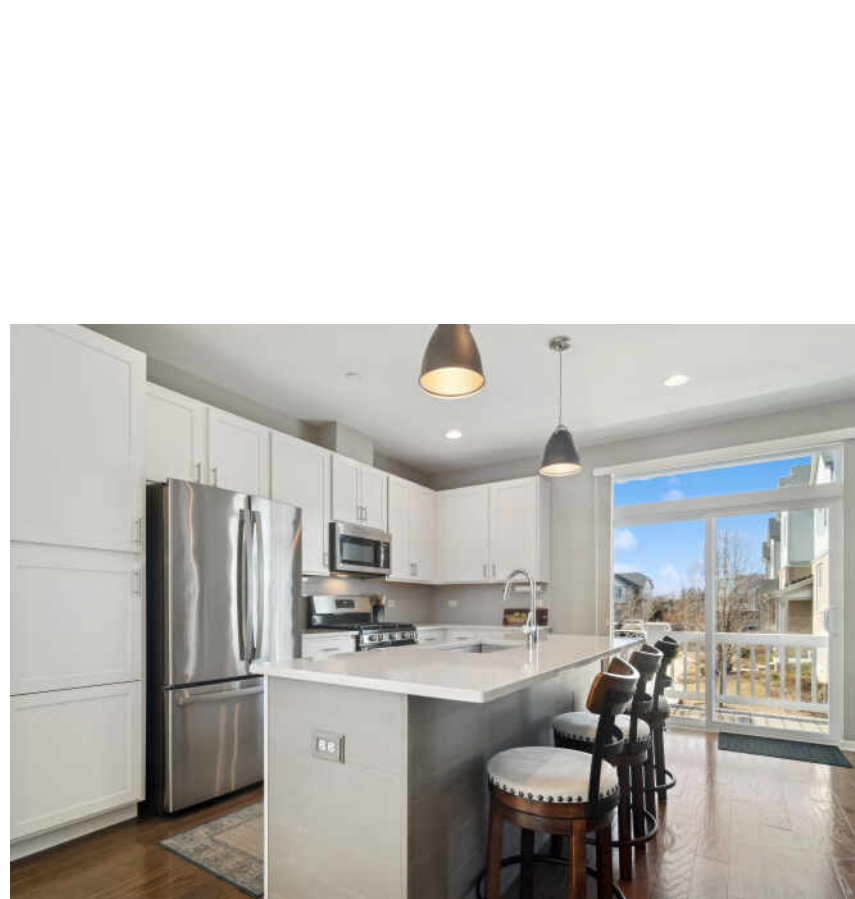
Welcome to Your Dream Townhome in Arlington Heights! Experience the perfect blend of modern luxury and effortless style in this stunning, sun-drenched end-unit townhome! With its spacious layout and contemporary design, this move-in-ready gem is sure to fit your lifestyle. Boasting 3 spacious bedrooms, 2.5 baths, and a versatile lower-level flex space, this larger end-unit is designed to impress. From the moment you step inside, you'll be greeted by gleaming hardwood floors, an abundance of natural light, and an inviting, open floor plan that flows seamlessly from room to room. The beautifully appointed living and dining area, complete with a striking focal fireplace wall is a perfect space for both lively gatherings and quiet nights in. Whether you're entertaining or simply relaxing, this is the space where memories are made. The adjacent chef's kitchen is a showstopper, featuring pristine 42" white cabinetry, bright countertops, a spacious island, and top-of-the-line stainless steel appliances. There's also plenty of room for an eat-in table, making this kitchen as functional as it is beautiful. Step outside to your own private, oversized balcony - an ideal spot for morning coffee or evening sunsets. A powder room rounds out this level. Upstairs, the primary suite is a luxurious retreat with a walk-in closet and a spa-like ensuite bath that promises relaxation and comfort. Two additional, well-sized bedrooms with ample closet space offer versatility for family, guests, or a home office. A stylish full hall bath and a convenient, second-floor laundry room complete this level, adding ease and efficiency to your daily routine. The finished lower-level flex space can be transformed into whatever you need - a rec room, gym, play area, or home office. The possibilities are endless! The attached 2-car garage and coveted end position, providing additional windows, extra natural light, and increased privacy seal the deal on this property. Thoughtful upgrades throughout make this townhome feel like a single-family residence, giving you the space, comfort, and style you've been craving. With its unbeatable location, perfectly situated with easy access to Metra, expressways, and just minutes from vibrant downtown Arlington Heights, for shopping, dining, and entertainment. This newer construction home has everything you've been searching for. Don't miss the chance to make it yours! This is the one you've been waiting for. Welcome Home!

3 BEDROOM

2.1 BATH

TAXES: \$11,809

ASSESSMENTS: \$306 / MONTH







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.



NOTES

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SHARON STAUBER

3129522029

8477970200

SHARONSTAUBER@ATPROPERTIES.COM

WWW.DEALWITHDIAMOND.COM



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