

35 WEST AVENUE #2S
RIVERSIDE





ROOM DIMENSIONS

LIVING ROOM : 19' × 15'

DINING ROOM : 16' × 12'

KITCHEN : 11' × 10'

PRIMARY BEDROOM : 17' × 11'

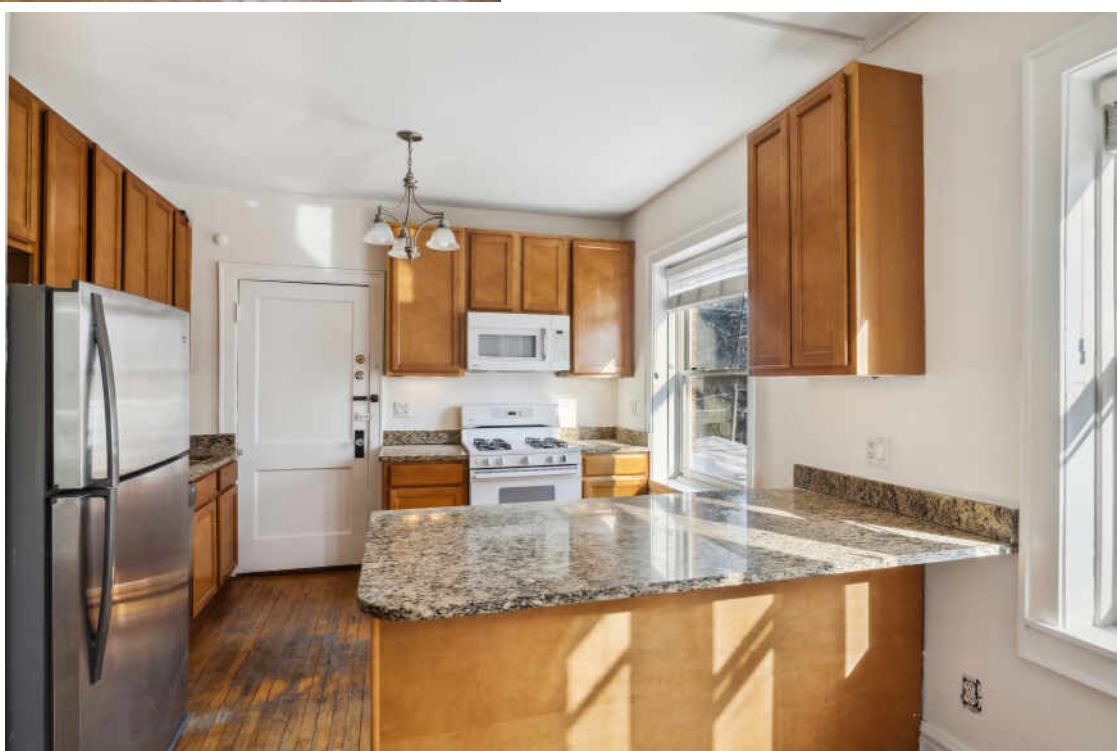
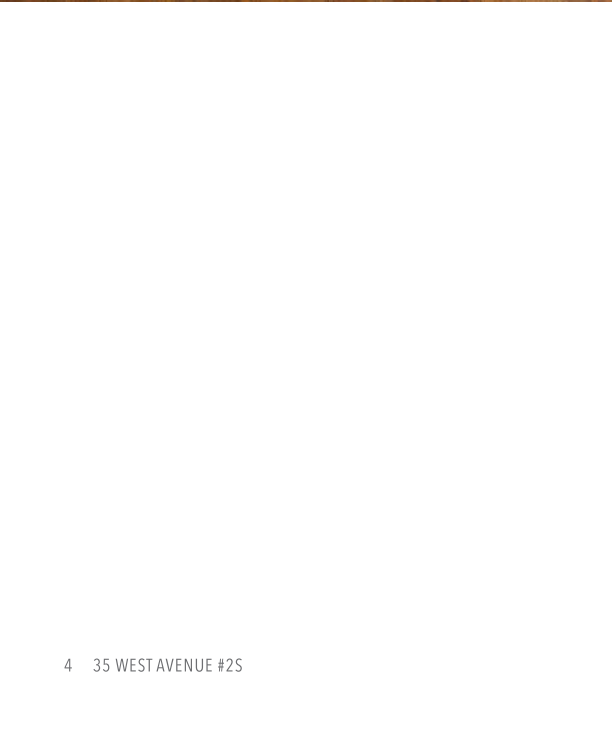
SECOND BEDROOM : 12' × 11'

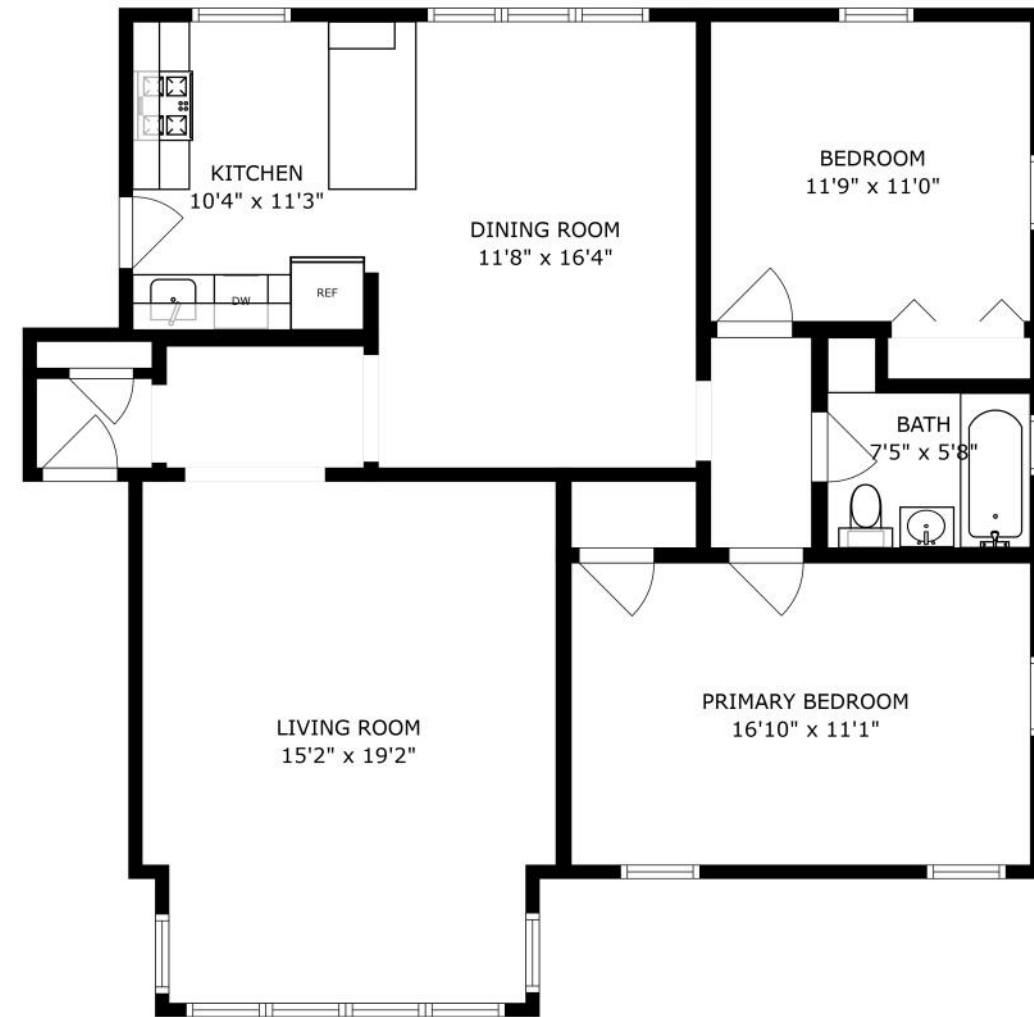
TAXES: \$3,193

ASSESSMENTS: \$498 / MONTH

VINTAGE CONDO IN THE HEART OF RIVERSIDE

NEWLY PAINTED! Located in the heart of historic Riverside, this 2 bedroom, 1 bath condo is conveniently located steps from the train, shops, restaurants, parks and award-winning schools. A gracious entry foyer welcomes you into the home. The bright and spacious living room offers tree-top views of the Des Plaines River. The dining room is perfect for entertaining as it opens to the kitchen. Hardwood floors and molding throughout. Common laundry room with washers/dryers owned by each unit. Huge storage room. Parking is included. 20 minute Metra ride to Union Station. With approximately 1,200 square feet of living space, this is a wonderful value!





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



RIVERSIDE IS CONSIDERED TO BE THE FIRST PLANNED COMMUNITY IN THE UNITED STATES.

Incorporated in 1875, the historically recognized village is noted for its expansive parkways, charming town center, and early 20th century architecture.

The Riverside Landscape Architecture District was designated a National Historic Landmark in 1970. To retain its original aesthetic charm, the village even maintains 379 antique-style gas street lanterns.

Residents take great pride in the community's history and architecture, which is on display through tours at the Riverside Historical Museum and the Riverside Water Tower. Homes include well-maintained 1920s bungalows, huge Victorians, and early 20th century mansions.

The village features several restaurants including some that have been recognized as among the best in the Chicago area. There are also several unique boutiques and stores selling antiques and Victorian house fixtures – a nod to the town's rich architectural history.

Riverside students attend District 96 schools including four elementary schools and one junior high school. High school students attend Riverside Brookfield High School, part of the Riverside-Brookfield Township School District 208.

With a train station along Metra's BNSF Railway, Riverside is a short commute to Chicago's Union Station.



35 WEST AVENUE #2S 11



JEFF BAKER

(708) 567-4901

JEFFBAKER@ATPROPERTIES.COM

BAKERSATBURLINGTON.COM



SARA BAKER

708.567.5015

SARABAKER@ATPROPERTIES.COM

BAKERSATBURLINGTON.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE

35WESTAVENUE2S.INFO