



3900 FOREST AVENUE  
WESTERN SPRINGS



3900 FOREST AVENUE • WESTERN SPRINGS

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INTERNATIONAL REAL ESTATE

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## 3900 FOREST AVENUE

### FEATURES

Custom-built modern farmhouse in coveted Old Town Western Springs! Professionally curated by an interior designer with extensive recent updates throughout. Open-concept main level with formal dining room, separate living room or office, a chef's kitchen with island, butler's pantry, beverage center, mudroom and first floor laundry room. Four finished levels offer exceptional flexibility, featuring 5 or 6 bedrooms (including a luxury primary suite with spa bath and walk in closet), private office options, and a seamlessly connected lower level with wet bar, wine cellar, exercise room, and full bath. Other features include dual-zoned HVAC, a beautifully landscaped yard, fenced in back yard, and a patio with a built in fire pit. Prime location near Laidlaw Elementary, Sereda Park, downtown, expressway, pool, theater, and rec center. Truly turnkey.

- 5 BEDROOMS
- 4 1/2 BATH
- 2 CAR GARAGE
- 50 x 150 LOT



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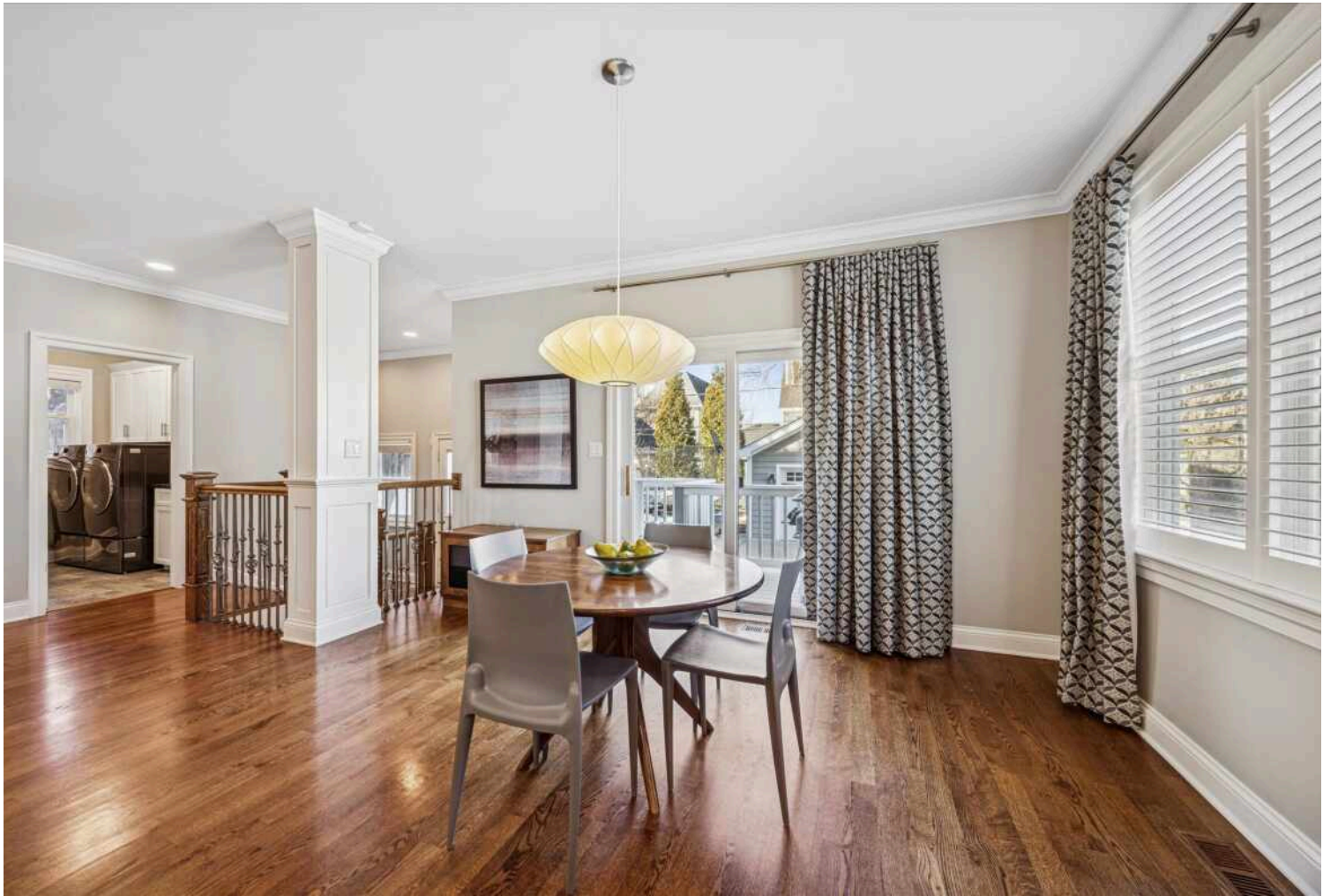
















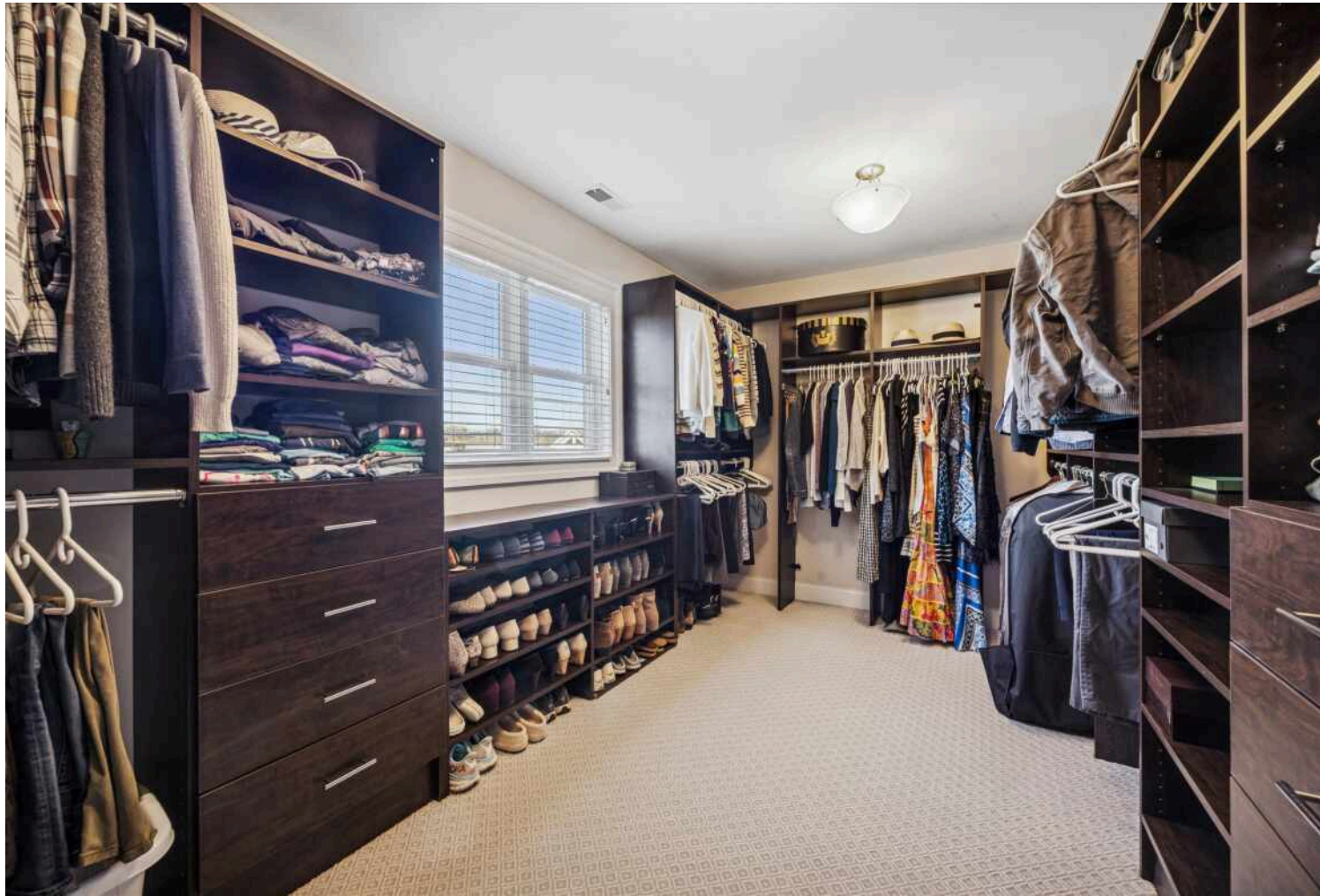
































Basement 1: 1340 sq. Ft, 1st Floor: 1553 sq. Ft, 2nd Floor: 1569 sq. Ft, 3rd Floor: 439 sq. ft  
Excluded Areas: Wine Cellar: 78 sq. Ft, Storage: 75 sq. Ft, Fireplace: 12 sq. Ft,  
Attic: 201 sq. Ft, Low Ceiling: 96 sq. Ft, Undefined: 28 sq. Ft,  
Walls: 331 sq. ft





## THE VILLAGE OF **WESTERN SPRINGS** WAS NAMED FOR ITS CLEAR, COOL SPRINGS.

*Locals love the community's quaint downtown district for shopping and dining. Western Springs also boasts an expansive park district with plenty of green space and the Theatre of Western Springs, which has been serving local entertainment since 1929.*

The springs may be gone, but the community continues to thrive, offering beautiful homes, a short commute, and plenty of parks and recreation.

Homes in Western Springs include a mix of spacious single-family homes as well as condominiums and townhomes. The village also has a number of new-construction homes and remodeled homes featuring thoughtful additions and updates.

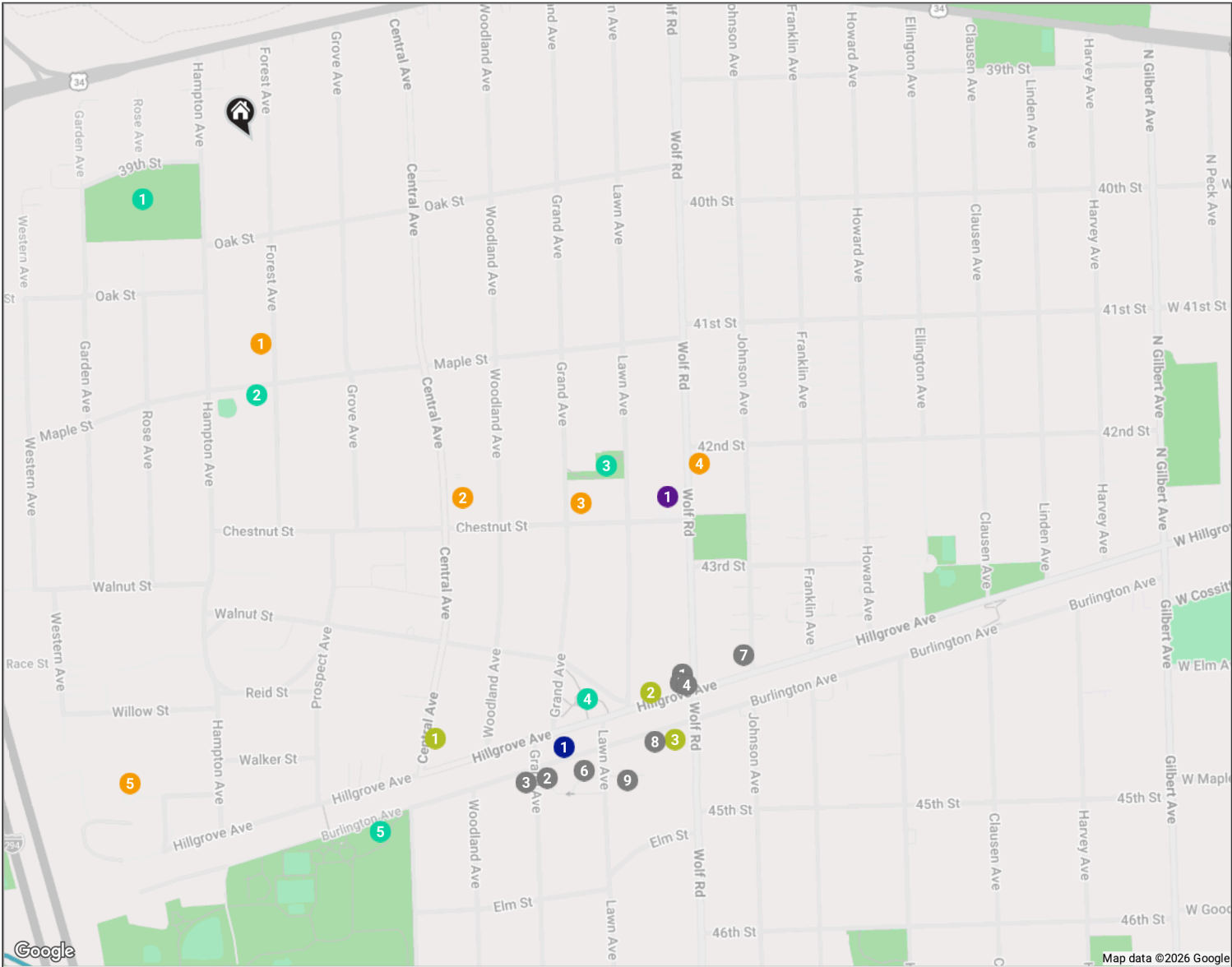
The Western Springs Park District maintains more than 80 acres of land in several neighborhood parks, and offers sports programs and classes sponsored by the recreation department. Residents can also find restaurants and shops in the picturesque downtown district along with plaza shopping facilities at the Garden Market Shopping Center.

The Thomas Ford Memorial Library and the Theatre of Western Springs are two local attractions. The theater has been around since 1929 and hosts classes and summer camps as well as 10 performances each year for the community.

Western Springs is bordered by several major thoroughfares including the Tri-State Tollway. The community also has its own Metra station that provides train service to downtown Chicago.



NEIGHBORHOOD GUIDE MAP



# NEIGHBORHOOD GUIDE

## RESTAURANTS \_\_\_\_\_

- 1 Davanti Enoteca  
800 HILLGROVE AVENUE, 0.7 MI
- 2 Oberweis Ice Cream and Dairy Store  
929 BURLINGTON AVENUE, 0.7 MI
- 3 Starbucks Coffee Company  
1013 BURLINGTON AVENUE, 0.7 MI
- 4 Hillgrove Tap  
800 HILLGROVE AVENUE, 0.7 MI
- 5 Guac N Tacos  
800 HILLGROVE AVENUE #104, 0.7 MI
- 6 Petite Vie Brasserie  
909 BURLINGTON AVENUE, 0.7 MI
- 7 Opry Provisions  
4354 JOHNSON AVENUE, 0.7 MI
- 8 Salerno's Pizzeria & R. Bar  
821 BURLINGTON AVENUE, 0.7 MI

- 9 Ella's Italian Pub  
4471 LAWN AVENUE, 0.8 MI

## GYM \_\_\_\_\_

- 1 SET Fitness  
1150 HILLGROVE AVENUE #1429, 0.6 MI
- 2 Clarity Physical Therapy and Wellness Center  
814 HILLGROVE AVENUE, 0.7 MI
- 3 Elite Fitness And Gym  
805 BURLINGTON AVENUE, 0.8 MI

## SCHOOLS \_\_\_\_\_

- 1 John Laidlaw Elementary School  
4072 FOREST AVENUE, 0.2 MI

- 2 First Congregational Church of Western Springs Preschool  
1106 CHESTNUT STREET, 0.4 MI

- 3 Grand Avenue Preschool & Daycare-Western Springs  
4211 GRAND AVENUE, 0.5 MI

- 4 McClure Junior High School  
4225 WOLF ROAD, 0.6 MI

- 5 Kensington School of Western Springs  
1500 WALKER STREET, 0.7 MI

## TRANSIT \_\_\_\_\_

- 1 Western Springs  
METRA - BNSF RAILWAY, 0.7 MI

## PARKS \_\_\_\_\_

- 1 Sereda Park  
HAMPTON AVENUE, 0.1 MI

- 2 Laidlaw Park  
4125 HAMPTON AVENUE, 0.3 MI

- 3 Veterans Memorial Park  
4204 LAWN AVENUE, 0.5 MI

- 4 Tower Green  
914 HILLGROVE AVENUE, 0.7 MI

- 5 Western Springs Park District  
4400 CENTRAL AVENUE, 0.7 MI

## SERVICES \_\_\_\_\_

- 1 Thomas Ford Memorial Library  
800 CHESTNUT STREET, 0.6 MI



