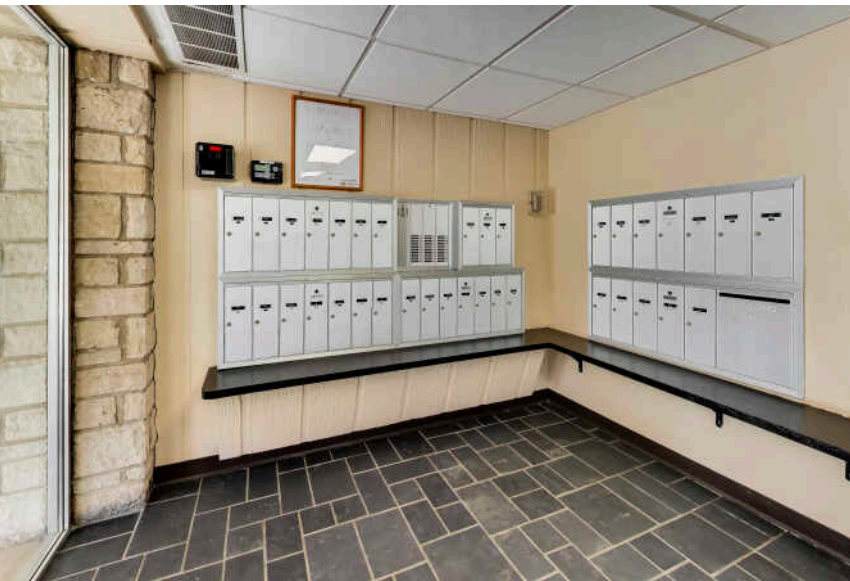


400 ASCOT DRIVE #1M
PARK RIDGE





ROOM DIMENSIONS

LIVING ROOM : 23' × 14'

DINING ROOM : 11' × 9'

KITCHEN : 15' × 8'

PRIMARY BEDROOM : 17' × 13'

SECOND BEDROOM : 16' × 14'

SPACIOUS SUN-FILLED RAISED FIRST-FLOOR CORNER

Spacious & Sun-Filled 2-Bedroom, 2-Bathroom Corner Home in Sought-After Bristol Court. Welcome home to this beautifully maintained raised first-floor corner unit in the highly desirable Bristol Court community. With southwest exposure and serene park-like courtyard views, this residence offers comfort, convenience, and an exceptional lifestyle. Bright, Open & Inviting Living Spaces. A generous foyer welcomes you with a large-double door coat closet. Step into the expansive open-concept living and dining room, featuring a charming walk-out bay window, perfect for relaxing or entertaining. The galley kitchen includes an adjacent breakfast nook with easy access to the dining area. The primary bedroom offers a large closet, a walk-out bay window, and an updated full bath with a spacious walk-in shower. The second bedroom is equally generous, also featuring a large closet and walk-out bay window. Community Amenities & Ideal Location. Enjoy the updated lobby and a stylish party room, perfect for meetings or large gatherings. The complex is well-managed and meticulously maintained, offering peace of mind and pride of ownership. Monthly assessments include heat, air conditioning, water, and more-a fantastic value. Nature, Convenience & Lifestyle. Surrounded by the Forest Preserve, with walking/bike paths, picnic areas, and scenic green spaces. Close to schools, parks, pools, shopping, expressways, and public transportation. A truly unbeatable "Location, Location, Location"-within the town, within the complex, and within the building. Schedule a private viewing and call this HOME.

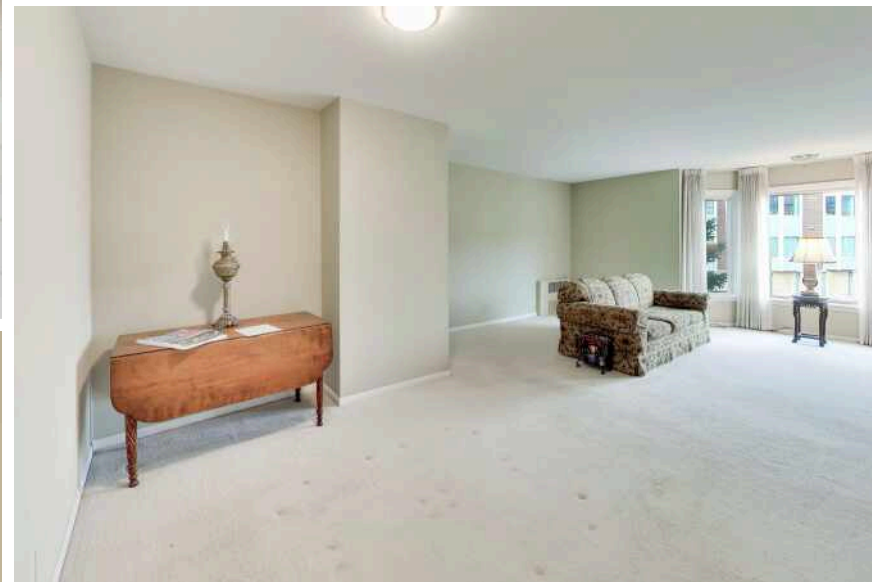
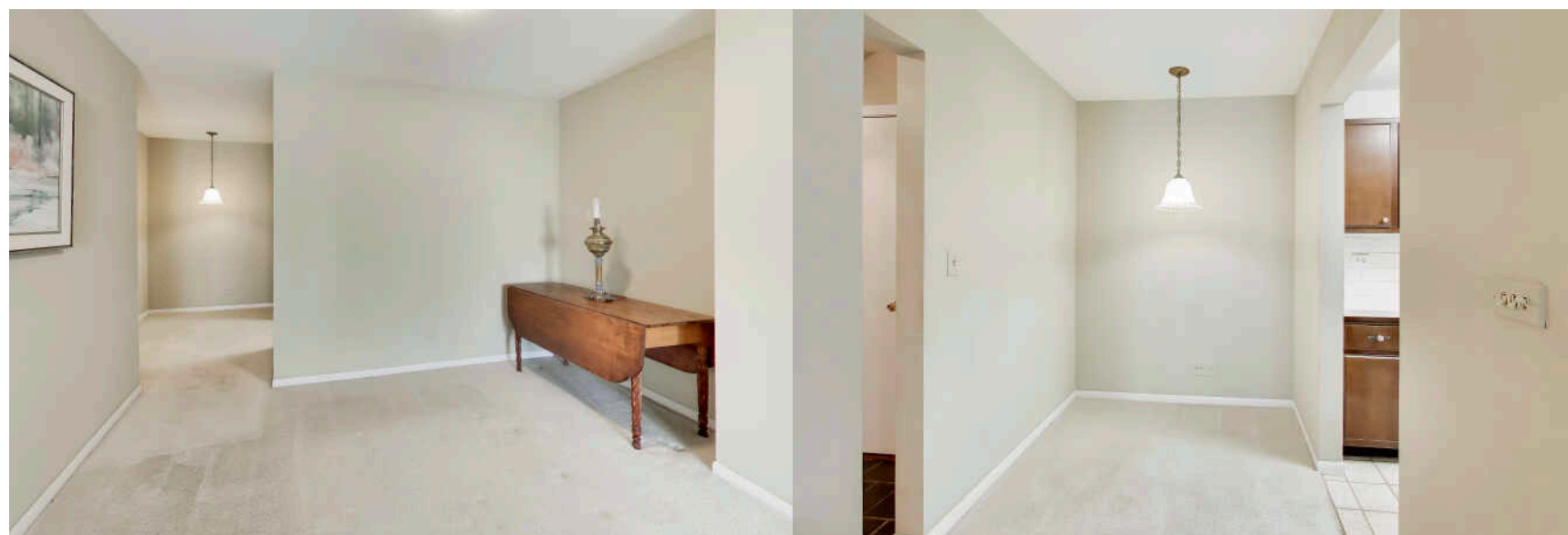
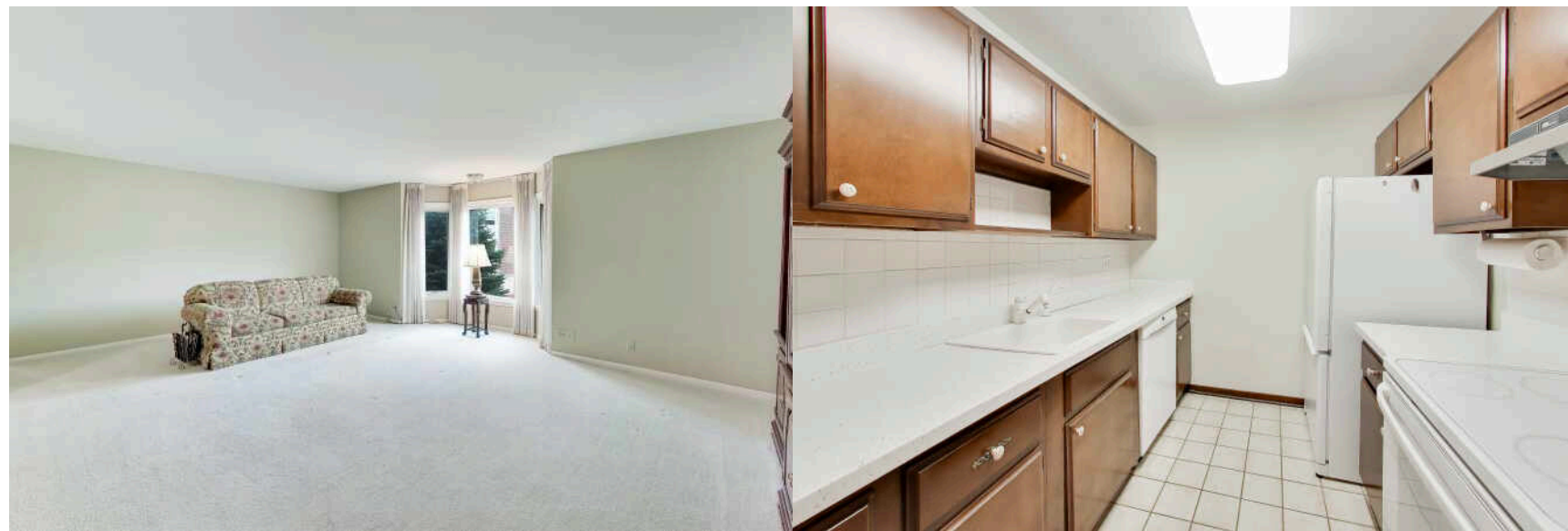
2 BEDROOM

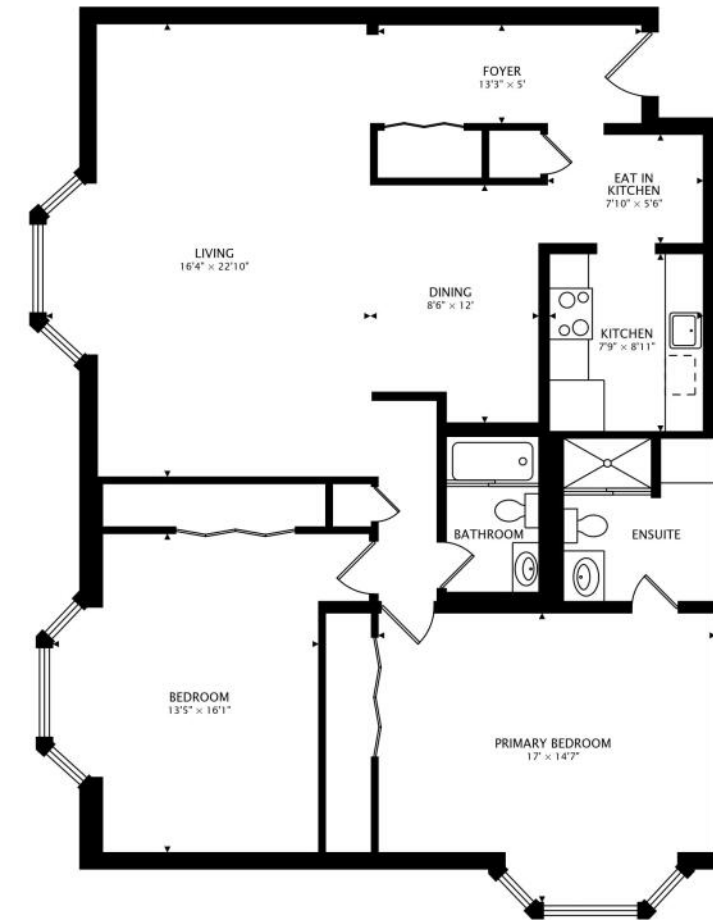
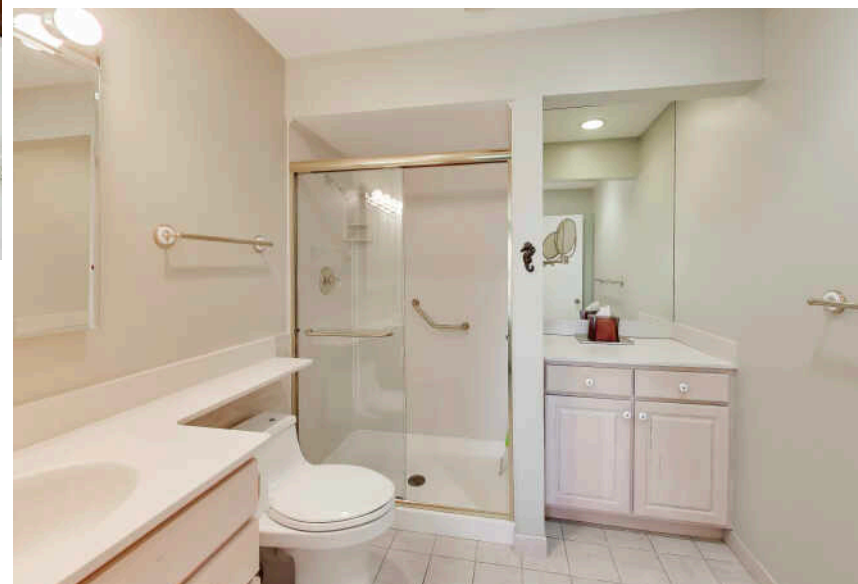
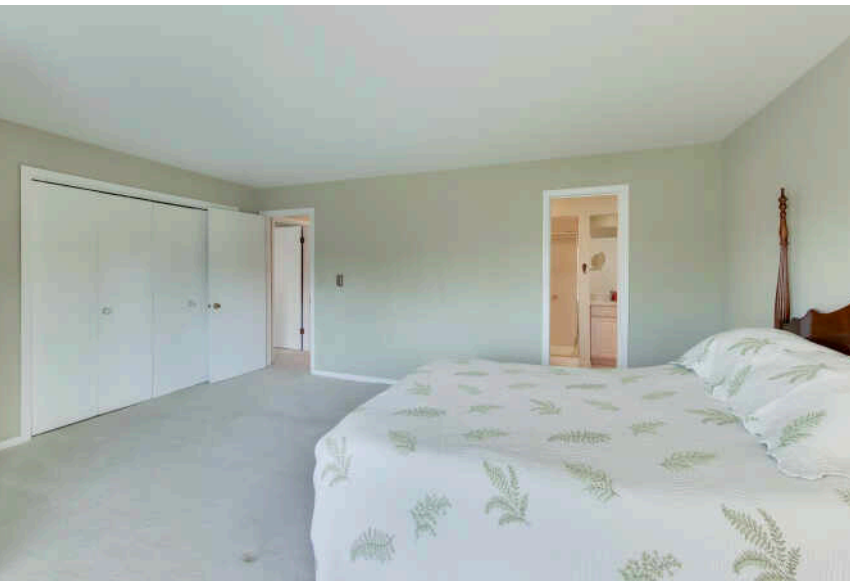
2 BATH

TAXES: \$3,901

ASSESSMENTS: \$684 / MONTH

- Raised First Floor Corner Unit
- Elevator Building
- Complex Adjacent to The Forest Preserve
- Conveniently Close to All Schools
- Convenient to Expressways & Public Transportation







ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

The picturesque suburb is known for its small-town charm, which is just one reason why many residents have lived here their entire lives.

Park Ridge boasts a variety of unique shops, popular restaurants, and charming parks in the city's vibrant Uptown area. Newer buildings blend seamlessly with historic ones, including the art deco Pickwick Theatre - a movie theater and venue that is on the National Register of Historic Places. The Pickwick's façade was one of the theaters used as the backdrop for the opening credits of Gene Siskel and Roger Ebert's *At the Movies*.

In addition to free summer concerts presented by the Park Ridge Fine Arts Symphony, residents have plenty of events to enjoy throughout the year. The Taste of Park Ridge takes place during the summer, and the community also has a farmers market that is open through October.

Commuters have convenient access to downtown Chicago with two commuter rail stations on Metra's Union Pacific Northwest Line, as well as access to major expressways and O'Hare International Airport.



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