

404 S BRAINARD AVENUE

LA GRANGE



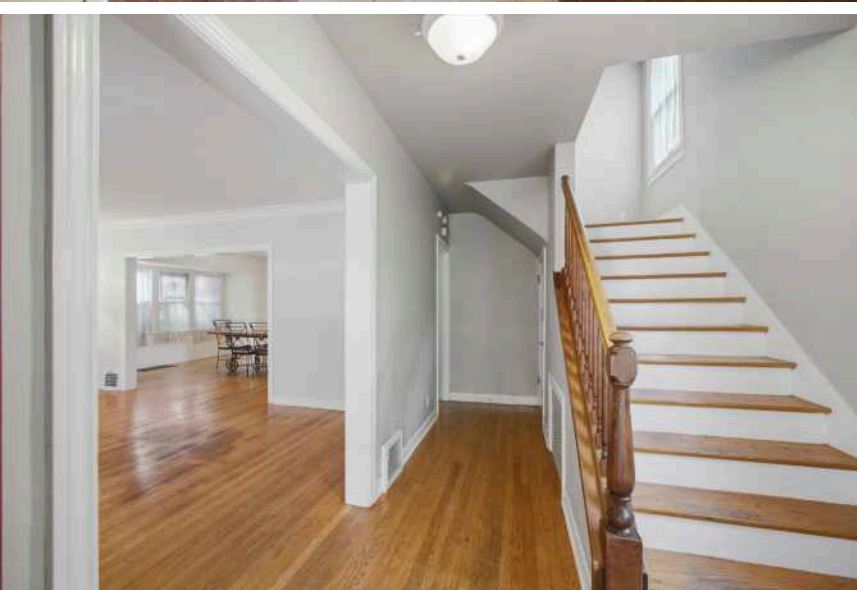
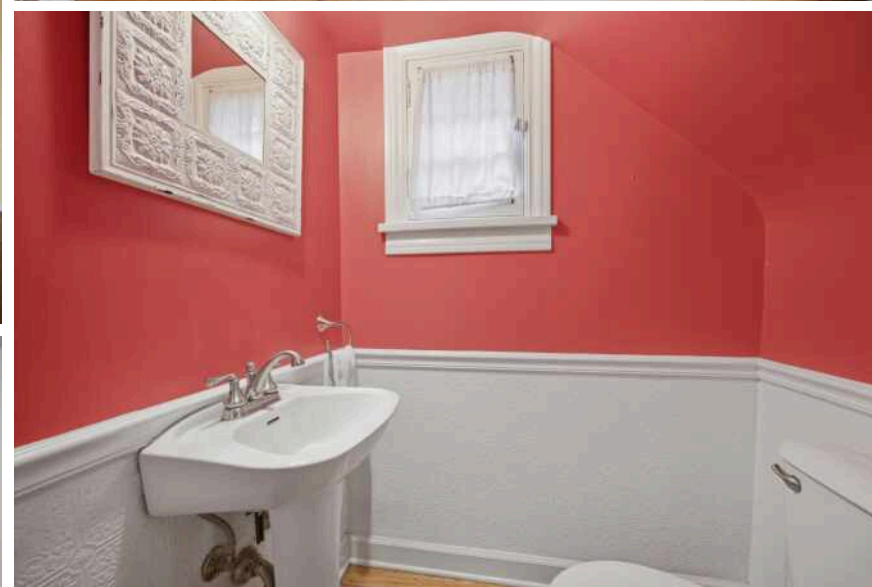


4 BEDROOM
2.1 BATH
TAXES: \$17,445

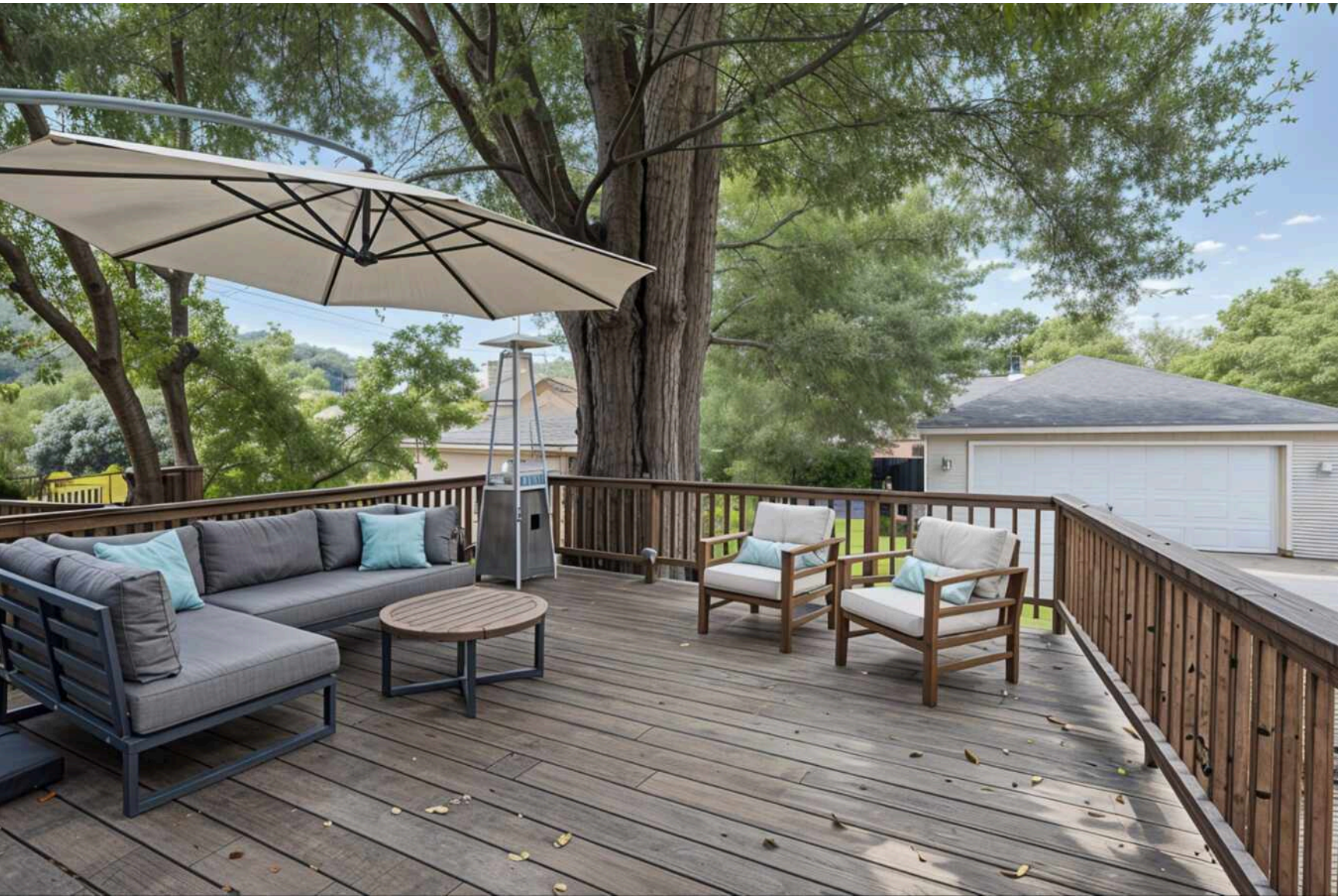
CHARMING FOUR SQUARE | HISTORIC DISTRICT

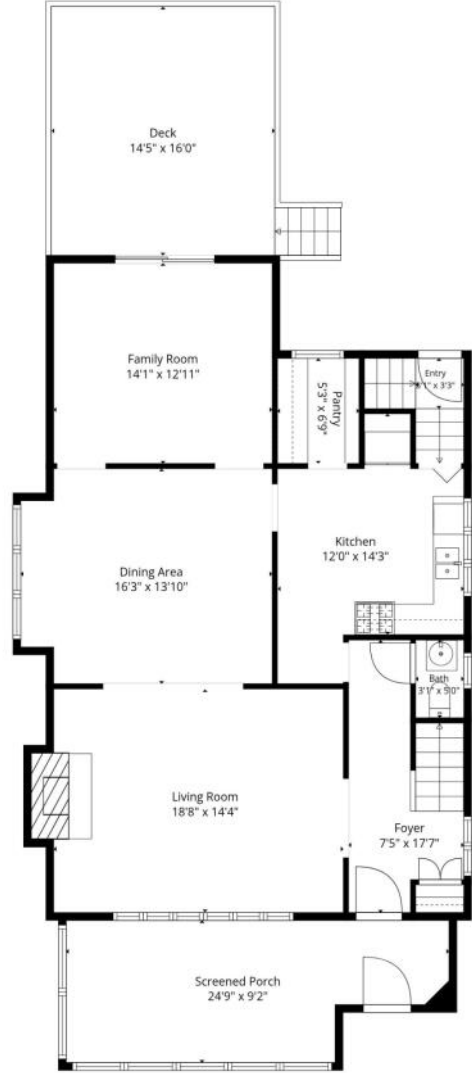
Great potential in this charming four square in La Grange's historic district. Darling enclosed front porch and character throughout the main level with hardwood flooring, crown molding, arched doorways and gas log fireplace (owner has blocked off and never used). Kitchen showcases a butler's pantry, painted cabinetry, and tile backsplash. Convenience of additional space in the first floor family room as well as a cozy powder room. Four generously sized bedrooms on second level including a full bathroom. Space available to add a primary suite. Walk-up attic can be built out or used for storage. Bring your design ideas to the full basement with a second full bathroom (has not been used in many years). Enjoy the outdoors in the fenced-in backyard and expansive wood deck. Amazing location with easy walk to LT north campus, La Grange Stone Avenue Metra Station and downtown La Grange. Plenty of charm and character waiting for the next owners to make it their own.



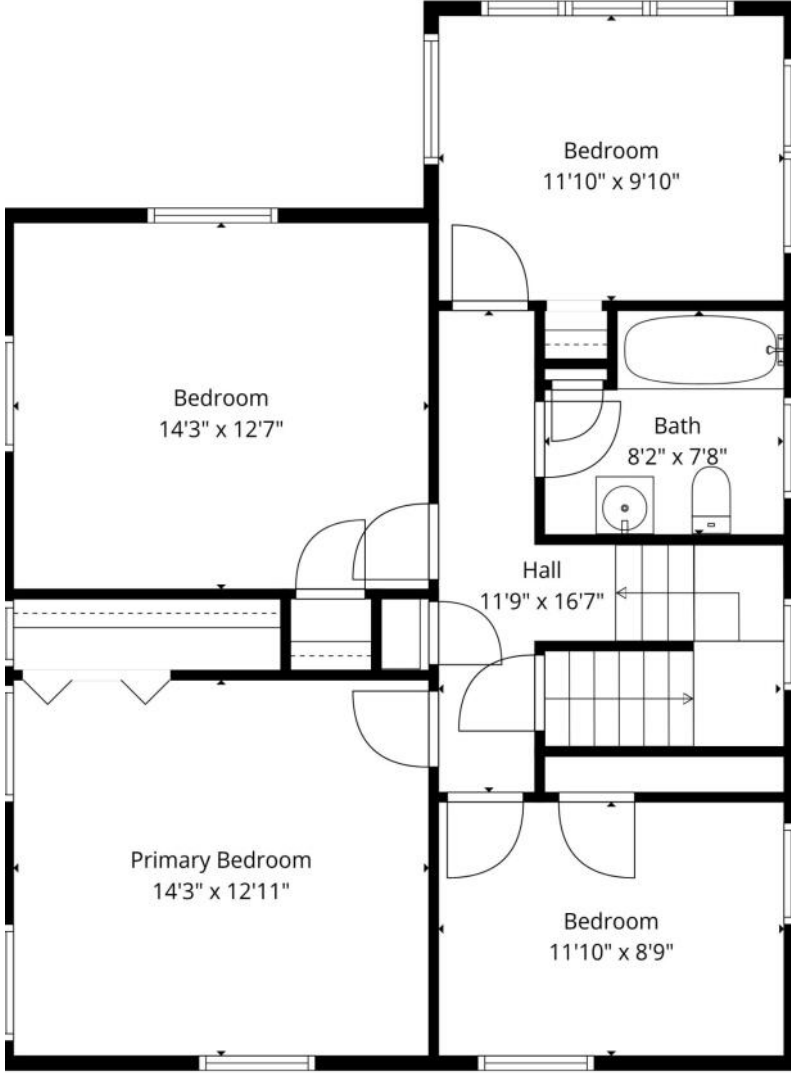




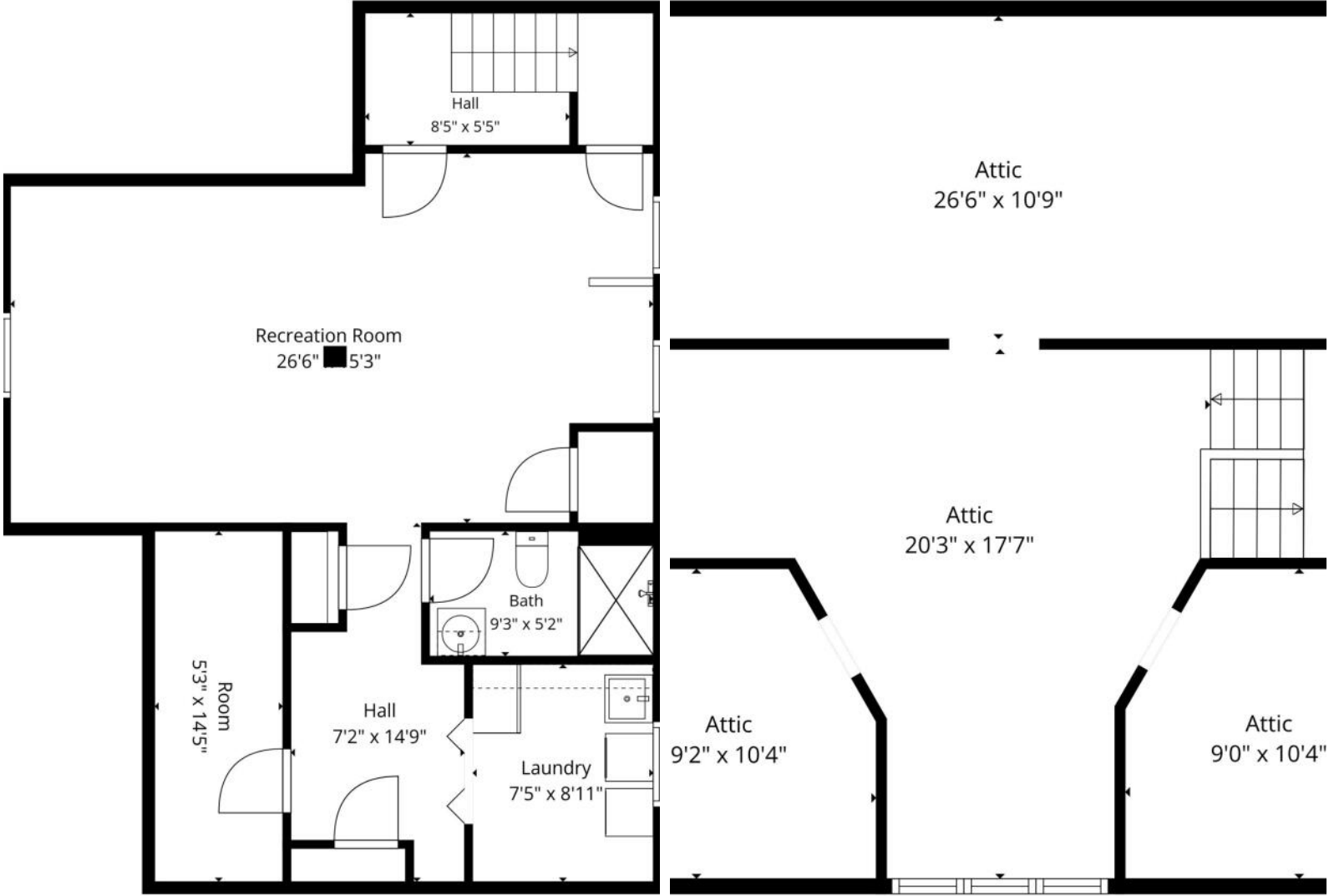




Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

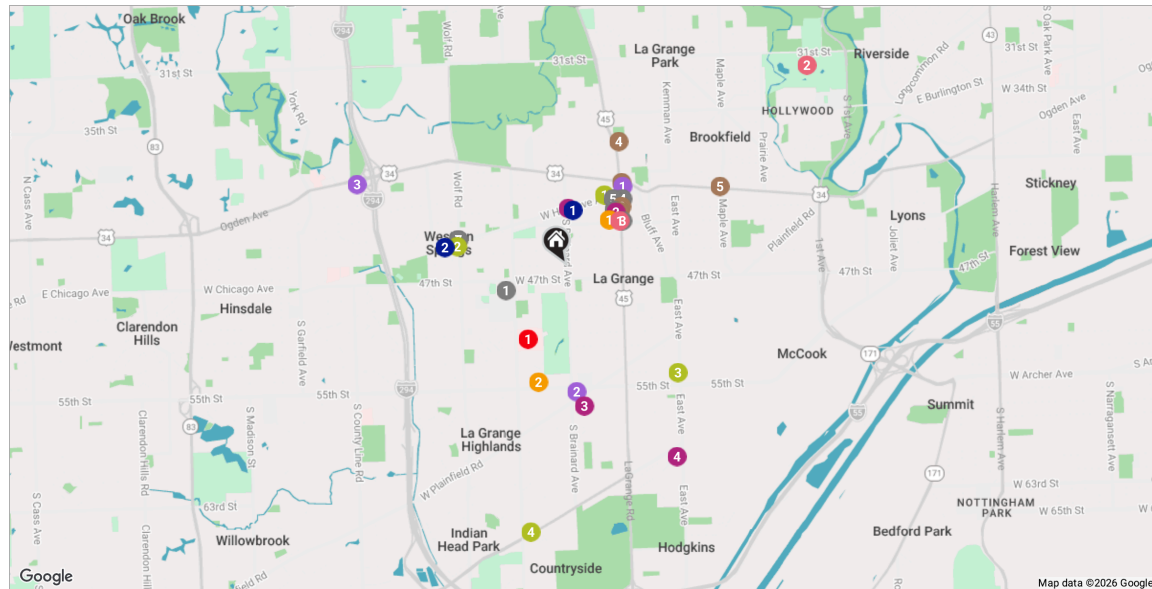


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 RESTAURANTS.

- 1 Lou Malnati's Pizzeria
4700 SOUTH GILBERT AVENUE, 0.6 MI
- 2 The Elm
23 W HARRIS AVE, 0.7 MI
- 3 Prasino
93 LAGRANGE RD, 0.7 MI
- 4 Kama - La Grange
9 LAGRANGE ROAD, 0.8 MI
- 5 Barrel House Social
100 W BURLINGTON AVE, 0.8 MI
- 6 Davanti Enoteca
800 HILLGROVE AVENUE, 1.0 MI
- 7 Hillgrove Tap-Western Springs
800 HILLGROVE AVE, 1.0 MI

 COFFEE

- 1 Starbucks Coffee Company
38 LAGRANGE ROAD, 0.7 MI
- 2 Owl and Lark
41 LAGRANGE ROAD, 0.8 MI

- 3 **Corner Bakery Cafe**
39 NORTH LA GRANGE ROAD, 0.9 MI
- 4 **Panera Bread**
439 NORTH LA GRANGE ROAD, 1.3 MI
- 5 **Dunkin'**
9208 OGDEN AVENUE, 1.6 MI

 SHOPPING

- 1 **Vintage Charm LaGrange**
729 W HILLGROVE AVE, 0.5 MI
- 2 **JAYNE La Grange**
20 W HARRIS AVE, 0.7 MI
- 3 **T.J. Maxx & HomeGoods**
5555 SOUTH BRAINARD AVENUE,
1.3 MI
- 4 **Target**
9250 JOLIET ROAD, 2.0 MI

 GROCERY

- 1** **Trader Joe's**
25 NORTH LA GRANGE ROAD, 0.9 MI

- 2 **Jewel-Osco**
5545 SOUTH BRAINARD AVENUE,
1.2 MI
- 3 **Whole Foods Market**
500 EAST OGDEN AVENUE, 2.1 MI

 GYM

- 1 **Orangetheory Fitness**
10 NORTH ASHLAND AVENUE, 0.8 MI
- 2 **Elite Fitness And Gym**
805 BURLINGTON AVENUE, 1.0 MI
- 3 **Flying High Sports & Rec Center**
5400 EAST AVENUE, 1.4 MI
- 4 **Score Tennis & Fitness**
6550 JOLIET ROAD, 2.5 MI

 MEDICAL

- 1** UChicago Medicine
AdventHealth La Grange
5101 WILLOW SPRINGS ROAD MAIN
ENTRANCE, 0.8 MI

- 1 **Cossitt Avenue School**
115 W COSSITT AVE, 0.6 MI
- 2 **Lyons Township High School District 204**
LYONS TOWNSHIP HIGH SCHOOL
DISTRICT 204, 1.1 MI

 ENTERTAINMENT

- 1 Classic Cinemas La Grange
XQ
80 LAGRANGE RD, 0.7 MI
- 2 Brookfield Zoo Chicago
8400 31ST STREET, 2.9 MI

- 1 Stone Ave
METRA - BNSF RAILWAY, 0.5 MI
- 2 Western Springs
METRA - BNSF RAILWAY, 1.1 MI

NOTES



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

