

**4055 GRAND AVENUE**  
WESTERN SPRINGS







#### ROOM DIMENSIONS

LIVING ROOM : 14' × 14'

DINING ROOM : 8' × 12'

KITCHEN : 10' × 17'

FAMILY ROOM : 19' × 15'

OFFICE : 10' × 12'

MUDROOM : 8' × 11'

PRIMARY BEDROOM : 21' × 25'

BEDROOM 2 : 9' × 11'

BEDROOM 3 : 15' × 18'

BEDROOM 4 : 10' × 10'

BASEMENT FAMILY ROOM : 24' × 29'

BASEMENT OFFICE : 10' × 13'

WORKOUT ROOM : 8' × 8'

LAUNDRY ROOM : 10' × 11'

## STUNNING FULLY RENOVATED HOME IN THE HEART OF WESTERN SPRINGS!

Welcome to 4055 Grand Avenue! Beautifully reimagined 4-bedroom, 3-bathroom home that perfectly blends timeless charm with top-to-bottom modern updates. Originally built in 1946 and completely rebuilt to the studs in 2016, this home offers peace of mind and elevated living with high-quality finishes and systems throughout. Step inside to discover a spacious and sun-filled layout featuring smart dimmers, custom solid wood doors, recessed lighting and new hardwood floors. The inviting living room boasts a bay window with a cozy window seat and a classic wood-burning fireplace, while the formal dining room flows seamlessly into the gourmet kitchen. The chef's kitchen is a true showstopper, outfitted with a built-in refrigerator, 36" range with grill, built-in oven and microwave, sleek cabinetry and plenty of prep space for entertaining. The adjacent family room offers custom built-ins surrounding a gas-start fireplace. The main level includes a private office, a first-floor bedroom and full bath. Beautifully designed mudroom with slate floors and sliding barn door. Upstairs, retreat to the luxurious primary suite featuring vaulted ceilings, expansive backyard views, double walk-in closets and a spa-inspired en-suite bath with double sinks, soaking tub, separate shower with built-in niche and heated towel bar. Two additional bedrooms and a full hall bath complete the second level. The finished basement adds valuable living space with a large great room, bonus room and ample storage closets. There's also an unfinished attic with pull-down stairs for additional storage potential. Outside, enjoy a professionally landscaped yard with a new composite deck, blue stone walkway and a newly poured concrete driveway. The rebuilt garage and gas line for your grill.















ROOMS WILL CONFORM TO THE APPROXIMATE ACTUAL ROOM SIZES



ROOMS WILL CONFORM TO THE APPROXIMATE ACTUAL ROOM SIZES



ROOMS WILL CONFORM TO THE APPROXIMATE ACTUAL ROOM SIZES





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

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.





NOTES





## HOLLY CAROLLO

(708) 334-1841

HOLLYCAROLLO@ATPROPERTIES.COM



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.

