

407 W NORTH AVENUE  
ELMHURST





#### ROOM DIMENSIONS

LIVING ROOM : 24' × 15'

DINING ROOM : 12' × 12'

KITCHEN : 12' × 12'

PRIMARY BEDROOM : 19' × 14'

BEDROOM : 12' × 12'

BEDROOM : 12' × 12'

BEDROOM : 15' × 8'



4 BEDROOM

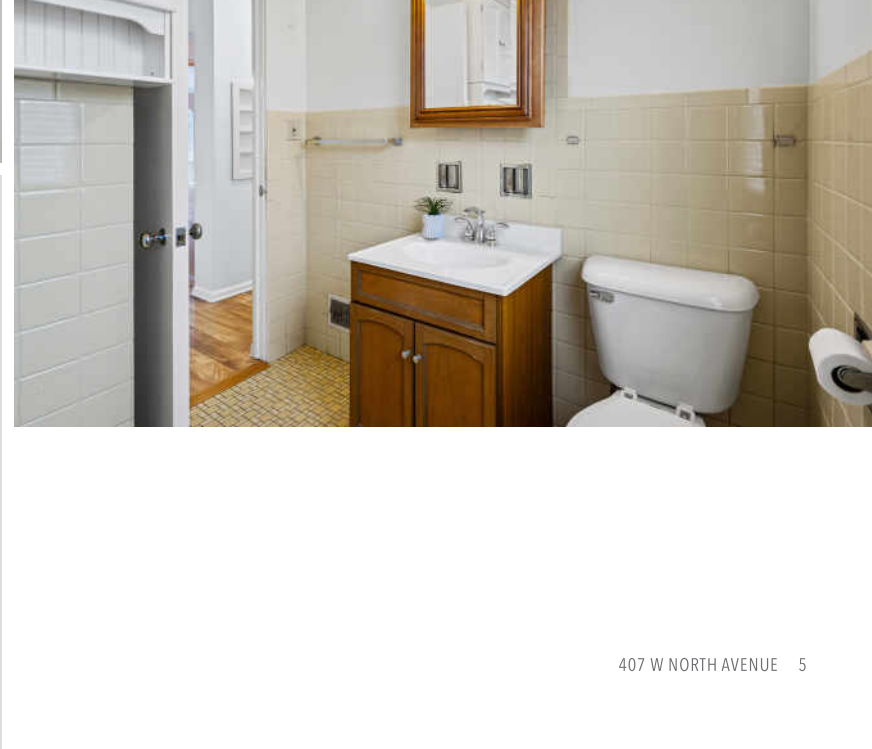
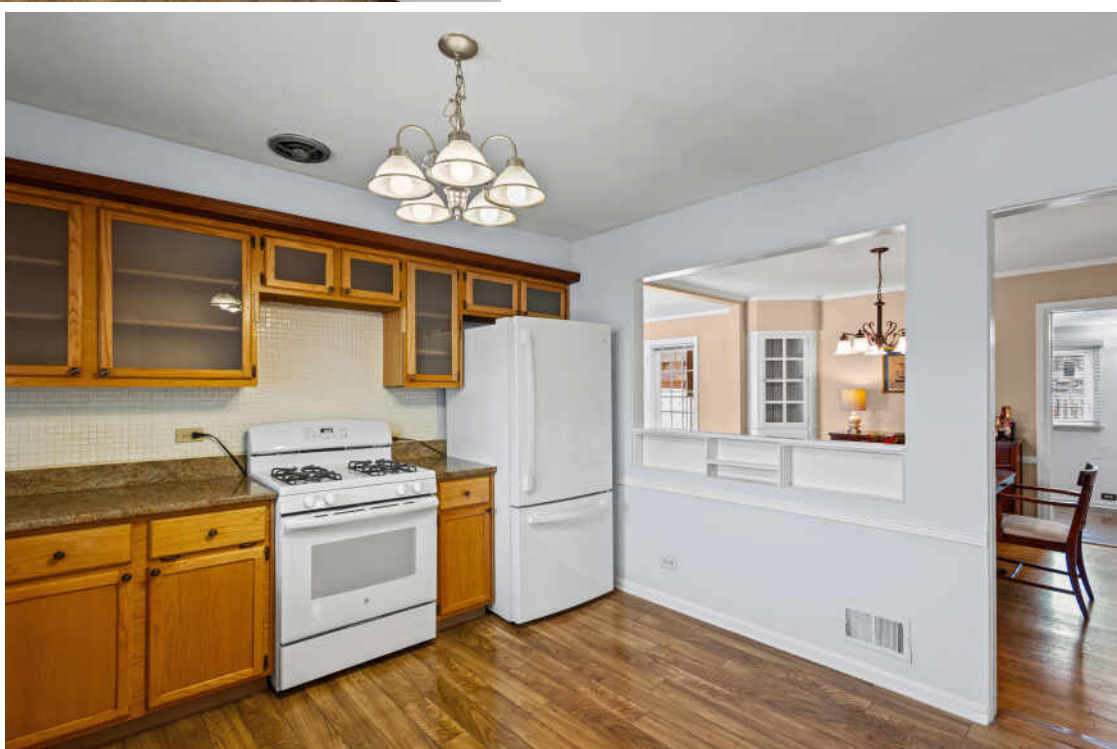
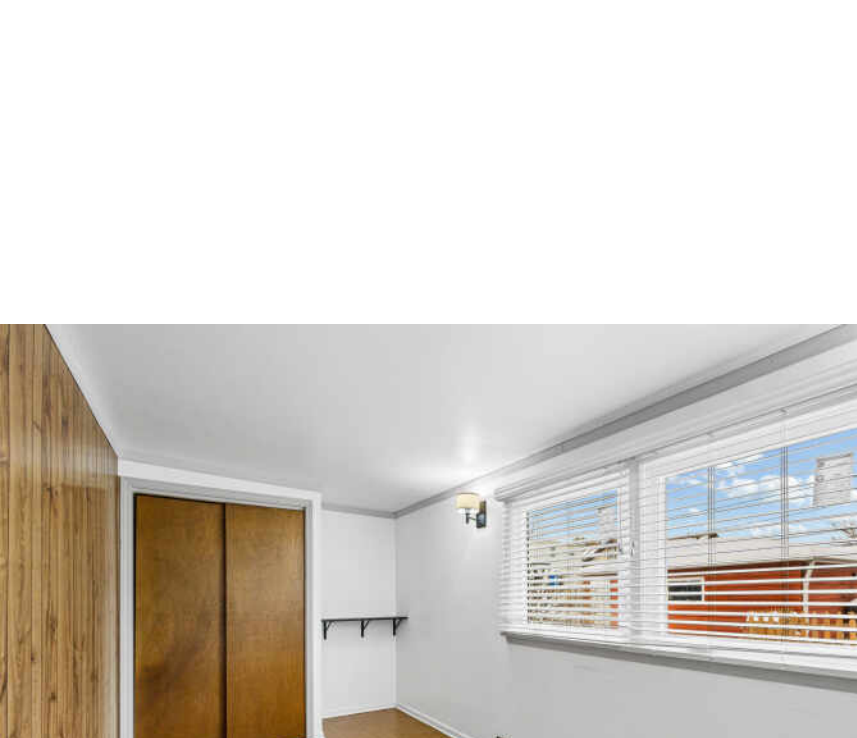
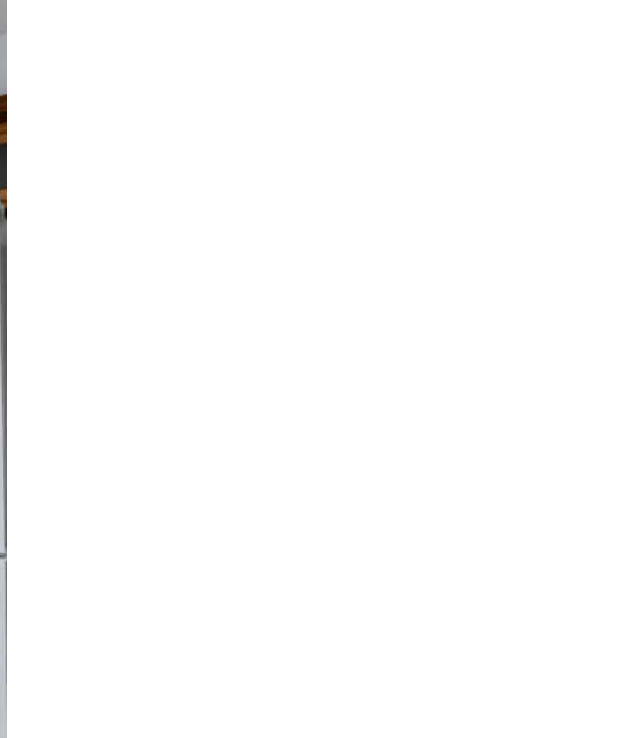
2 BATH

TAXES: \$5,228

## ELMHURST RANCH WITH 1,600 SF

A rare Elmhurst opportunity-this solid, well-maintained ranch is bursting with potential for investors and first-time buyers ready to make their mark. With 4 bedrooms, 2 full baths, just under 1,600 square feet, and a full unfinished basement, this home provides the space, layout, and location. The hardwood floors, bright living room, sun porch off the living room, and gas fireplace with a new liner (2023) and remote starter set the stage, while the kitchen and baths are ready for your vision and updates. Laundry is currently located in the basement, but existing hookups in a bedroom closet offer the option to add a convenient stackable unit on the main level. The big-ticket items have already been handled-new roof (2024), new furnace and AC (2025), newer windows (2020), whole-house generator, leaf gutter guards, and U.S. Waterproofing-giving you a strong foundation to build on. Whether you're planning a renovation, adding value for resale, or personalizing your first home, this property is being offered as-is and is the perfect canvas in an Elmhurst location. Situated back from the street with a convenient circular drive, the home is close to town, parks, schools, shopping, and expressways. A smart, flexible opportunity with endless upside.

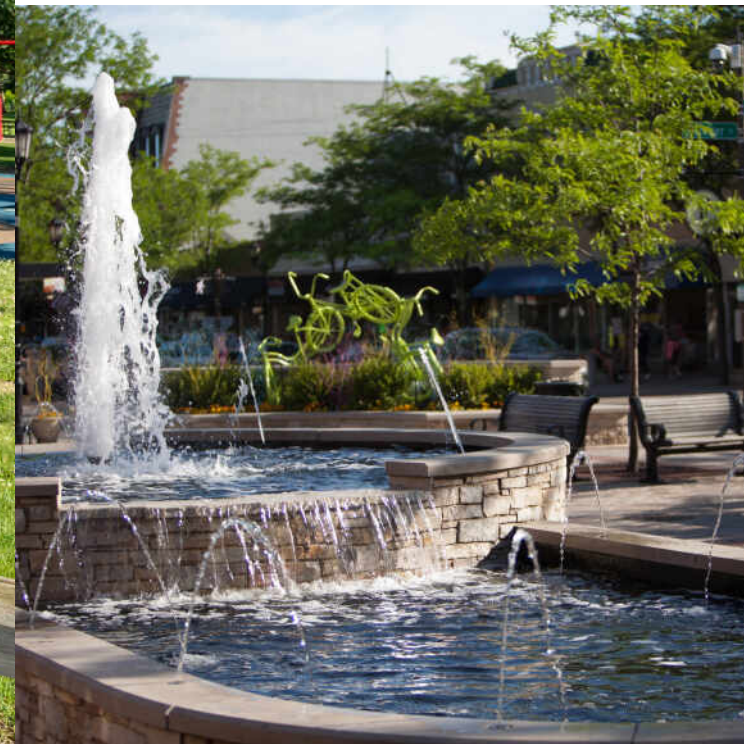
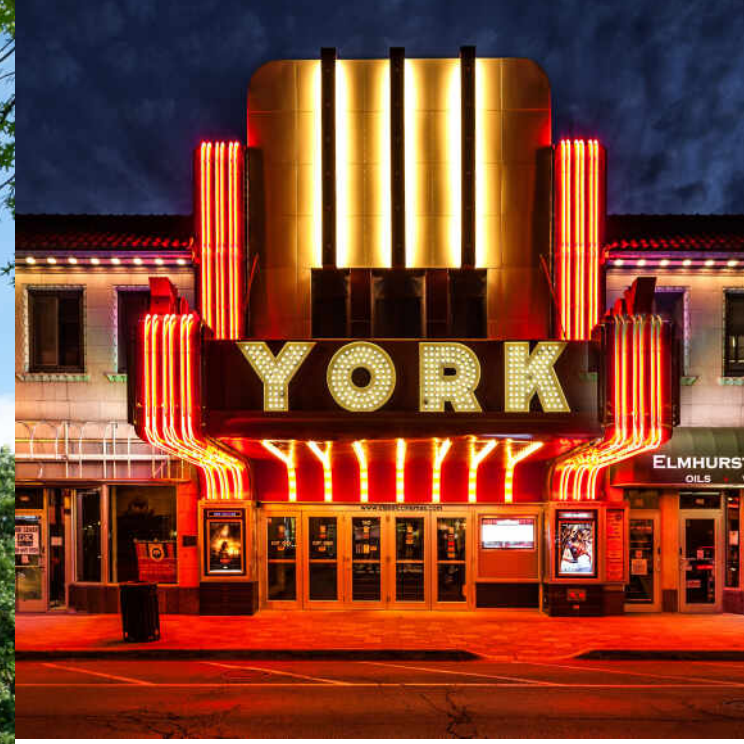












## ELMHURST IS A VIBRANT COMMUNITY WITH A WEALTH OF SHOPS, RESTAURANTS, AND ARTS AND CULTURE.

Elmhurst's award-winning park district maintains nearly 30 parks as well as trails, playgrounds, and athletic facilities. At the center of town is Wilder Park, where locals will also find the community's public library, Wilder Mansion, the Wilder Park Conservatory, and the Elmhurst Art Museum. The museum has been named the "Best Suburban Art Museum in Chicago" by *Chicago* magazine and is adjacent to the McCormick House, a rare single-family home designed by Mies van der Rohe.

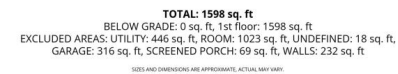
Elmhurst is also home to the Elmhurst History Museum, Elmhurst Symphony Orchestra, GreenMan Theatre Troupe, Elmhurst Choral Union, and Elmhurst Children's Theatre.

In addition to its many cultural offerings, the city is known for its bustling shopping and dining scene. Elmhurst's City Centre boasts a movie theater, an assortment of eateries and boutiques, and community events such as the annual Rock the Block Party. The Elmhurst Express Trolley connects downtown Elmhurst with the community's other shopping areas, including the Spring Road and York & Vallette business districts. The Trolley is free and runs during the summer and holiday season.

Residents come together for dozens of community events that are held throughout the year. The Memorial Day Parade has taken place every year since its start in 1918 and the annual St. Patrick's Day Parade is the third largest in the Chicagoland area.

With its proximity to O'Hare International Airport, the Tri-State Tollway, and the Eisenhower Expressway, Elmhurst offers convenient transportation options. A Metra train station is also located in town, providing easy access to downtown Chicago.



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