



422 E RUSSELL STREET #422-424 BARRINGTON



422 E RUSSELL STREET #422-424 · BARRINGTON



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FEATURES

Village of Barrington Duplex * Income Producing * Location, Location, Location * Multi-Family or 2nd home opportunity the options are endless * Less than a block from the Metra * Duplex, lives like two Single Family homes * Income producing investment property or live in one unit and rent the other unit paying for your mortgage * No HOA * Each unit has 2 bedrooms with the ability to add a third bedroom * Each unit has 1.5 bathrooms * 1930 SQFT for each unit * 2-Car Garage each unit * Updated Full Kitchens, Stainless Steel Appliances * Renovated Baths * In Unit Laundry and Mud Rooms * Roof 2019 * HVAC both units (2023) * Water Heater * (2021 & 2017) * All appliance replaced in unit 422 (2019) and 424 (2021) * New sliders in both units (2024) * Windows Replaced in 424 (2023). Fireplaces * LVT Flooring (2021) * 2025 Cook County Taxes \$10,200 * One Parcel cannot be divided * Each unit has its own gas, electric, water meters and sewer.



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THE VILLAGE OF **BARRINGTON** MAY HAVE THE LARGEST RESIDENTIAL HISTORIC DISTRICT IN THE STATE, BUT IT'S DEFINITELY NOT LIVING IN THE PAST

Locals love the historic character of this thriving community and also appreciate the many amenities it has to offer, from parks and trails to restaurants and specialty shops.

Many of the beautifully-restored Victorian, Gothic, and Queen Anne homes that line the village's main streets have been repurposed as unique shops and businesses. Meanwhile, homeowners have rehabbed and restored many historic homes back to their former glory with the addition of modern amenities. The village's historic theater opened in 1927 and still operates today.

Barrington also thrives when it comes to recreation. Citizens Park is one of the area's gems, offering wide-open spaces as well as tennis and basketball courts, cross-country ski trails, nature paths, an events pavilion, and a tree house.

The village's downtown center is filled with shoppers, diners, and residents enjoying one of the area's special events, whether it's an art festival, wine walk, or a farmers market. The nearby Barrington Metra station provides a convenient commute to downtown Chicago.

Barrington homes range from Victorians and Colonials to stunning new construction and sprawling mansions with large lots and water views.



1st Floor



2nd Floor



Total: 3572 sq. ft
 1st Floor: 2030 sq. Ft, 2nd Floor: 1542 sq. ft
 Excluded Areas: Porch: 488 sq. Ft, Patio: 683 sq. Ft, Garage: 955 sq. Ft,
 Wall: 226 sq. ft

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