

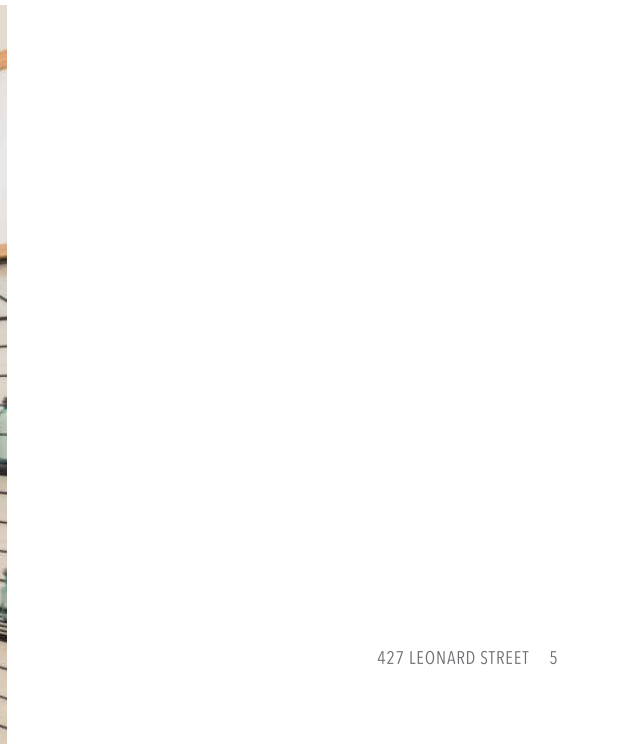
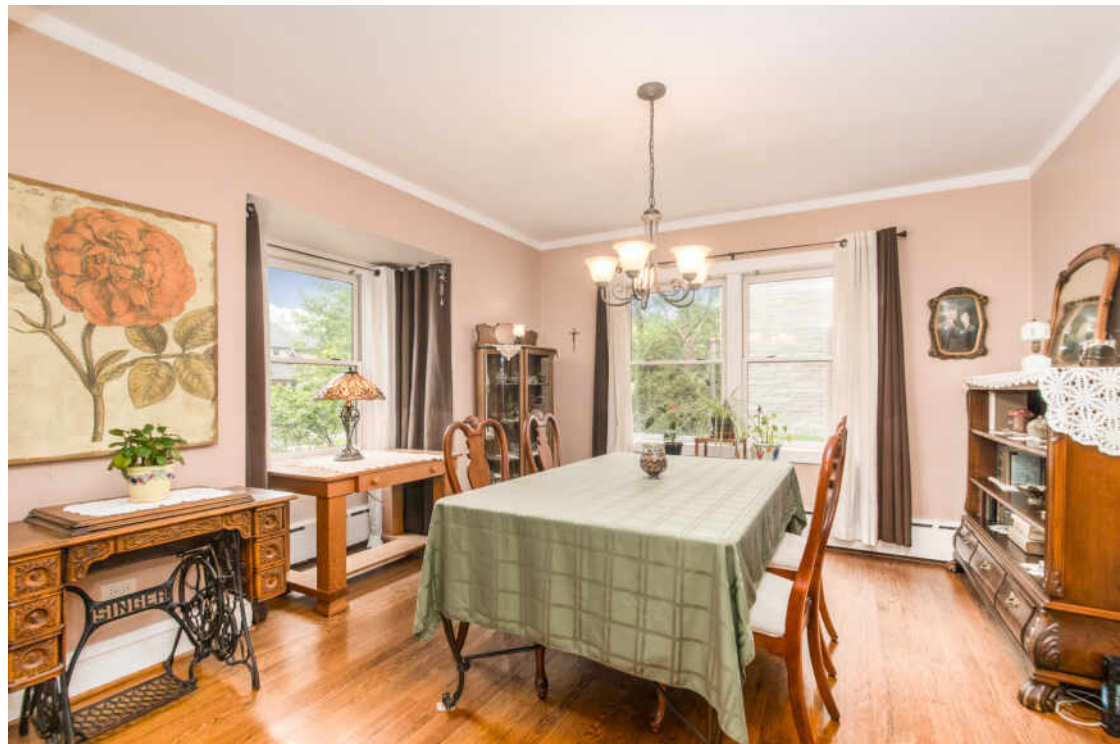
427 LEONARD STREET
PARK RIDGE

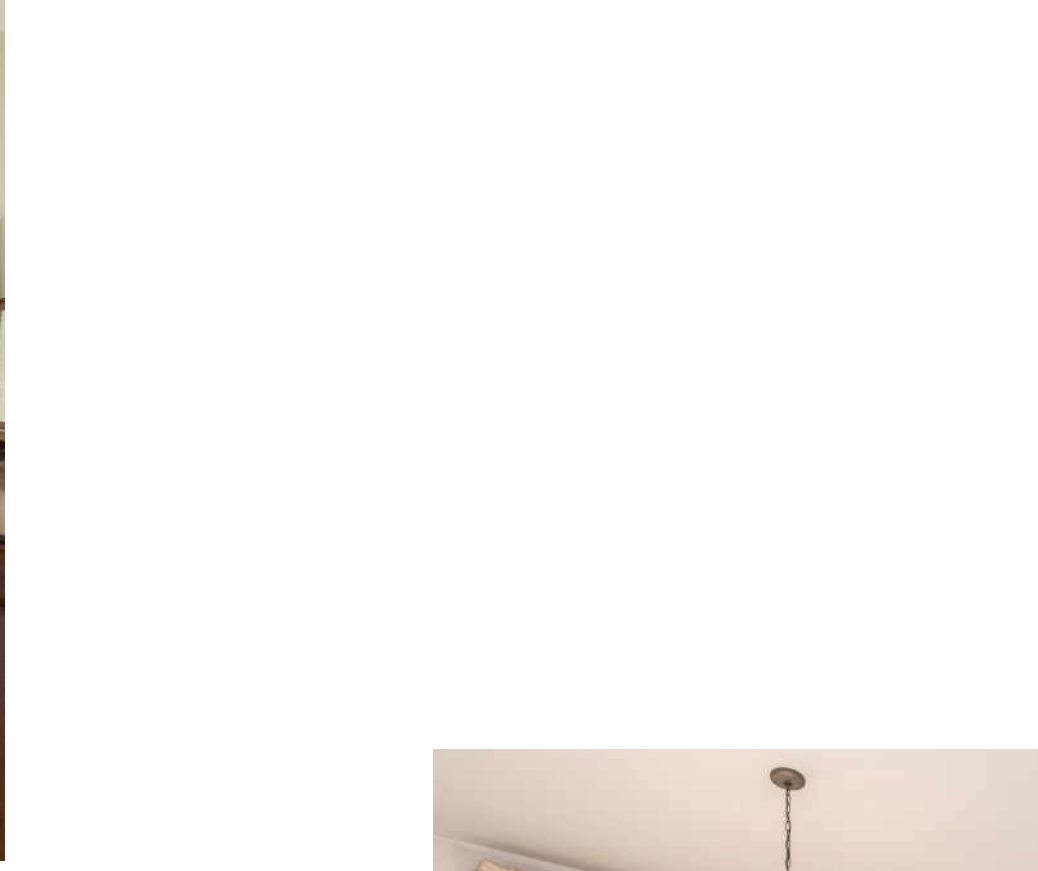




5 BEDROOM
2 BATH
TAXES: \$18,370

Amazing opportunity in a great neighborhood of Park Ridge! Discover this charming and rarely available two-flat nestled on a quiet, tree-lined residential street that ends at the Park Ridge Country Club. From the curb, you'd never guess it's a two-flat. The classic charm with modern potential, blends seamlessly into the neighborhood. The first-floor unit features a warm and inviting, spacious, Family Room/Living Room, displaying gleaming hardwood floors and fireplace, a separate Dining Room and a large eat-in kitchen, 3 bedrooms and 1 full bath, along with an inviting deck overlooking a beautiful and expansive backyard-perfect for relaxing or entertaining. The second-floor unit with its own separate entrance offers a bright, spacious Family/Living Room with gleaming hardwood floors, fireplace, a large kitchen with a separate eating area and 2 bedrooms with a tandem room off the second bedroom perfect for a nursery, office or can be used as a third bedroom and 1 bath, ideal for multi-generational living, rental income, or a private in-law arrangement. A newer, 3-car garage with an additional single car parking pad off the alley ensures convenient and ample parking. This property also presents a unique opportunity to renovate and convert into a stunning single-family home tailored to your vision. Situated on a generous 50 x 195 lot, there's ample space to expand or even build new. Located in the desirable Field, Emerson and Maine South School District. The location is unbeatable-just a short walk to vibrant Uptown Park Ridge, featuring Trader Joe's, Whole Foods, many restaurants and boutiques, the Metra station, Library, Hinkley Park, Jewel-Osco, the Post Office, and more. Less than 5 miles to O'Hare International Airport (approximately 15-minute drive), approximately 16 miles to downtown Chicago (easily accessible by Metra) and convenient access to the Interstate. Endless potential awaits. Whether you're looking to invest, live in one unit and rent the other, or create your dream home-don't let this opportunity pass you by! Schedule your private showing today! Although beautifully maintained, home is being sold As-Is.



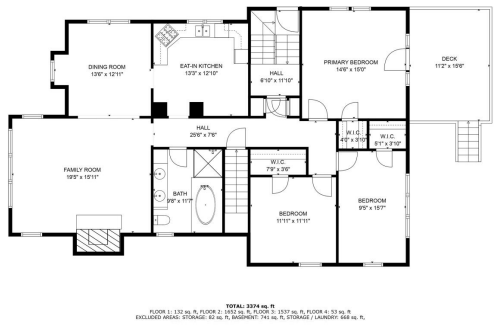






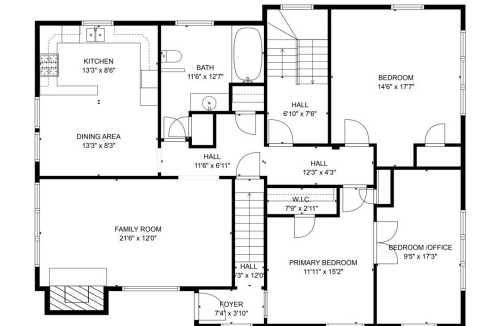
427 Leonard St. Park Ridge, IL

Unit 1



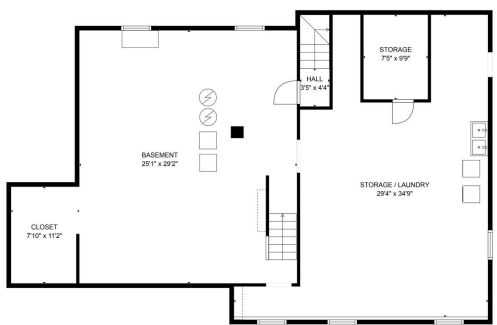
427 Leonard St. Park Ridge, IL

Unit 2



427 Leonard St. Park Ridge, IL

Lower FLOOR





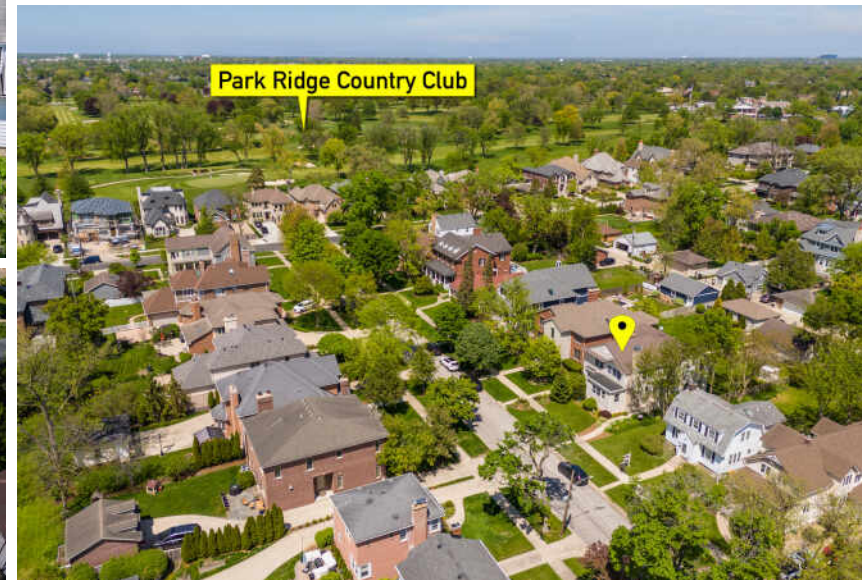
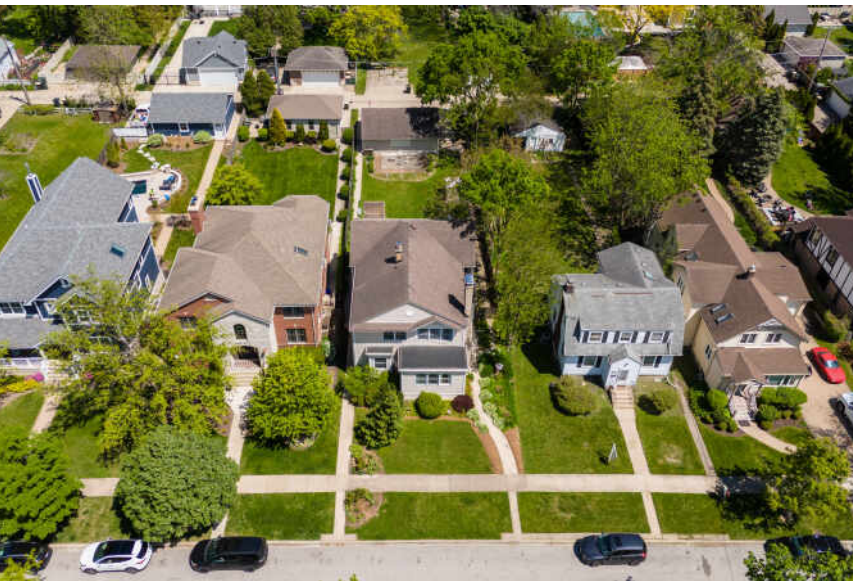
ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

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.



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.

