



434 S BEVERLY LANE
ARLINGTON HEIGHTS



434 S BEVERLY LANE · ARLINGTON HEIGHTS

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INTERNATIONAL REAL ESTATE



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GROUP

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ROOM DIMENSIONS

Living Room	18'x12'
Dining Room	12'x11'
Kitchen	22'x11'
Master Bedroom	16'x11'
2nd Bedroom	15'x11'
3rd Bedroom	12'x12'
4th Bedroom	9'x9'
Foyer	12'x4'
Recreation Room	24'x11'
Utility Room	27'x11'

FEATURES

Classic curb appeal meets timeless style in this stunning all-brick colonial nestled in one of Arlington Heights' most desirable neighborhoods. From the moment you step inside, a warm and welcoming entryway sets the tone for the thoughtfully designed spaces throughout. The inviting living room is anchored by a cozy gas fireplace and features built-in cabinets and storage, offering both character and functionality. The beautifully updated kitchen impresses with crisp white shaker cabinets, sleek quartz countertops, and a peninsula perfect for casual meals and morning coffee. It flows seamlessly into a sun-drenched sunroom, currently used as a dining space, where natural light pours in year-round. Step outside to a manicured, private backyard ideal for entertaining, gardening, or simply unwinding. Upstairs, four generously sized bedrooms offer flexibility for growing families, guests, or a dedicated home office. The updated primary bath adds a polished, modern touch to the retreat-like primary suite. The finished basement rounds out this exceptional home with additional play or media space, plus dedicated laundry and ample storage to keep everything organized. All of this just minutes from the vibrant downtown Arlington Heights corridor, with premier shopping, dining, entertainment, and Metra access right at your fingertips. A rare opportunity in Scarsdale, do not miss it.



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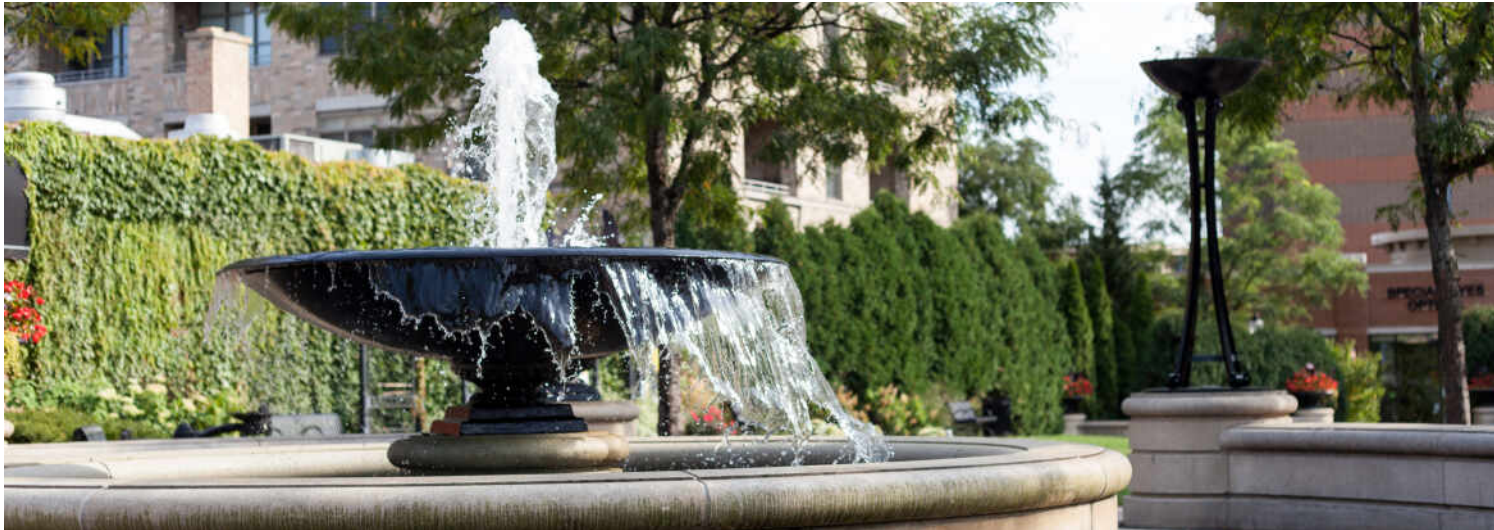












WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

Locals love the community's lively downtown, world-renowned racetrack, and countless restaurants, parks, and summer events.

Located 25 miles northwest of Chicago, the community has a vibrant downtown area, theaters, restaurants, shopping, parks, recreation, and two commuter train stations. It's no wonder Arlington Heights tops the list of the highest-populated villages in the country.

Arlington Heights is home to more than 200 restaurants, many situated in its downtown area and offering something for every taste.

The village hosts outdoor festivals, parades, and its ever-popular Frontier Days. Residents have plenty of bike paths, picnic areas, golf courses, lakefront paths, and more to enjoy.

Commuting downtown is a convenient 30-minute trip with two Metra stations offering direct access to Chicago's Ogilvie Station. The village also has direct access to I-90 as well as Route 53, which links to several interstates.





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