

4400 HOWARD AVENUE

WESTERN SPRINGS





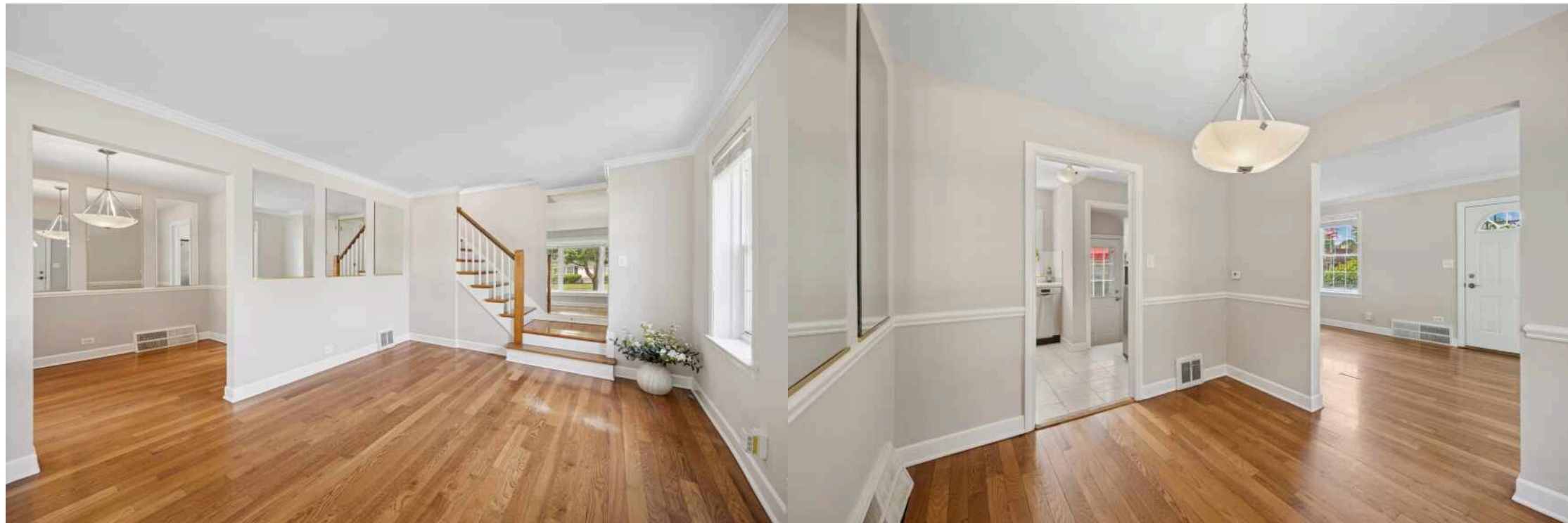
2 BEDROOM
1 BATH

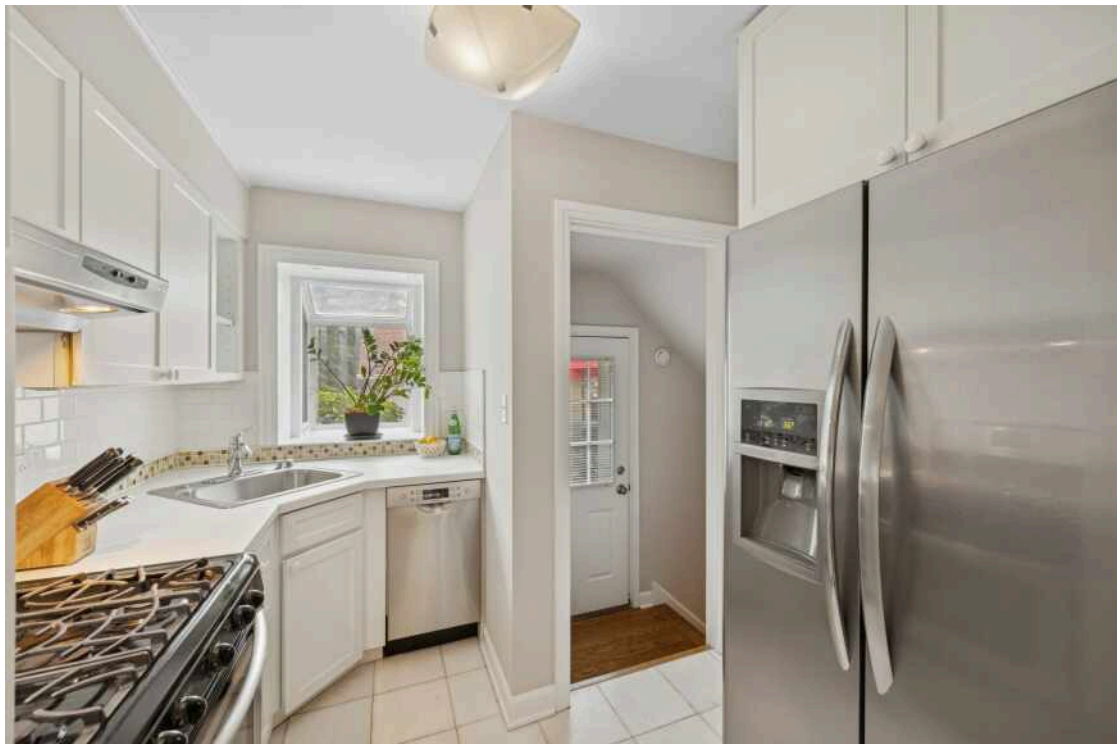
CHARMING BRICK HALF DUPLEX IN PRIME WESTERN SPRINGS LOCATION

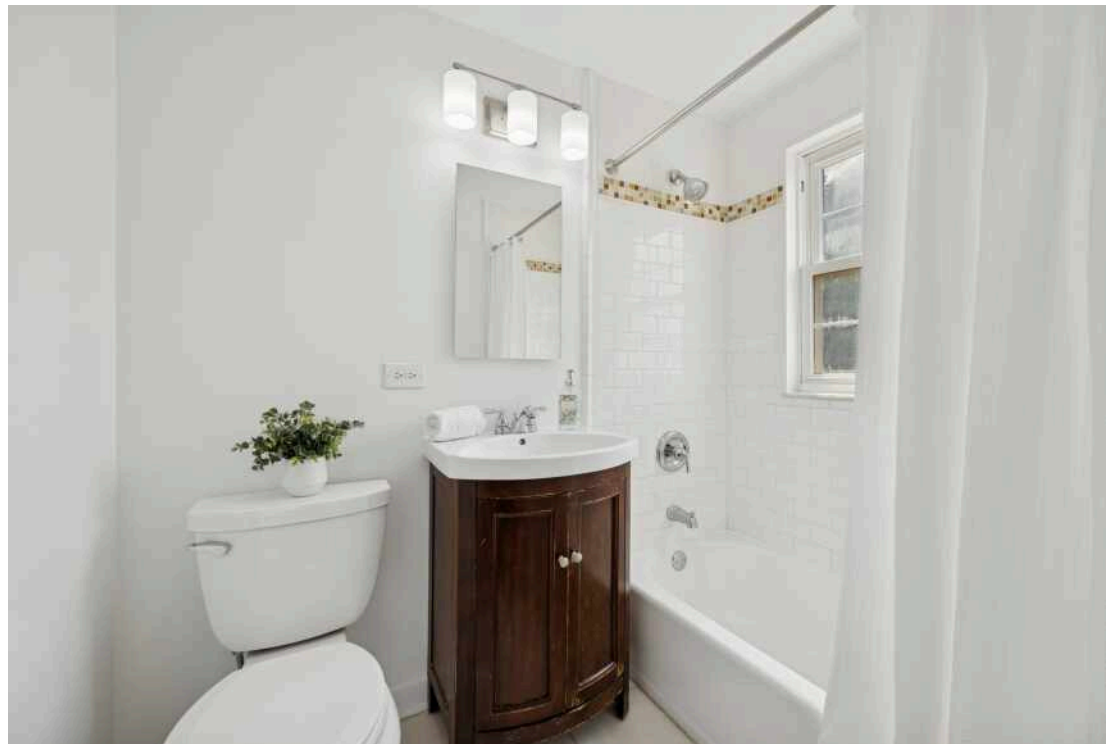
Ideally situated just steps from vibrant downtown Western Springs, this beautifully maintained brick half duplex offers the perfect blend of comfort, updates, and character. Inside, you'll find gleaming hardwood floors and newer six-panel doors throughout, along with a tastefully updated kitchen featuring crisp white cabinetry, a classic subway tile backsplash, and stainless steel appliances. Upstairs, two spacious bedrooms offer generous closet space and share a stylishly renovated full bath.

The finished basement adds versatile living space plus ample storage. Step outside to your private, fully fenced backyard—an entertainer's dream with a deck that flows seamlessly to a paver patio for extra seating. And just beyond the garage, a hidden gem awaits: your very own secret garden retreat. The detached garage is more than meets the eye, boasting a loft, potting shed, and space for two cars.

This one is truly special—don't miss it!









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

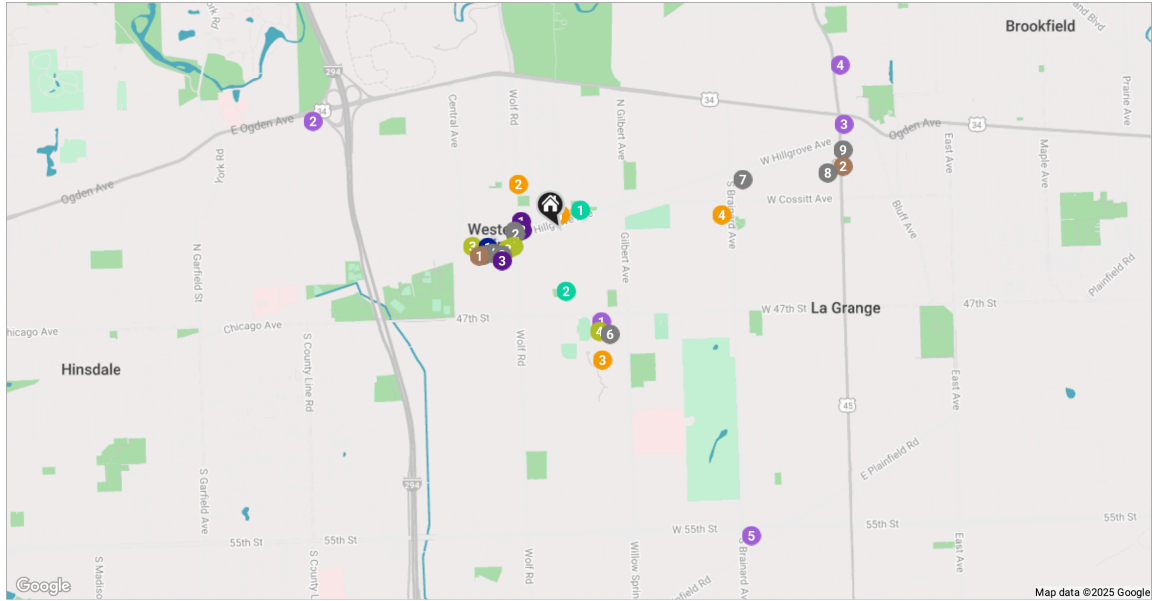
The springs may be gone, but the community continues to thrive, offering beautiful homes, a short commute, and plenty of parks and recreation.

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.



RESTAURANTS

- 1 Davanti Enoteca
800 HILLGROVE AVENUE, 0.2 MI
- 2 Hillgrove Tap
800 HILLGROVE AVE, 0.2 MI
- 3 Ella's Italian Pub
4471 LAWN AVE, 0.3 MI
- 4 Petite Vie Brasserie
909 BURLINGTON AVE, 0.3 MI
- 5 Oberweis Ice Cream and Dairy Store
929 BURLINGTON AVENUE, 0.4 MI
- 6 Lou Malnati's Pizzeria
4700 GILBERT AVENUE, 0.5 MI
- 7 MilkStop
700 W BURLINGTON AVE, 0.9 MI
- 8 The Elm
23 W HARRIS AVE, 1.3 MI
- 9 Kama Bistro
9 LAGRANGE ROAD, 1.4 MI

COFFEE

- 1 Starbucks
1013 BURLINGTON AVENUE, 0.4 MI
- 2 Owl and Lark
41 LAGRANGE ROAD, 1.3 MI

GROCERY

- 1 Mariano's
4700 GILBERT AVE, 0.5 MI
- 2 Whole Foods Market
500 EAST OGDEN AVENUE, 1.3 MI
- 3 Trader Joe's
25 NORTH LA GRANGE ROAD, 1.4 MI
- 4 ALDI
333 NORTH LA GRANGE ROAD, 1.5 MI
- 5 Jewel-Osco
5545 SOUTH BRAINARD AVENUE, 1.7 MI

GYM

- 1 Elite Fitness And Gym
805 BURLINGTON AVENUE, 0.2 MI
- 2 P2 Training Systems
821 W. BURLINGTON, 0.3 MI
- 3 My Yoga Inc.
1060 HILLGROVE AVENUE, 0.4 MI
- 4 Yoga by Degrees
4700 GILBERT AVENUE #16, 0.5 MI

SCHOOLS

- 1 Field Park Elementary school
4335 HOWARD AVE, 0.1 MI
- 2 McClure Junior High School
4225 WOLF RD, 0.3 MI
- 3 Lyons Township High School South Campus
4900 WILLOW SPRINGS RD, 0.6 MI
- 4 Lyons Township High School North Campus
100 S BRAINARD AVE, 0.8 MI

TRANSIT

- 1 Western Springs
METRA - BNSF RAILWAY, 0.3 MI

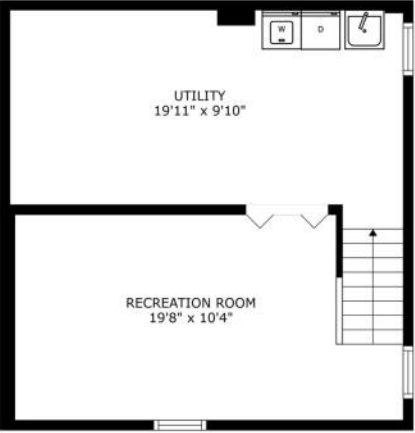
PARKS

- 1 Field Park
4335 ELLINGTON AVENUE, 0.1 MI
- 2 Clark Park
4604 HOWARD AVENUE, 0.3 MI

SERVICES

- 1 Western Springs Fire Department
4353 WOLF ROAD, 0.2 MI
- 2 Western Springs Police Department
740 HILLGROVE AVENUE, 0.2 MI
- 3 United States Postal Service
4479 LAWN AVENUE, 0.3 MI

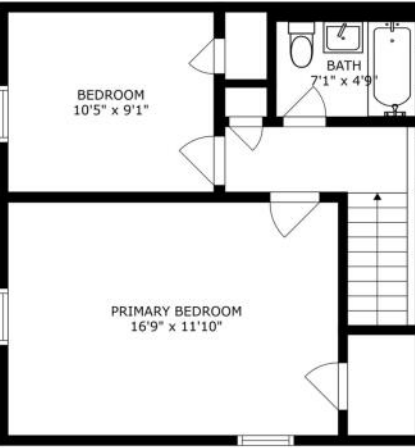




FLOOR 1



FLOOR 2



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



KARA O'CONNELL

708.207.5311

KARAOCONNELL@ATPROPERTIES.COM



KARA O'CONNELL
GROUP
FROM HOUSE TO HOME



CHRISTIE'S
INTERNATIONAL REAL ESTATE

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.

