

445 S CLEVELAND AVENUE #302
ARLINGTON HEIGHTS





ROOM DIMENSIONS

LIVING ROOM : 14' × 20'

KITCHEN : 11' × 10'

DINING : 12' × 10'

FOYER : 8' × 4'

PRIMARY BEDROOM : 12' × 17'

BEDROOM 2 : 12' × 11'

2 BEDROOM

2 BATH

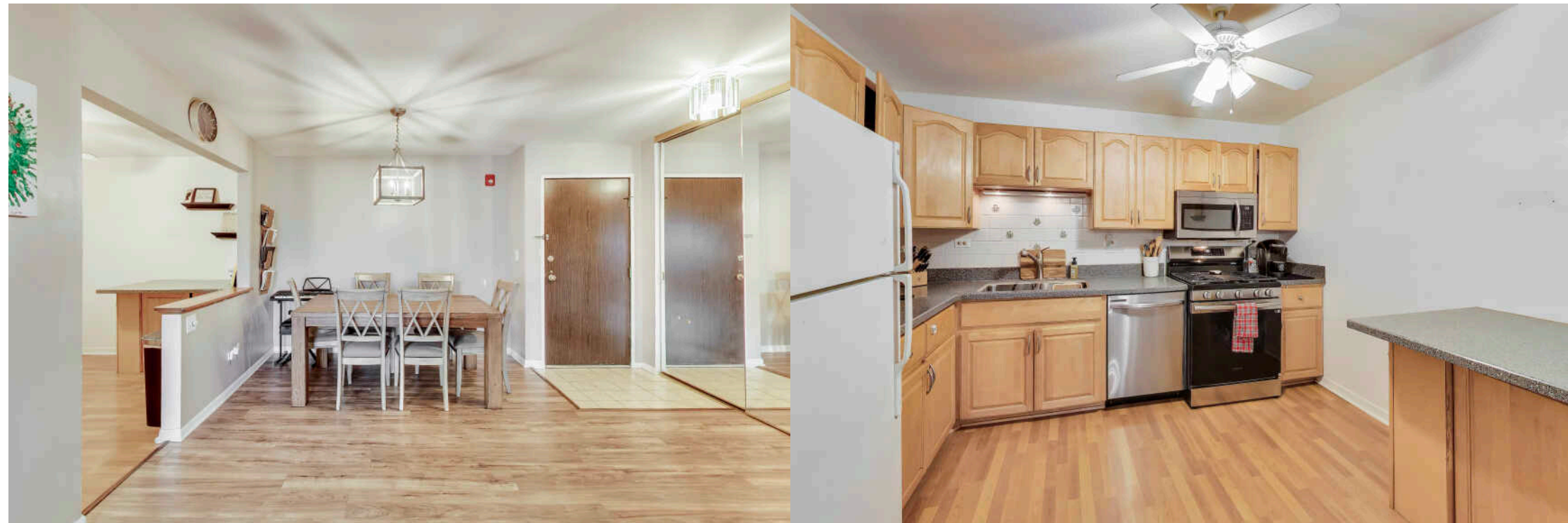
445 S CLEVELAND AVE UNIT 302

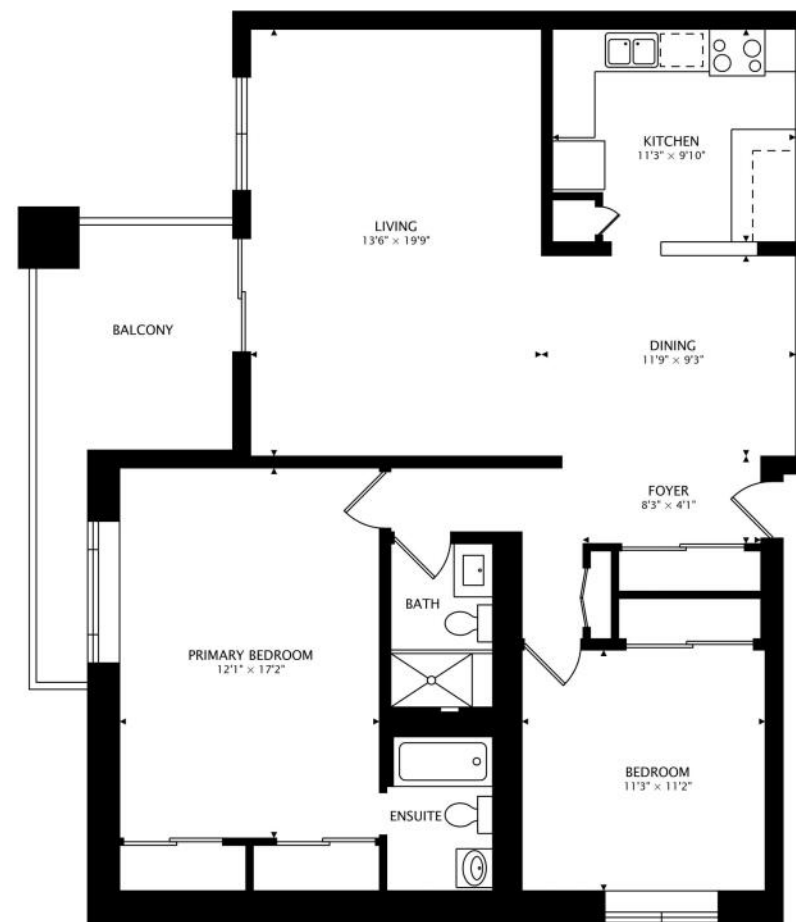
Discover comfort, style, and convenience in this beautifully updated two-bedroom, two-bathroom condo located in the highly desirable Scarsdale neighborhood of Arlington Heights. From the moment you step inside, you'll appreciate the warm wide plank vinyl flooring, and the bright, inviting layout designed for modern living.

The open and spacious kitchen is a standout feature, showcasing elegant countertops, sleek new stainless steel appliances, and ample space for cooking and entertaining. Both bathrooms have been thoughtfully updated with contemporary finishes, creating a clean and luxurious feel throughout the home. Step outside to your private balcony with scenic views, the perfect place to enjoy morning coffee or unwind at the end of the day.

The well-maintained building offers a variety of amenities including an elevator, bike room, coin laundry, secured entry, and a refreshing outdoor pool. Ideally located in a top-rated school district, this home is also just minutes from downtown Arlington Heights, where you can enjoy vibrant dining, boutique shopping, and convenient access to the Metra for an easy commute.

Additional highlights include radiant heating, wall/window AC units, extra storage, and assigned parking. Best of all, the building is investor-friendly, making it a fantastic opportunity for both homeowners and investors alike. Don't miss your chance to own this move-in-ready gem in one of Arlington Heights' most sought-after communities.





1233 sq ft + 117 sq ft BALCONY



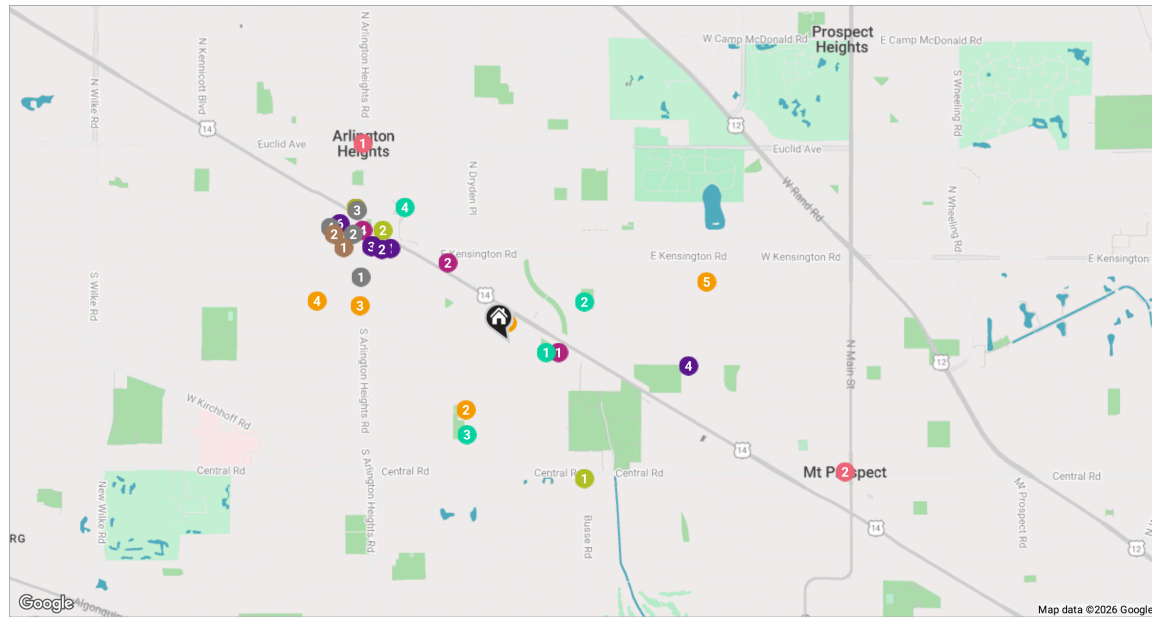
WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

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.



RESTAURANTS

- 1 Francesca's Tavola
208 SOUTH ARLINGTON HEIGHTS ROAD, 0.7 MI
- 2 Starbucks Coffee Company
33 SOUTH EVERGREEN AVENUE, 0.9 MI
- 3 Egg Harbor Cafe
140 EAST WING STREET, 0.9 MI
- 4 Salsa 17
17 WEST CAMPBELL STREET, 1.0 MI

COFFEE

- 1 Pure Juice Cafe
24 SOUTH EVERGREEN AVENUE, 0.9 MI
- 2 CoCo & Blu
12 SOUTH DUNTON AVENUE, 1.0 MI

SHOPPING

- 1 Public Storage
1600 EAST DAVIS STREET, 0.2 MI

- 2 Mariano's
802 EAST NORTHWEST HIGHWAY, 0.5 MI
- 3 The UPS Store
126 EAST WING STREET, 0.9 MI
- 4 LOFT
23 SOUTH EVERGREEN AVENUE, 0.9 MI

GYM

- 1 Reset Vibes Yoga Studio
1739 EAST CENTRAL ROAD, 0.7 MI
- 2 Movement Improved Pilates
300 EAST NORTHWEST HIGHWAY #201, 0.8 MI
- 3 ARLINGTONATHLETICS.COM
126 EAST WING STREET #220, 0.9 MI

SCHOOLS

- 1 Busy Bees Montessori School Arlington Heights
1225 EAST DAVIS STREET, 0.1 MI

- 2 Dryden Elementary School
722 SOUTH DRYDEN PLACE, 0.4 MI
- 3 Arlington School of Music
320 SOUTH ARLINGTON HEIGHTS ROAD, 0.7 MI
- 4 South Middle School
400 SOUTH HIGHLAND AVENUE, 0.9 MI
- 5 Prospect High School
801 WEST KENSINGTON ROAD, 1.0 MI

ENTERTAINMENT

- 1 Arlington Heights
ARLINGTON HEIGHTS, 1.1 MI
- 2 Mount Prospect
MOUNT PROSPECT, 1.7 MI

PARKS

- 1 Arlington Heights Park Distribution
1436 EAST DAVIS STREET, 0.2 MI
- 2 Evergreen Park
ARLINGTON HEIGHTS, 0.4 MI

- 3 Dryden Park
842 SOUTH DRYDEN PLACE, 0.5 MI
- 4 Recreation Park
500 EAST MINER STREET, 0.8 MI

SERVICES

- 1 Arlington Heights Fire Station #1
300 EAST SIGWALT STREET, 0.7 MI
- 2 Arlington Heights Police Department
200 EAST SIGWALT STREET, 0.7 MI
- 3 Village of Arlington Heights
33 SOUTH ARLINGTON HEIGHTS ROAD, 0.8 MI
- 4 Mt Prospect Baseball
1401 WEST GREGORY STREET, 0.8 MI
- 5 Arlington Heights Clerk's Office
33 SOUTH ARLINGTON HEIGHTS ROAD, 0.8 MI
- 6 Chase Bank
1 NORTH DUNTON AVENUE, 1.0 MI

NOTES



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