

# 44 W CENTER AVENUE

LAKE BLUFF





4 BEDROOM  
2 BATH  
TAXES: \$8,910

Introducing this immaculate residence nestled in the highly desirable East Terrace neighborhood. This charming home features a tasteful palette of neutral paint, stunning hardwood flooring, and a bright white kitchen equipped with top-of-the-line stainless steel appliances and elegant granite countertops. Boasting 3 bedrooms, 2 recently renovated bathrooms, a lower level family room, and a versatile 4th bedroom that can also serve as a home office, this property offers both comfort and functionality. Step outside and unwind on the spacious deck that overlooks the fenced backyard. Enjoy the convenience of being just a stone's throw away from the scenic bike path that leads directly to downtown Lake Bluff. This prime location provides easy access to a variety of amenities including shopping, the train station, the park, Lake Bluff Golf Course, the recreation center and the esteemed Lake Bluff Elementary School. Don't miss the opportunity to make this property your new home sweet home!











## LAKE BLUFF IS A RARE GEM.

Set atop the string of North Shore communities, the village boasts a welcoming laid-back lifestyle, historic architecture, a thriving downtown, and a priceless sense of community.

Each year, Lake Bluff hosts a number of special events - from art festivals and farmers markets to community barbeques, block parties, and a Fourth of July Parade. Its annual Halloween event brings out hundreds of ghouls and goblins, while the Bluffinia concert series brings residents together on the Village Green for a wide array of live music. Residents also enjoy scenic parks, recreational activities, an assortment of small boutiques and restaurants, and a beautiful lakefront with limited development.

A variety of architectural styles keep Lake Bluff interesting with Tudor, Colonial, Victorian, bungalow, and modern homes. Properties range from multi-million-dollar lakefront estates to condominiums and townhomes.

Residents find easy access to major interstates and U.S. Route 41, along with a Metra station that serves commuters headed to Chicago.





NOTES



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