



4531 CLAUSEN AVENUE
WESTERN SPRINGS



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4531 CLAUSEN AVENUE • WESTERN SPRINGS



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FEATURES

Awarded the 2005 Good Neighbor Architecture Award given in appreciation for Historic preservation by the Western Springs Historical Society this custom, brick home oozes with curb appeal and offers a spectacular layout for everyday living and entertaining. 5 bedrooms and 5.1 bathrooms are included in four expansive levels of living space. Step inside to find 10-foot ceilings, generous natural light, and quality craftsmanship throughout. The first floor boasts a light and bright living room, formal dining room, chef's kitchen featuring custom cabinetry and large island, both a butler's and walk-in pantry, eating area, expansive family room, office, powder room and mudroom. The second floor offers a grand primary suite with walk-in closet, fireplace, and ensuite bath featuring dual sinks, vanity, separate shower, tub and water closet. Three additional spacious bedrooms, one ensuite and two sharing a Jack and Jill bathroom, plus a convenient laundry room complete the second floor. There's a fifth bedroom with its own full bath on the third floor. The basement has soaring 9-foot ceilings and includes recreation space with custom bar area, exercise room, storage/mechanical room, full bath, wine cellar and playroom/additional office or bedroom. The screened porch offers a peaceful retreat, perfect for enjoying morning coffee or evening relaxation. Outside, the extra-deep lot is fully fenced and beautifully landscaped with mature trees and lush greenery, creating a serene backyard oasis featuring both a paver patio and separate fire pit area. The garage was also built to max depth and height to accommodate larger vehicles and provide ample storage. As this home has aged, it has been meticulously maintained.



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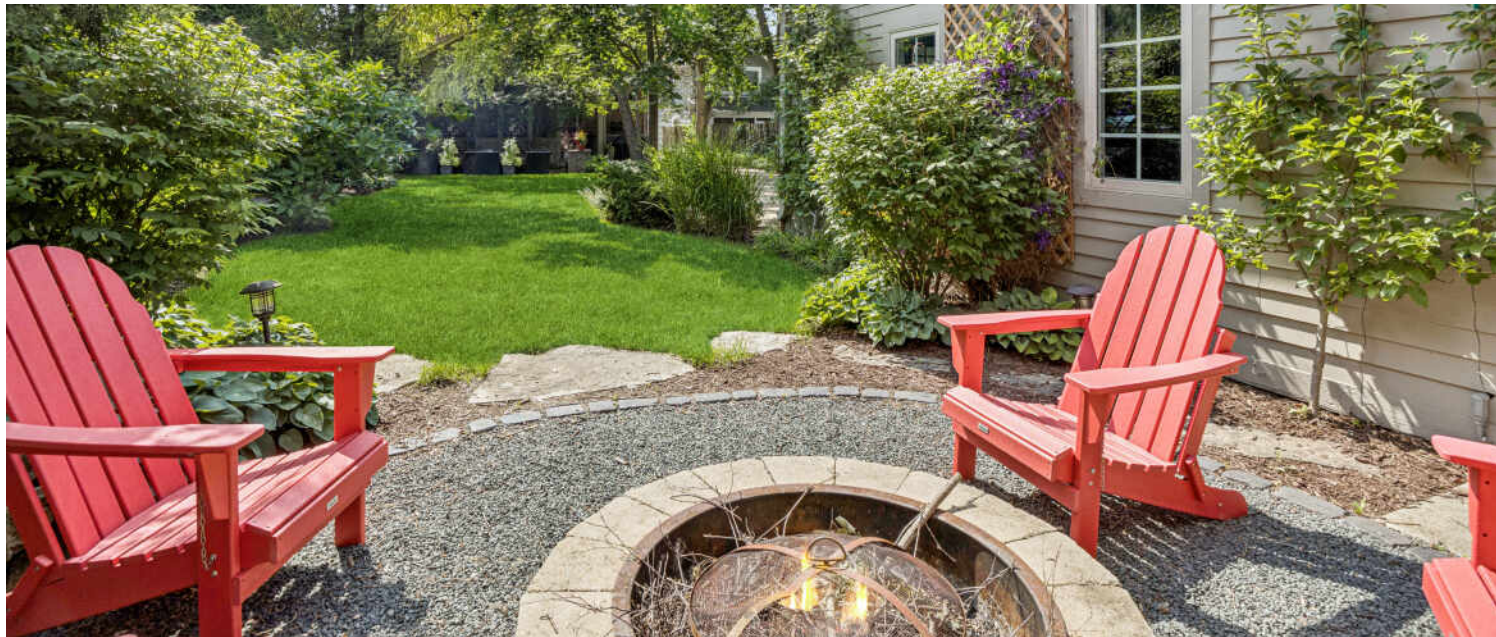














FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Locals love the community's quaint downtown district for shopping and dining. Western Springs also boasts an expansive park district with plenty of green space and the Theatre of Western Springs, which has been serving local entertainment since 1929.

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

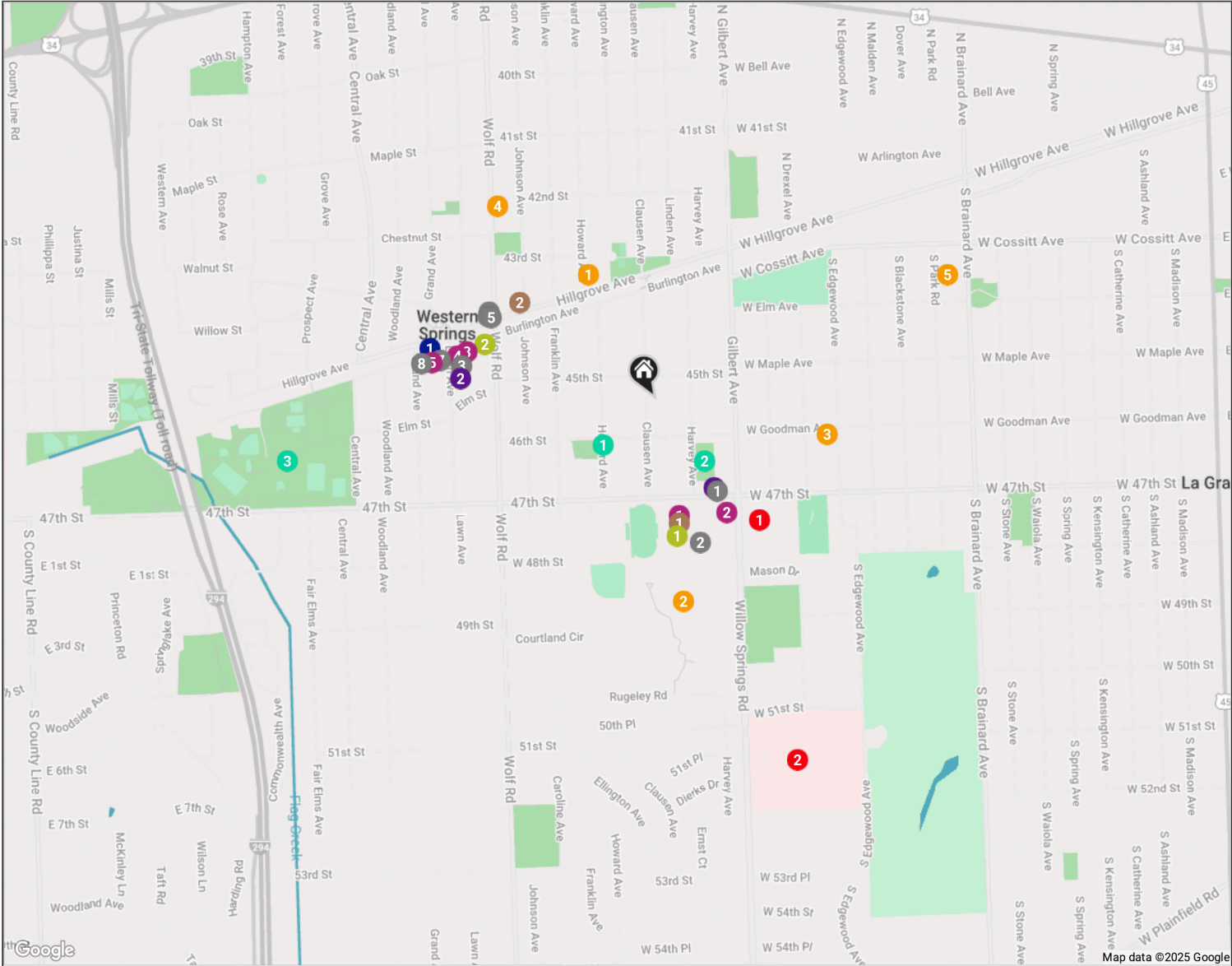
Homes in Western Springs include a mix of spacious single-family homes as well as condominiums and townhomes. The village also has a number of new-construction homes and remodeled homes featuring thoughtful additions and updates.

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.

NEIGHBORHOOD GUIDE MAP



4531 CLAUSEN AVENUE
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NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1 HONEY BEE CAFE
24 47TH STREET, 0.2 MI
- 2 Lou Malnati's Pizzeria
4700 GILBERT AVENUE, 0.3 MI
- 3 Ella's Italian Pub
4471 LAWN AVENUE, 0.4 MI
- 4 Guac N Tacos
800 HILLGROVE AVENUE #104, 0.4 MI
- 5 Hillgrove Tap
800 HILLGROVE AVENUE, 0.4 MI
- 6 Davanti Enoteca
800 HILLGROVE AVENUE, 0.4 MI
- 7 Petite Vie Brasserie
909 BURLINGTON AVENUE, 0.5 MI
- 8 Oberweis Ice Cream and Dairy Store
929 BURLINGTON AVENUE, 0.5 MI

COFFEE _____

- 1 Starbucks
4700 GILBERT AVENUE, 0.3 MI

- 2 Opry Provisions
4354 JOHNSON AVENUE, 0.3 MI

SHOPPING _____

- 1 Mariano's
4700 GILBERT AVENUE, 0.2 MI
- 2 Walgreens
4700 GILBERT AVENUE STE 58, 0.3 MI
- 3 Kirschbaum's Bakery
825 BURLINGTON AVENUE, 0.4 MI
- 4 Village True Value Hardware
835 BURLINGTON AVE, 0.4 MI
- 5 Casey's Market
915 BURLINGTON AVE, 0.5 MI

GYM _____

- 1 Yoga by Degrees
4700 GILBERT AVENUE #16, 0.3 MI
- 2 Elite Fitness And Gym
805 BURLINGTON AVENUE, 0.4 MI

MEDICAL _____

- 1 La Grange Pediatrics
4727 WILLOW SPRINGS ROAD, 0.3 MI
- 2 UChicago Medicine AdventHealth La Grange
5101 WILLOW SPRINGS ROAD MAIN ENTRANCE, 0.8 MI

SCHOOLS _____

- 1 Field Park Elementary school
4335 HOWARD AVENUE, 0.3 MI
- 2 Lyons Township High School South Campus
4900 WILLOW SPRINGS ROAD, 0.4 MI
- 3 Creative World Montessori School
1250 WEST GOODMAN AVENUE, 0.4 MI
- 4 McClure Junior High School
4225 WOLF ROAD, 0.5 MI

- 5 Lyons Township High School North Campus
100 SOUTH BRAINARD AVENUE, 0.7 MI

TRANSIT _____

- 1 Western Springs
METRA - BNSF RAILWAY, 0.5 MI

PARKS _____

- 1 Clark Park
4604 HOWARD AVENUE, 0.1 MI
- 2 Ridge Acres Park
4621 HARVEY AVENUE, 0.2 MI
- 3 Spring Rock Park
4400 CENTRAL AVENUE, 0.8 MI

SERVICES _____

- 1 PNC Bank
40 47TH STREET, 0.2 MI
- 2 United States Postal Service
4479 LAWN AVENUE, 0.4 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

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