



4537 CLAUSEN AVENUE  
WESTERN SPRINGS



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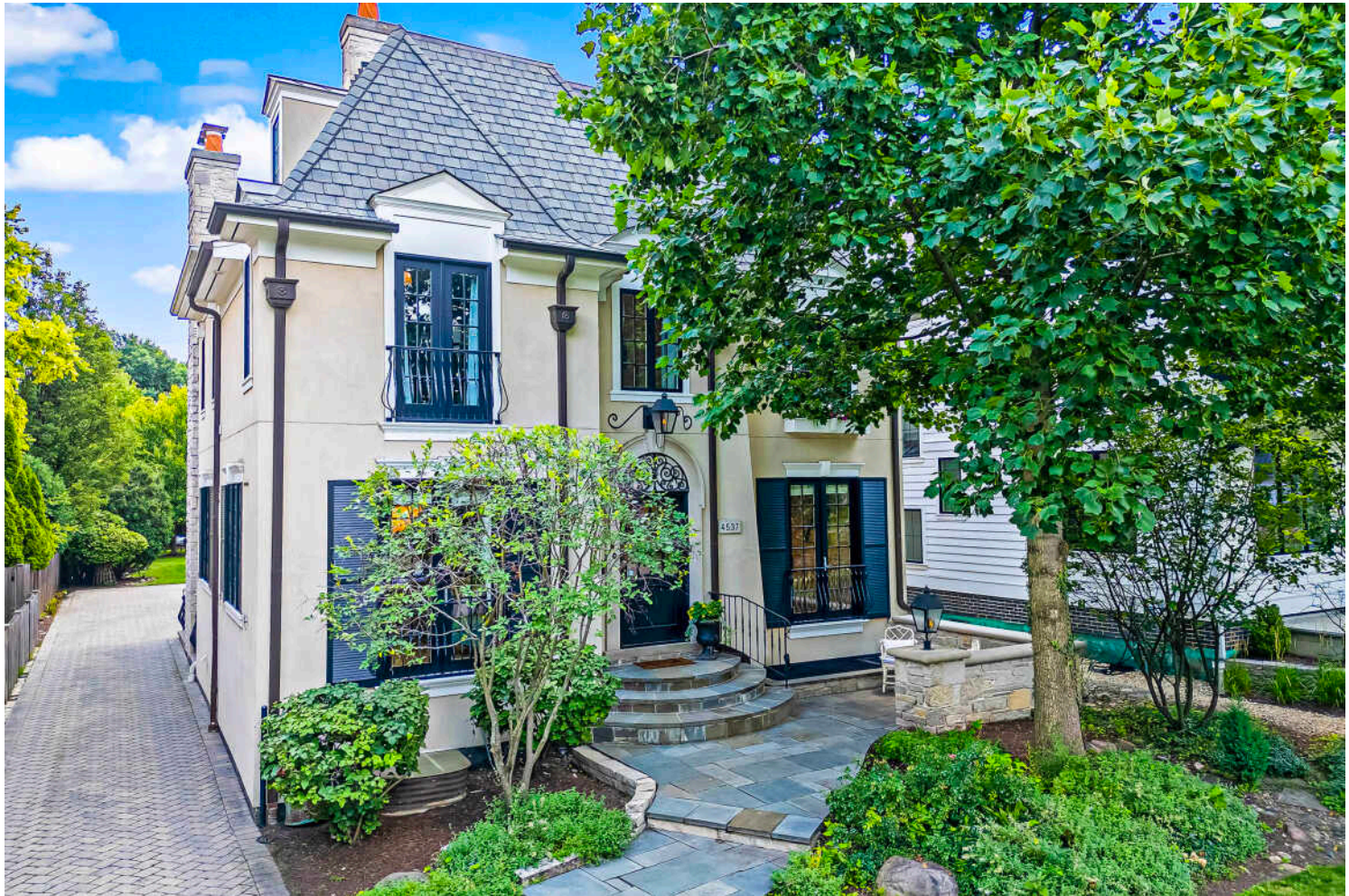


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## 4537 CLAUSEN AVENUE A DISTINCTIVE CUSTOM RESIDENCE WHERE TIMELESS ARCHITECTURE MEETS ENDURING QUALITY

### FEATURES

Perfectly positioned on an impressive 213-foot-deep lot with a picturesque, park-like backyard, this stunning residence spans over 5,800 square feet and seamlessly combines timeless charm with a fresh, sophisticated aesthetic. Custom-built with extraordinary attention to detail, every element of this residence was thoughtfully designed. As you tour, you'll discover extensive millwork, solid custom cabinetry, and substantial solid-core doors, all complemented by architectural enhancements rarely seen. Limestone surrounds, fieldstone and marble fireplace details, a mahogany front door with beveled glass, and leaded transom windows showcase the timeless artistry and enduring quality woven into every corner of this home. Surrounded by mature trees and lush landscaping, the home emanates warmth and luxury from the moment you arrive. The three-car attached garage adds convenience and functionality. Located in the sought-after Ridge Acres neighborhood, this home offers the perfect blend of tranquility and accessibility- just a short walk to the heart of Western Springs and minutes from the vibrant shops and dining of La Grange & Hinsdale.



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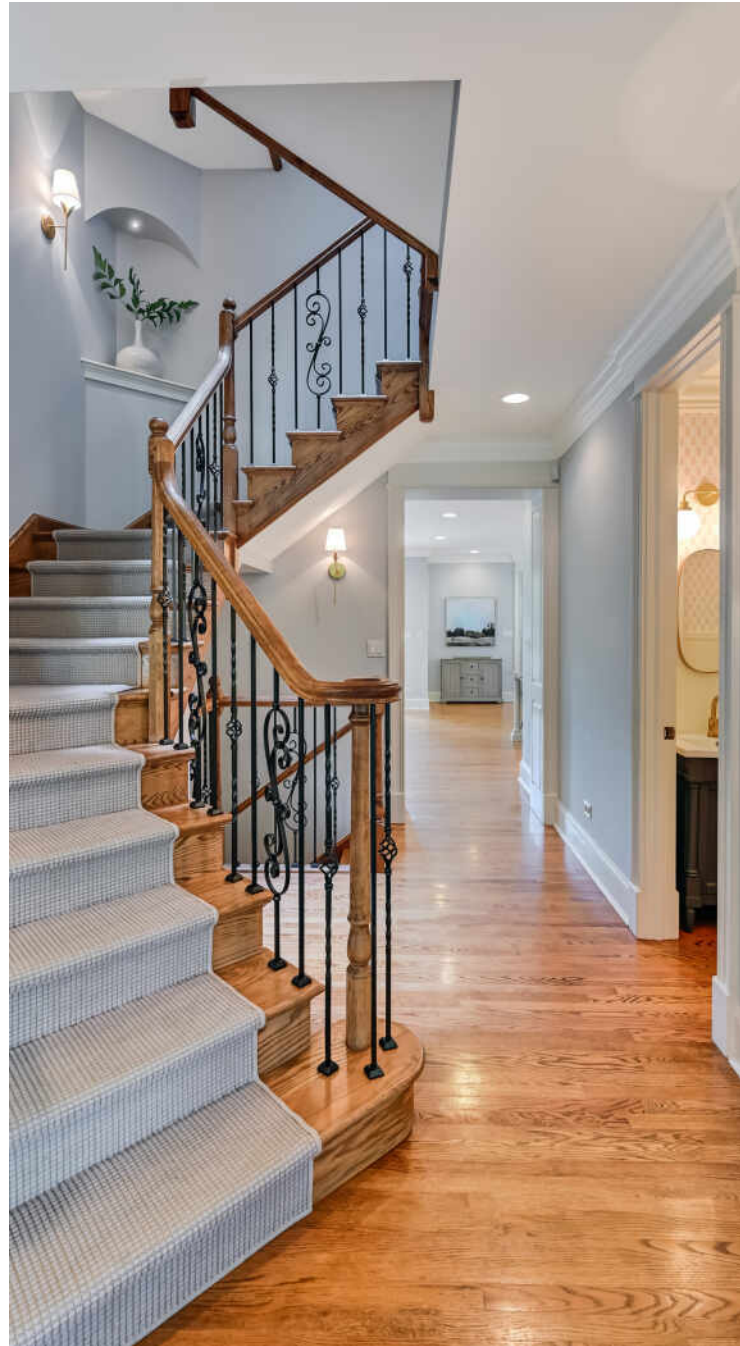
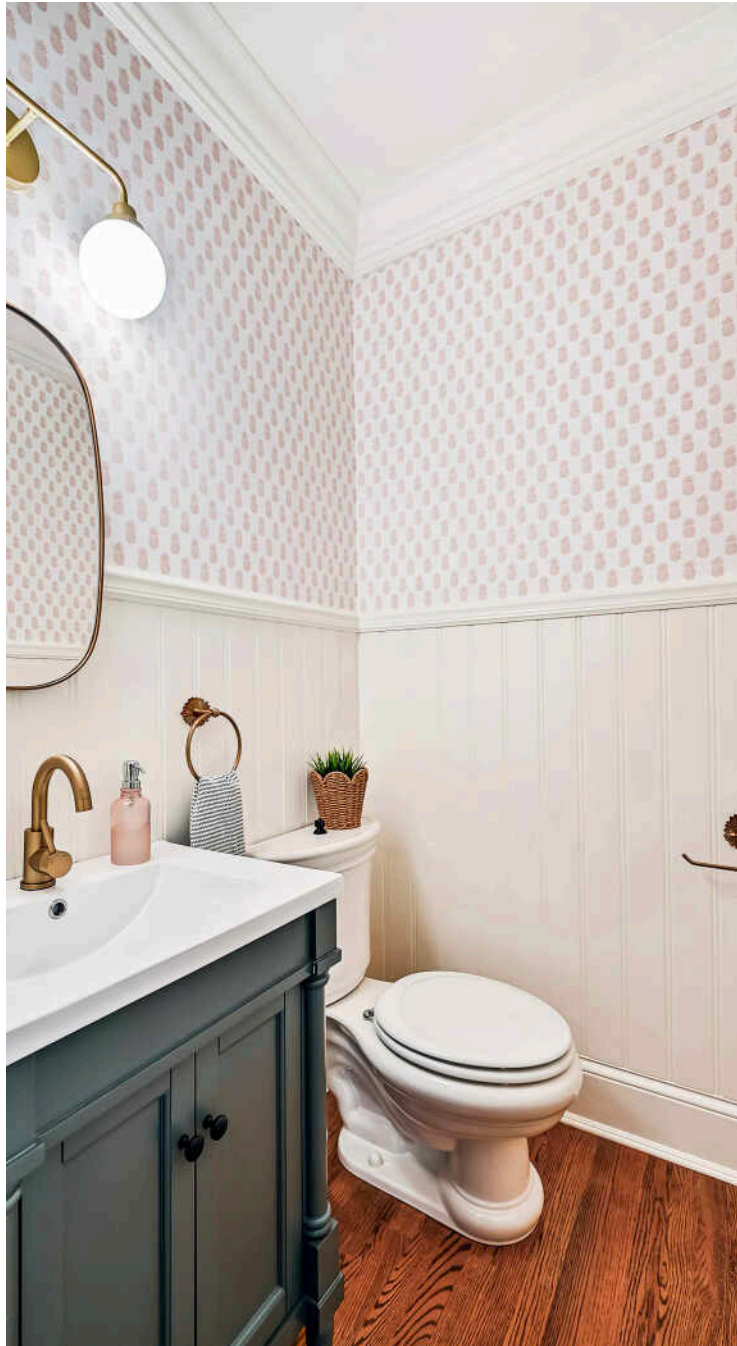












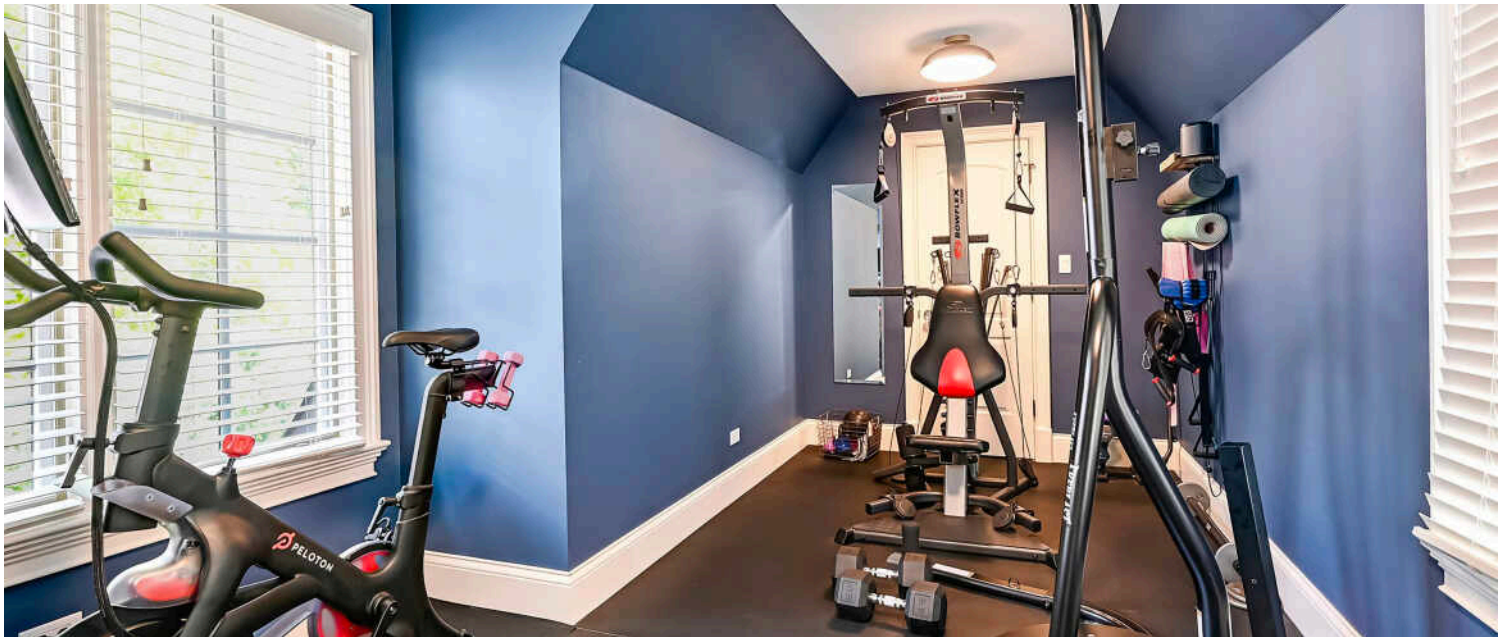






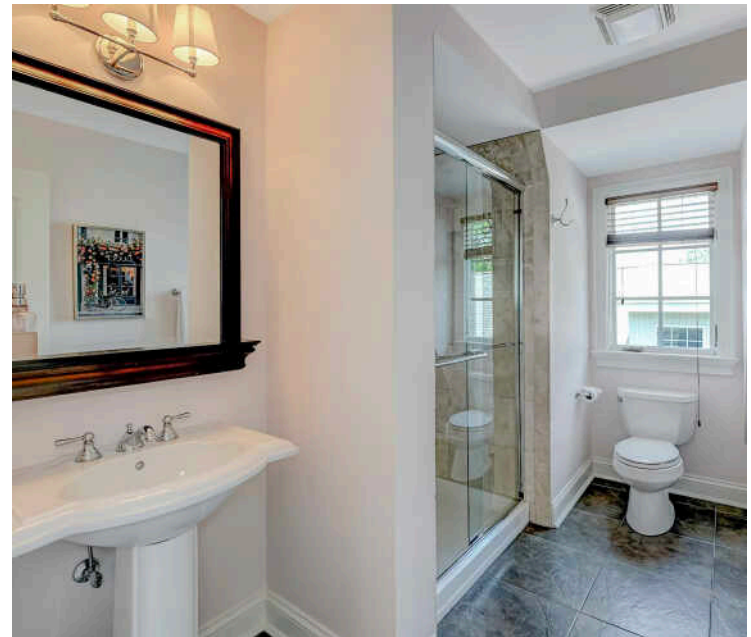
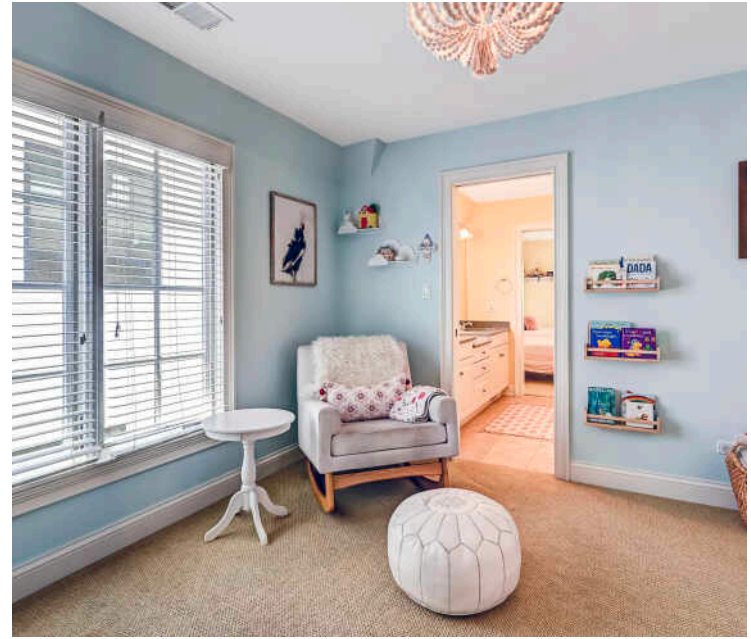
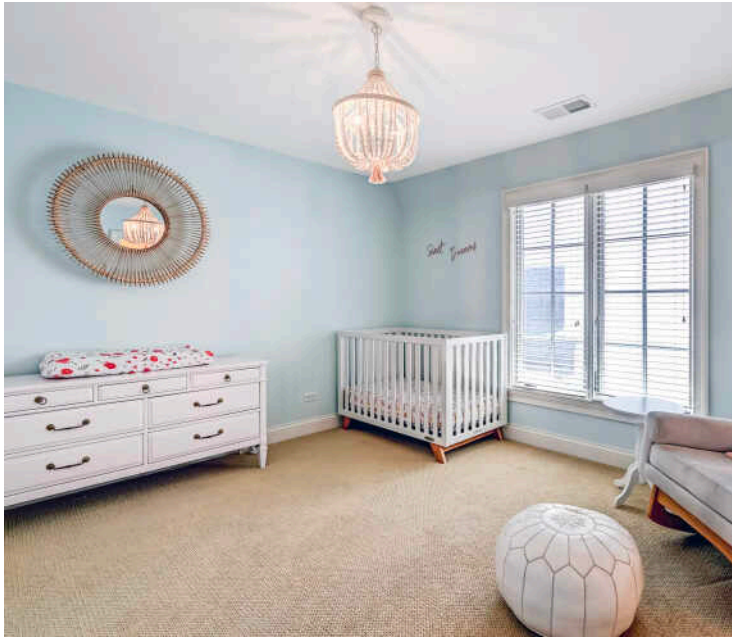








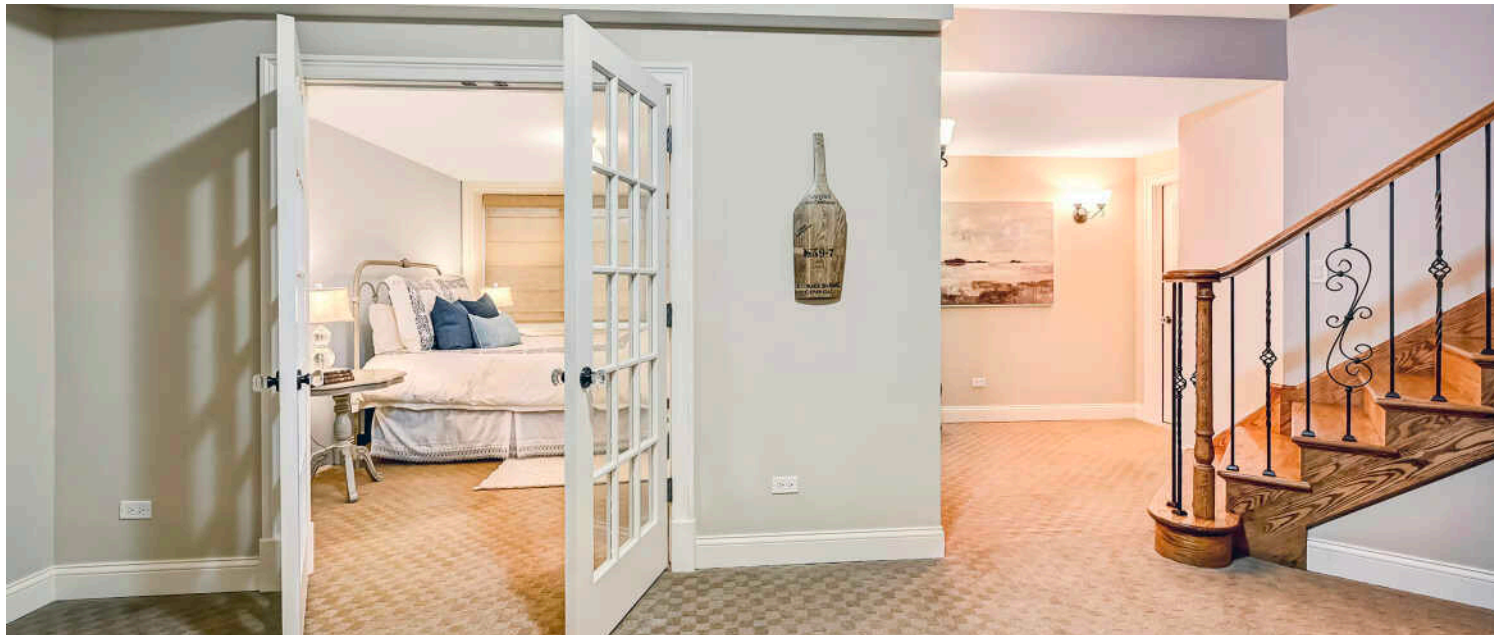










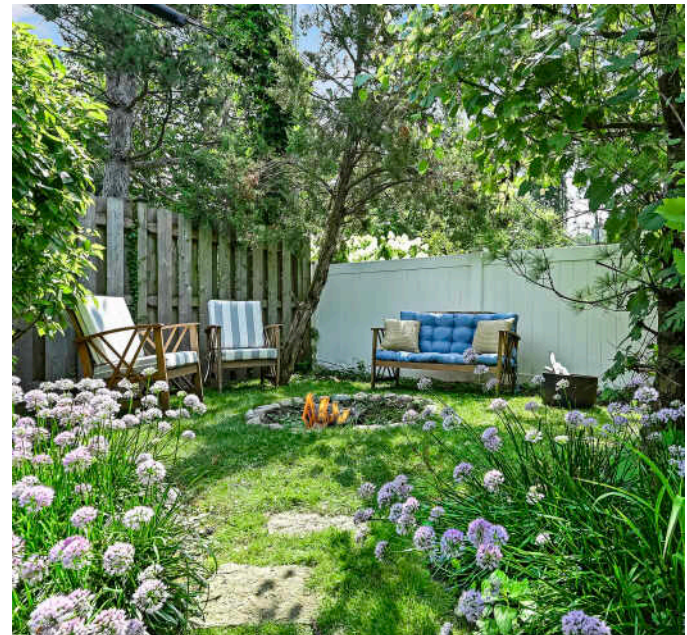


















THE VILLAGE OF **WESTERN SPRINGS** WAS NAMED FOR ITS CLEAR, COOL SPRINGS.

*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.







