

453 CHESTNUT STREET  
VALPARAISO





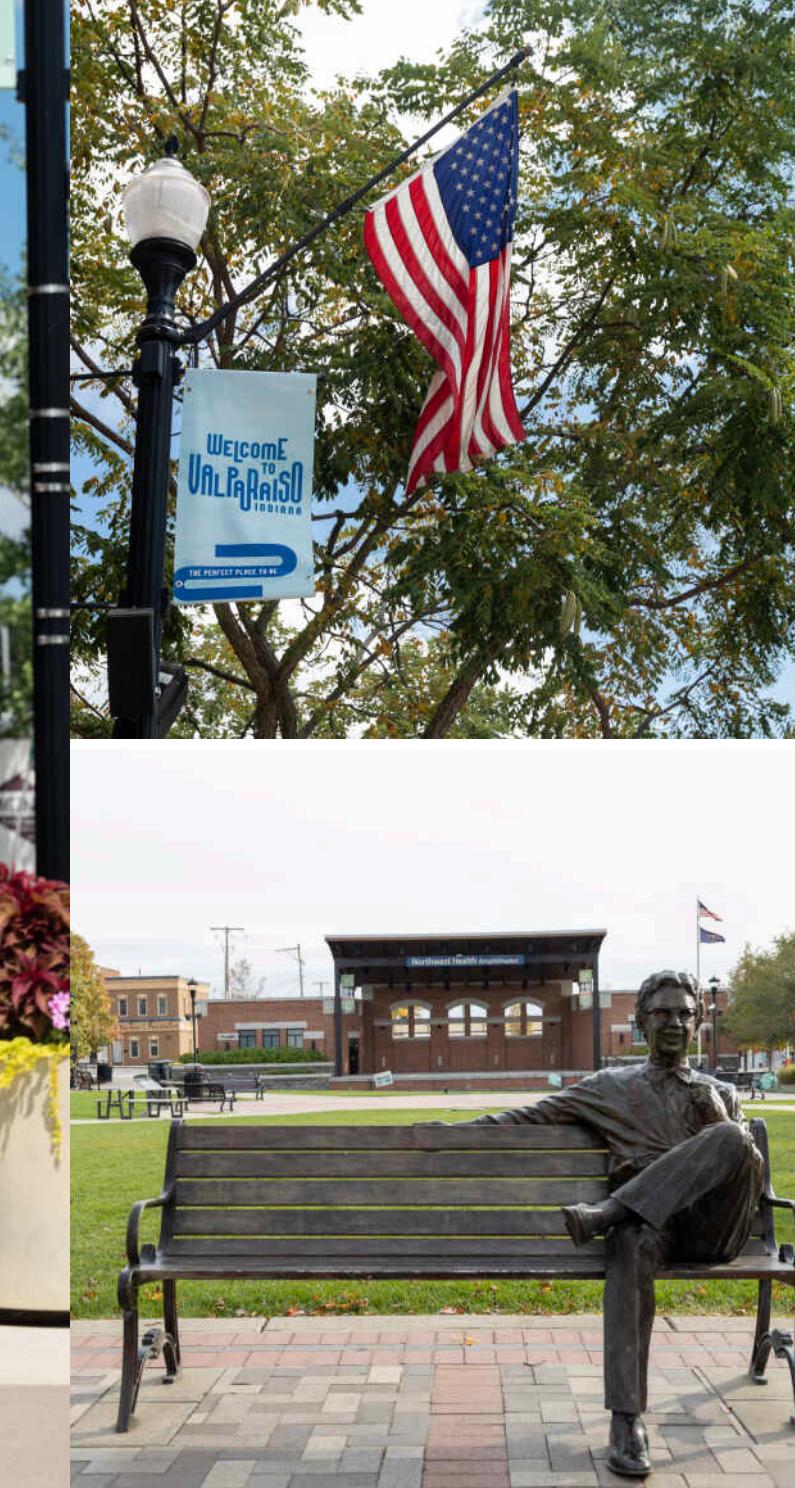
## LOVE WHERE YOU LIVE, NEAR WHAT YOU LOVE

Welcome home to this beautiful 20th century charmer! with 4 bedrooms, 2 bathrooms, and 3,000 finished square feet, you will be amazed by all it has to offer! The present owner has done an excellent job at honoring and embracing its unique historic character, while still making modern day improvements. The main floor boasts a large living room with a fireplace, leading into a formal dining room. The kitchen is brand new, complete with plenty of storage & stainless steel appliances. An office, sunroom, newly renovated bathroom, and main floor primary bedroom complete the main level. Upstairs, you will find 3 bedrooms and even more storage! The basement is finished and set up as a studio apartment space and has its own dedicated walk-out entrance from the backyard. There is a brand new 3/4 bathroom, as well as a laundry room. The location is hard to beat - steps away from downtown - restaurants, shopping, chicAGO dash bus, commuting, and more! The neighborhood is one of Valpo's most loved. Move into your new home for the new year. Don't wait! Schedule a showing today!

4 BEDROOM  
2 BATH  
TAXES: \$3,581







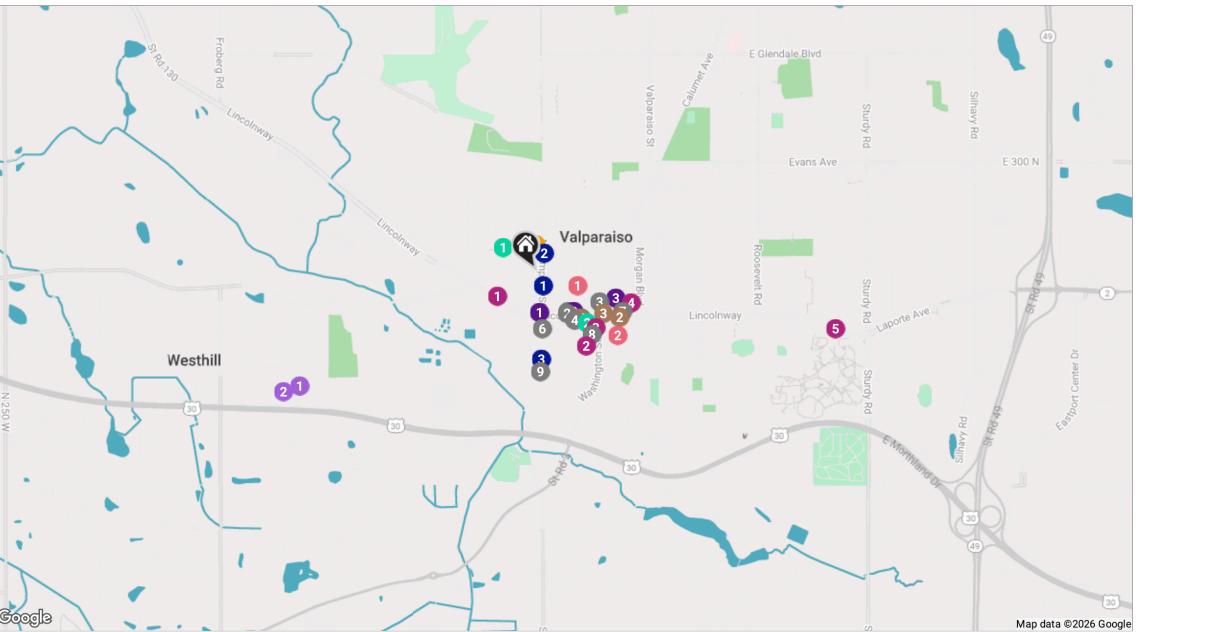
## KNOWN AS THE "VALE OF PARADISE," **VALPARAISO IS A BURGEONING CITY WITH AN ENGAGED COMMUNITY.**

One of Valparaiso's main attractions is its downtown area. The site of year-round events and local happenings, downtown Valparaiso is home to Central Park Plaza, Porter Health Amphitheater, and Urschel Pavilion, as well as several locally owned shops and restaurants. Among the community's noteworthy events are the Chocolate Walk, Valparaiso Wine Festival, Valpo Brewfest, Fall Harvest Festival, Porter County Fair, and Valparaiso Popcorn Festival, which honors former resident Orville Redenbacher. Residents are also treated to a farmers market and a summer concert series.

Boasting 238 acres, Sunset Hill Farm County Park is a hub of activity offering trails, camps, field trips, fitness programs, birdwatching, and gardening. Another park that locals frequent is Rogers-Lakewood Park. The 122-acre park offers hiking, biking, fishing, boating, and picnicking.

Valparaiso's thriving residential market features newly established subdivisions and historic downtown neighborhoods. The city's 15-plus parks and 20 miles of pathways find their way throughout these neighborhoods, giving residents ample opportunity to spend time outdoors.

When it comes to public transportation, Valparaiso has it covered. The ChicaGO Dash provides express bus service from downtown Valparaiso to downtown Chicago. Meanwhile, the Valpo South Shore Connect takes bus riders from downtown to the Dune Park South Shore train station, which provides service to South Bend and Chicago. Within the city, residents can travel throughout Valparaiso on one of five V-Line bus routes.



## RESTAURANTS

- 1 Brick Street Burrito  
3 NAPOLEON STREET, 0.2 MI
- 2 Lincoln Flats  
1 NAPOLEON STREET, 0.2 MI
- 3 Meditrina Market Cafe  
24 WASHINGTON STREET, 0.3 MI
- 4 Stacks Bar and Grill  
175 WEST LINCOLNWAY, 0.3 MI
- 5 The Rolling Stonebaker  
54 LAFAYETTE STREET, 0.3 MI
- 6 Franklin House  
58 SOUTH CAMPBELL STREET, 0.3 MI
- 7 Don Quijote  
119 EAST LINCOLNWAY, 0.4 MI
- 8 Uncle Menny's Original  
Greek's Pizzeria  
59 INDIANA AVENUE, 0.4 MI
- 9 Union Hall at Journeyman  
Distillery  
258 S CAMPBELL ST, 0.5 MI

## COFFEE

- FLUID Coffee Roasters  
159 WEST LINCOLNWAY, 0.3 MI
- Blackbird Cafe  
114 EAST LINCOLNWAY, 0.4 MI
- The Coffee Press  
9 LINCOLNWAY, 0.4 MI

---

## SHOPPING

---

- Family Express  
752 WEST LINCOLNWAY, 0.2 MI
- Valpo Velvet Ice Cream  
57 MONROE STREET, 0.4 MI
- Old World Market  
76 SOUTH WASHINGTON STREET,  
0.4 MI
- IVY Boutique  
204 JEFFERSON STREET, 0.5 MI
- Sunrise Health Foods -  
Valpo  
1708 E LINCOLNWAY, 1.4 MI

## GROCERY

- GROCERY**

---

  - 1 Strack & Van Til  
2168 W US HWY 30, 1.2 MI
  - 2 ALDI  
2352 W MORTHLAND DR, 1.3 MI
- SCHOOLS**

---

  - 1 Benjamin Franklin Middle School  
605 CAMPBELL STREET, 0.1 MI
- ENTERTAINMENT**

---

  - 1 Chicago Street Theatre  
154 W CHICAGO ST, 0.2 MI
  - 2 Memorial Opera House  
104 INDIANA AVE, 0.5 MI
- TRANSIT**

---

  - 1 Chicago & Campbell  
UNITED STATES, 0.1 MI
- PARKS**

---

  - 1 Jesse Lee Pifer Park  
400 ELMHURST STREET, 0.2 MI
  - 2 Central Park Plaza  
68 LAFAYETTE STREET, 0.3 MI
- SERVICES**

---

  - 1 United States Postal Service  
460 LINCOLNWAY, 0.2 MI
  - 2 Valparaiso City Hall  
166 LINCOLNWAY, 0.3 MI
  - 3 Valparaiso Public Library  
103 JEFFERSON STREET, 0.4 MI

---

1

---

## NOTES



## HANNAH TRUEBLOOD VILLANI

219.309.3421 MOBILE

219.531.2288 OFFICE

[HANNAHTRUEBLOOD@ATPROPERTIES.COM](mailto:HANNAHTRUEBLOOD@ATPROPERTIES.COM)

[WWW.HANNAHTRUEBLOOD.COM](http://WWW.HANNAHTRUEBLOOD.COM)

**@properties** | 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.