

**4709 MIDDAUGH AVENUE**  
DOWNERS GROVE



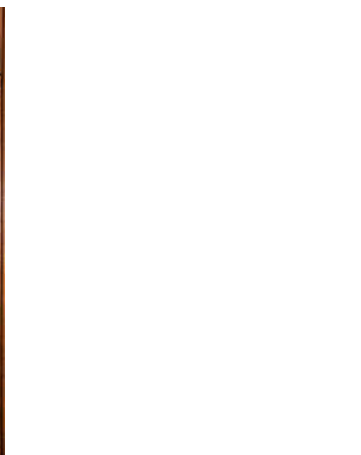
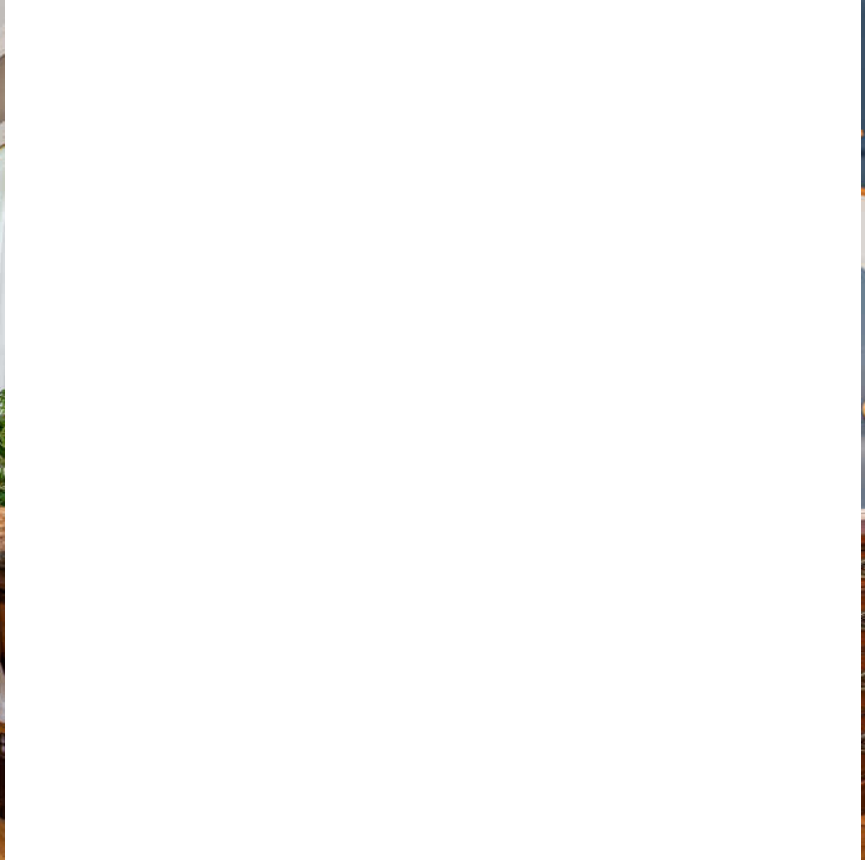
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## CHARMING EXPANDED FARMHOUSE ON A BRICK STREET, STEPS TO VIBRANT DOWNTOWN DOWNERS GROVE

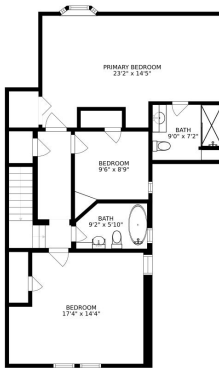
Charming expanded farmhouse on a brick street, steps to vibrant Downtown Downers Grove, Metra, Pierce Downer, Herrick and North High Schools. Location, Location, Location! The original home was built in 1897 and expanded in the recent past to include an updated kitchen with a sitting area, master bedroom with ensuite, and a screened porch. Large garage with a walk-up second floor complete with pool table! Solid maple hardwood floors, original wood work painted white. Unfinished basement typical of an older home- great for storage, Home has been lived in and loved by my client since the 80's and up kept as much as possible- she is downsizing and moving on to her next chapter. House needs some TLC and for sale AS IS - also priced competitively with land prices for area- lots of new construction trading in the \$900's-\$1mil+. Roof 2011, Furnace and AC 2003, Hot water heater 2020. Neighbors have access easement / shared driveway.

- 3 bedrooms
- 2.5 baths
- Finished Lofted Garage Space
- Screened Porch
- Steps to Downtown Downers Grove
- Sweet Farm House Style

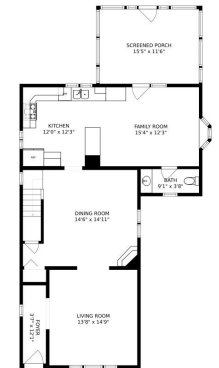




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## FORTUNATELY, **DOWNERS GROVE** DOESN'T LET FAME GO TO ITS HEAD.

The village has racked up more than its share of accolades, with *Forbes* naming it one of America's friendliest towns and *CNN* ranking it among the country's best places for a healthy retirement due to its abundance of parks and top-notch hospitals.

A varied housing stock exists in this robust community, ranging from historic homes from the mid-1800s to an assortment of Sears Roebuck Catalog Homes, which were built between 1908 and 1940 from purchased kits. New construction can also be found in the village.

Along with ample boutique shopping and upscale dining, Downers Grove hosts dozens of community events and festivals, attracting visitors and earning the village a place on the Chicago Tribune's "Top 10 List of Downtowns." The community is also home to the Downers Grove Museum, which includes the historic Blodgett House.

Metra's BNSF Railway has three stations in Downers Grove, providing direct transportation to Chicago.



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