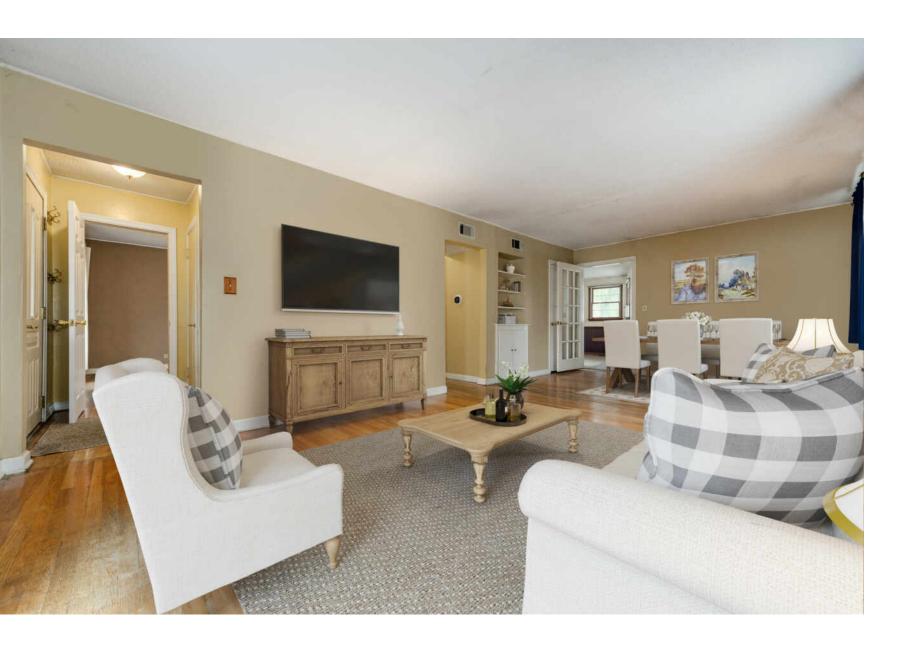
510 S GRACE STREET

LOMBARD







ROOM DIMENSIONS

LIVING ROOM/ DINING ROOM: 24' × 11'

FAMILY ROOM: 11' × 21'

KITCHEN: 11' × 8'

MASTER BEDROOM : 21' × 11'

SECOND BEDROOM: 8' × 11'

THIRD BEDROOM: 11' × 11'

FOURTH BEDROOM : 11' × 10'

LAUNDRY ROOM: 7' × 14'

A GREAT OPPORTUNITY TO OWN/INVEST IN A PRIME AREA OF LOMBARD!

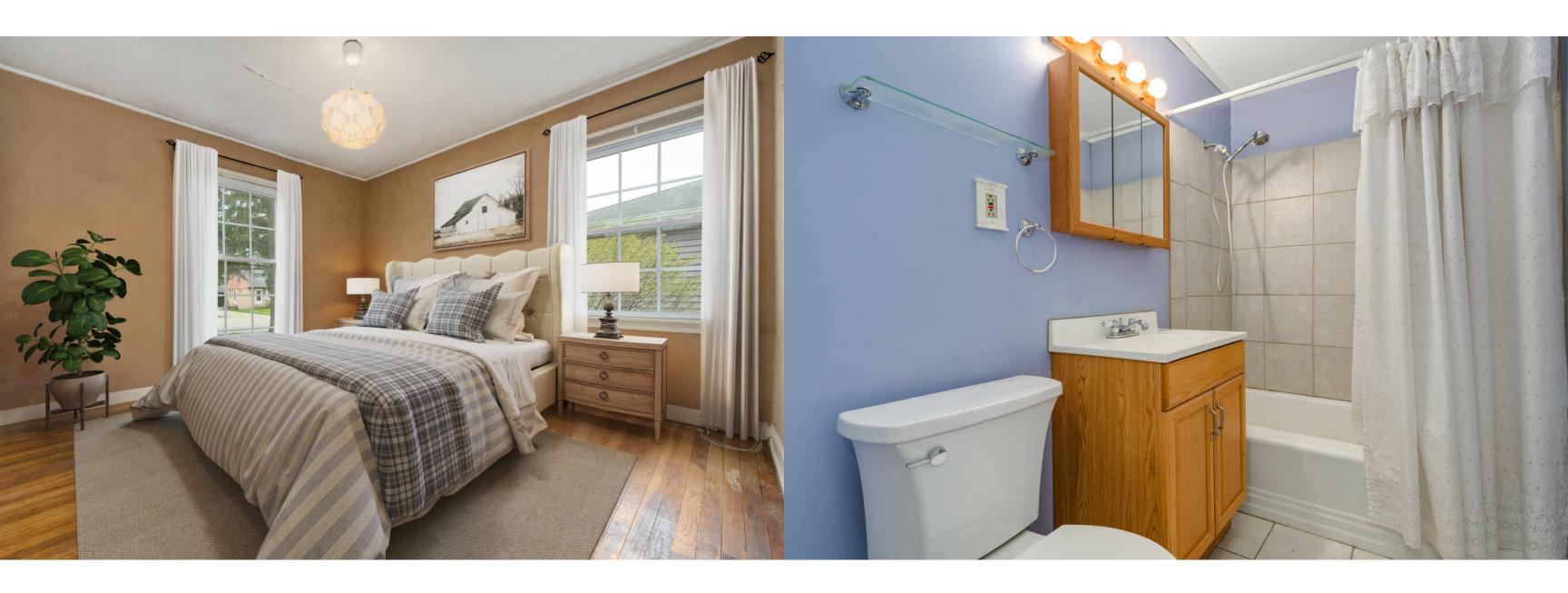
This quaint, Cape Cod home is perfectly nestled on a quarter acre lot with almost 1,400 sq ft of living space providing so much room for potential! The 4 bedroom/2 bathroom single family home features original oak hardwood flooring throughout with some carpeting in the family room. Three, nicely sized bedrooms and one bathroom is located on the top floor with an additional bedroom and second bathroom on the main floor. The main floor also includes a generously sized living room/dining room combo perfect for entertaining and family gatherings! An addition was designed to include a family room that provides direct access to a perfectly sized deck and spacious, fenced backyard! The full, partially finished basement includes a laundry room where the washer/dryer is located; and two additional rooms that can be utilized for an office/study and (or) storage space! Outside also includes a detached 1 car garage! Other home updates include a tankless, hot water system and a brand new furnace! Conveniently located near plenty of parks, schools, restaurants, shopping and easy access to I-355!

4 BEDROOM 2 BATH

TAXES: \$7,510.16



4 510 S GRACE STREET 510 S GRACE STREET 5



6 510 S GRACE STREET 510 S GRACE STREET 7













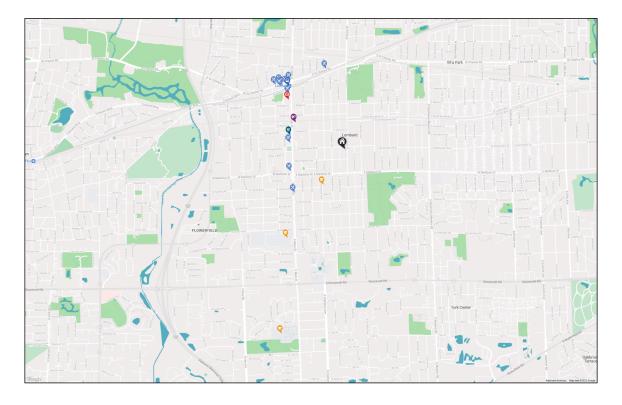


DESIGNATED THE "LILAC VILLAGE, "LOMBARD IS CHARACTERIZED BY ITS QUAINT, TREE-LINED STREETS AND CLOSE-KNIT COMMUNITY.

Lombard residents are proud of the village's rich history, diverse entertainment opportunities, and unique seasonal events such as Cruise Nights and Summer Concert Series, which puts vintage vehicles and live music on display throughout the summer.

Since 1930, the village has hosted an annual lilac festival and parade in May. Lilac Time is Lombard's famed 16-day horticultural festival held at the beautiful Lilacia Park. Several other lilac-themed events take place throughout the year, including a formal ball, concerts, wine and beer tastings in the park, and an arts and crafts fair.

Metra's Union Pacific West Line railway stops in Lombard, providing commuter transportation to downtown Chicago.





Gianorio's Pizza & Pasta 434 SOUTH MAIN STREET, 0.5 MI

Andreses Restaurant 592 SOUTH MAIN STREET, 0.5 MI

Bumper 2 Burger 715 SOUTH MAIN STREET, 0.6 MI

Rosemary and Jeans Public House 116 SOUTH MAIN STREET, 0.7 MI

O'Neill's Pub 236 EAST SAINT CHARLES ROAD, 0.8 MI

The Lilac League 4 SOUTH PARK AVENUE, 0.8 MI

GroundLevel 105 105 WEST SAINT CHARLES ROAD, 0.8 MI Babcock's Grove House 101 WEST SAINT CHARLES ROAD, 0.8 MI

Sweet Street Candies and Goodies

SWEET STREET CANDIES AND GOODIES, 0.8 MI

Egg House 2 WEST SAINT CHARLES ROAD, 0.8 MI

Bricks Wood Fired Pizza -Downtown Lombard 132 WEST SAINT CHARLES ROAD, 0.9 MI

Lom-Ling Restaurant 108 WEST SAINT CHARLES ROAD #2231, 0.9 MI



The Prairie Club
12 WILLOW STREET EAST UNIT A, 0.5 MI

SHOPPING

Great Plains Recording Co. 12 WILLOW STREET EAST, 0.5 MI

The Ladies Room Resale Consignment Boutique 410 SOUTH MAIN STREET, 0.5 MI

PHEALTH CLUBS

Foundation Fitness Club 12 WEST WILLOW STREET, 0.5 MI

Yoga Place 4 SOUTH PARK AVENUE, 0.8 MI

HOSPITALS

Edward-Elmhurst Health Center -Lombard 130 SOUTH MAIN STREET, 0.7 MI SCHOOLS

Wm Hammerschmidt Elementary School 617 HAMMERSCHMIDT AVE, 0.4 MI

> Glenbard East High School 1014 SOUTH MAIN ST, 1.0 MI

Glenn Westlake Middle School 1514 SOUTH MAIN ST, 1.8 MI

TRANSIT

Lombard METRA - MILWAUKEE DISTRICT WEST, 0.8 MI

Lombard METRA - UNION PACIFIC WEST, 0.8 MI

NOTES			

14 510 S GRACE STREET 510 S GRACE STREET 15



SOHAIL SALAHUDDIN

312-437-7799 SOHAIL@ATPROPERTIES.COM SOHAILREALESTATE.COM





630-290-9221 CRQUAGLIA@ATPROPERTIES.COM





