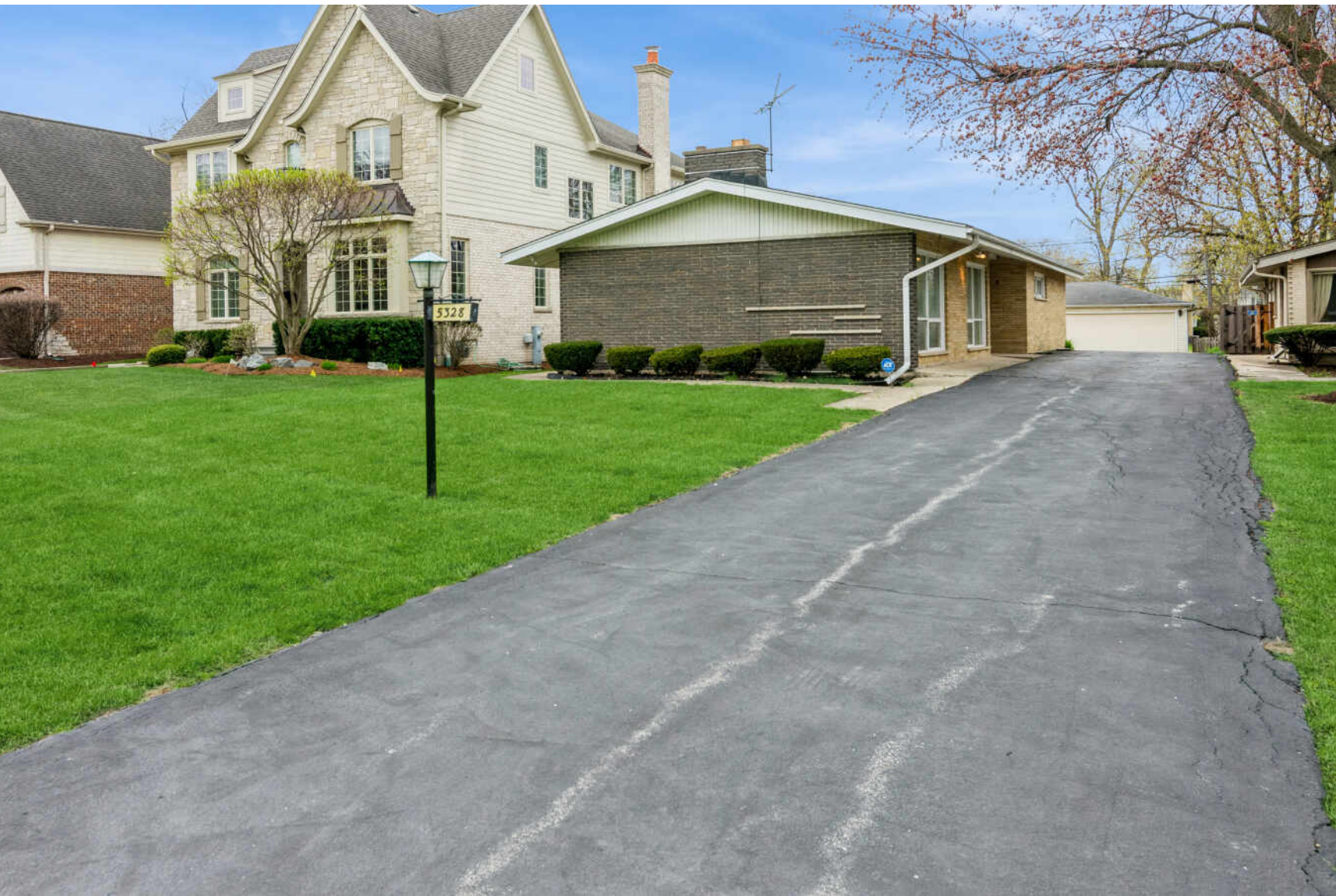


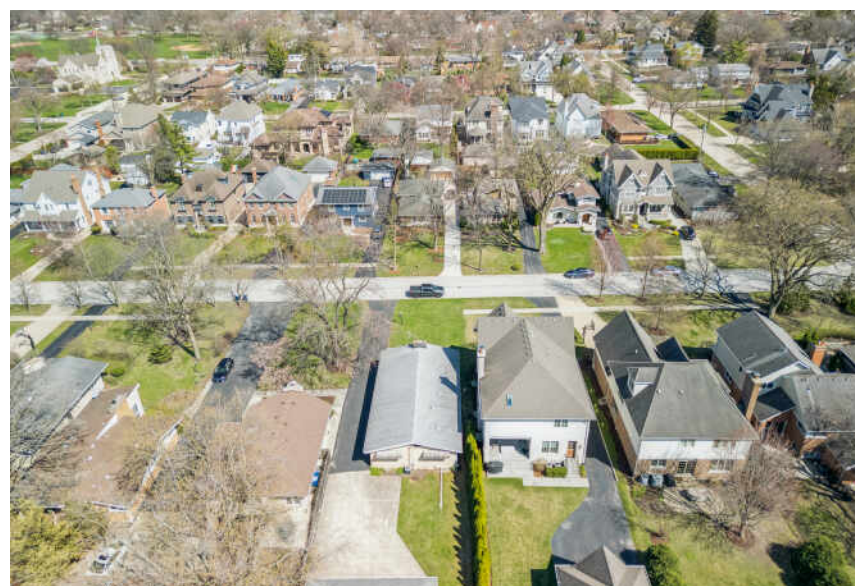
5328 GRAND AVENUE
WESTERN SPRINGS

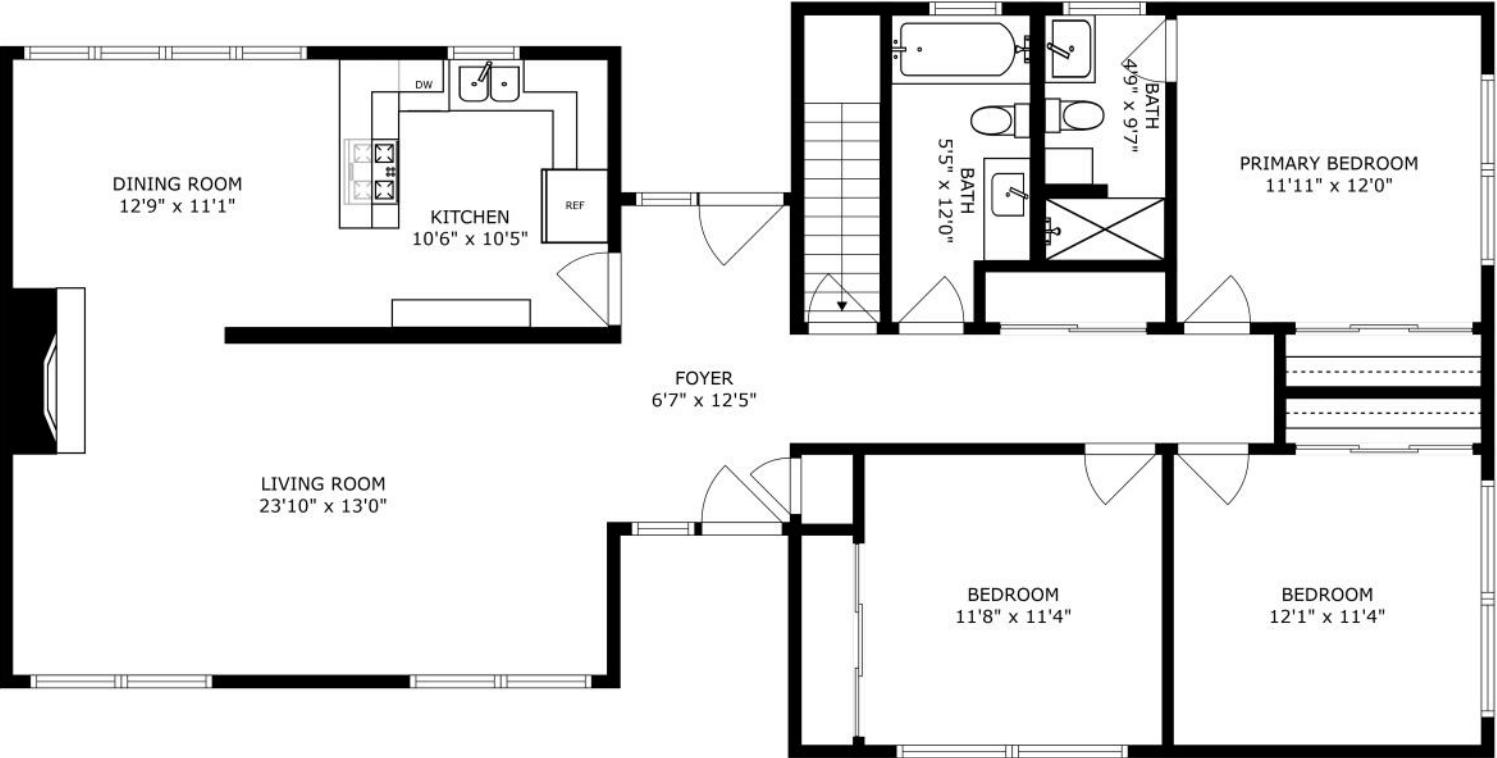




3 BEDROOM
2 BATH
TAXES: \$11,343

Great potential to renovate or build your own! This long-time owner of over 40 years is selling this ranch home, located in a walk to Forest Hills Elementary School location. The property is situated on a deep lot on a beautiful tree lined street and is an ideal opportunity to rehab the existing home or build new. The home is being sold as-is and features 3 bedrooms, 2 baths, and includes a full basement and a large detached 3-car garage. This is your chance to Refresh, Remodel or Build New in Western Springs!





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

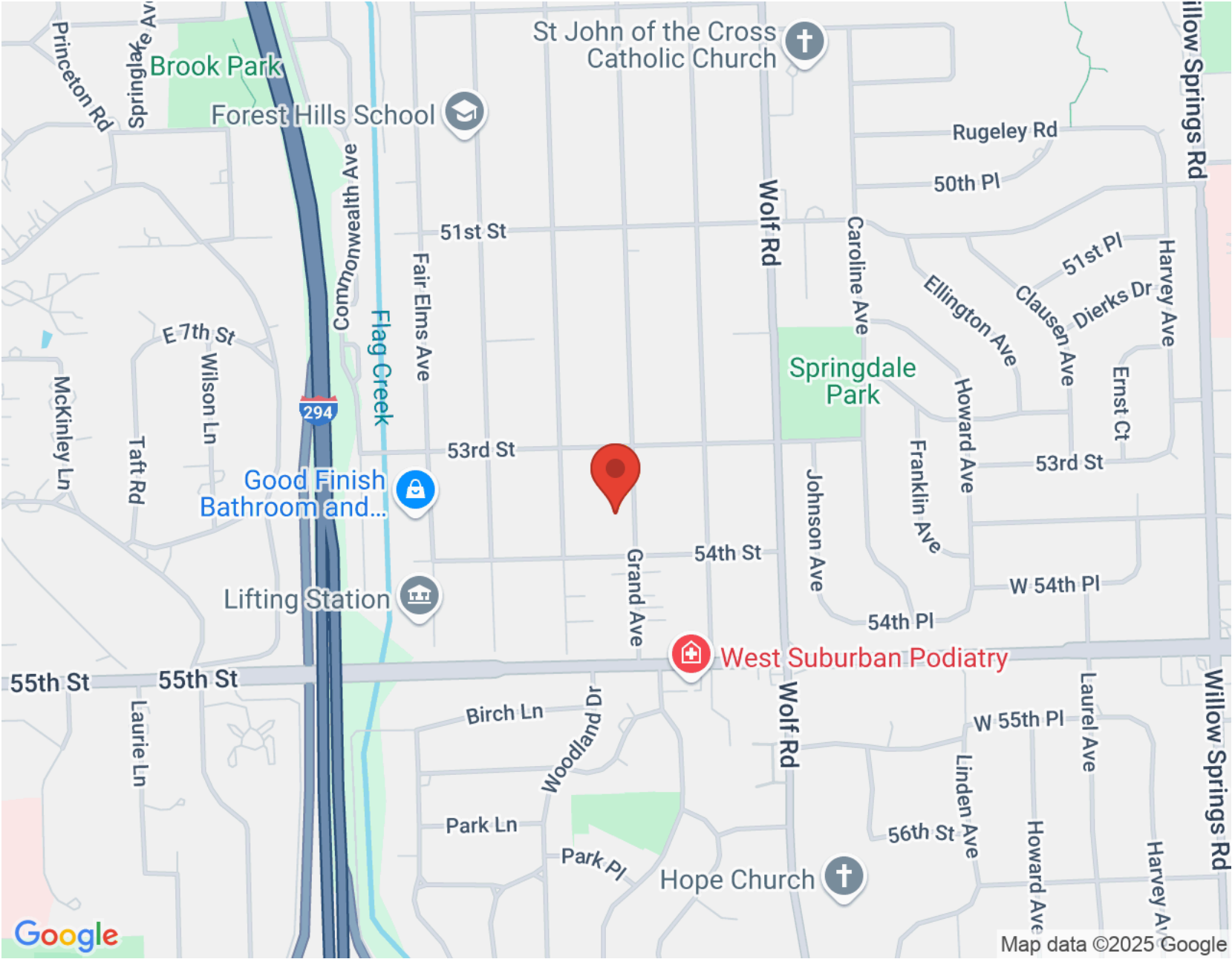
The springs may be gone, but the community continues to thrive, offering beautiful homes, a short commute, and plenty of parks and recreation.

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.



NOTES _____



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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.

