



601 S BRAINARD AVENUE
LA GRANGE



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FEATURES

Stately brick 4+1 bedroom, 3.1-bath home in the sought-after Country Club section, ideally nestled between both LT campuses and offering a true walk-to location for schools, Waiola Park, LGCC, and the commuter train. Thoughtfully updated throughout, this home is truly turnkey, with cosmetic improvements complemented by major mechanical updates including drain tile and overhead sewer, upgraded water line, new AC, furnace belt and motor replacement, and a new tankless water heater. A welcoming two-story foyer opens to the living and dining rooms, both filled with natural light and accented by gleaming hardwood floors. Exceptional craftsmanship is evident in the detailed trim work, moldings, and custom built-ins. The spacious kitchen features antique white custom cabinetry, subway tile backsplash, granite countertops and island, and high-end appliances including a Sub-Zero refrigerator. All four bedrooms on second floor are generously sized with excellent closet space. The primary suite offers a true retreat with a luxurious en-suite bath, custom closets, and a vaulted ceiling with architectural cross beams. The beautifully finished basement showcases exceptional craftsmanship with a bespoke family room, stunning full bath, and an additional room currently used as a bedroom, offering flexible living/office space. An attached two-car garage with access from 48th Street adds everyday convenience. The professionally landscaped yard with sprinkler system and expansive patio creates an ideal setting for outdoor living and entertaining.



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ALL ROADS LEAD TO **LA GRANGE**, JUST ONE OF THE REASONS THE SUBURB IS A POPULAR PLACE TO CALL HOME

Locals love the convenience of La Grange, which is highlighted by its access to major highways and public transportation. Residents also enjoy the community's vibrant downtown, featuring a movie theater, shopping, and dining.

One of the Chicago area's top transit suburbs, La Grange has two Metra train stations providing direct transportation to Chicago's Union Station. Two major highways also run through the village and intersect with I-294 and I-55, putting the community within easy reach of airports and the city.

Of course, location is not all that La Grange has to offer. The community also has a charming downtown and a historic district designated by the National Register of Historic Places.

La Grange offers a variety of single-family homes in a range of styles and prices. Many homes are architecturally significant and have been carefully restored to preserve their original charm such as Victorian, Queen Anne, and Prairie School-style homes. The village has a few homes designed by Frank Lloyd Wright, including a "bootleg" house that Wright designed on the side while working for architect Louis Sullivan.

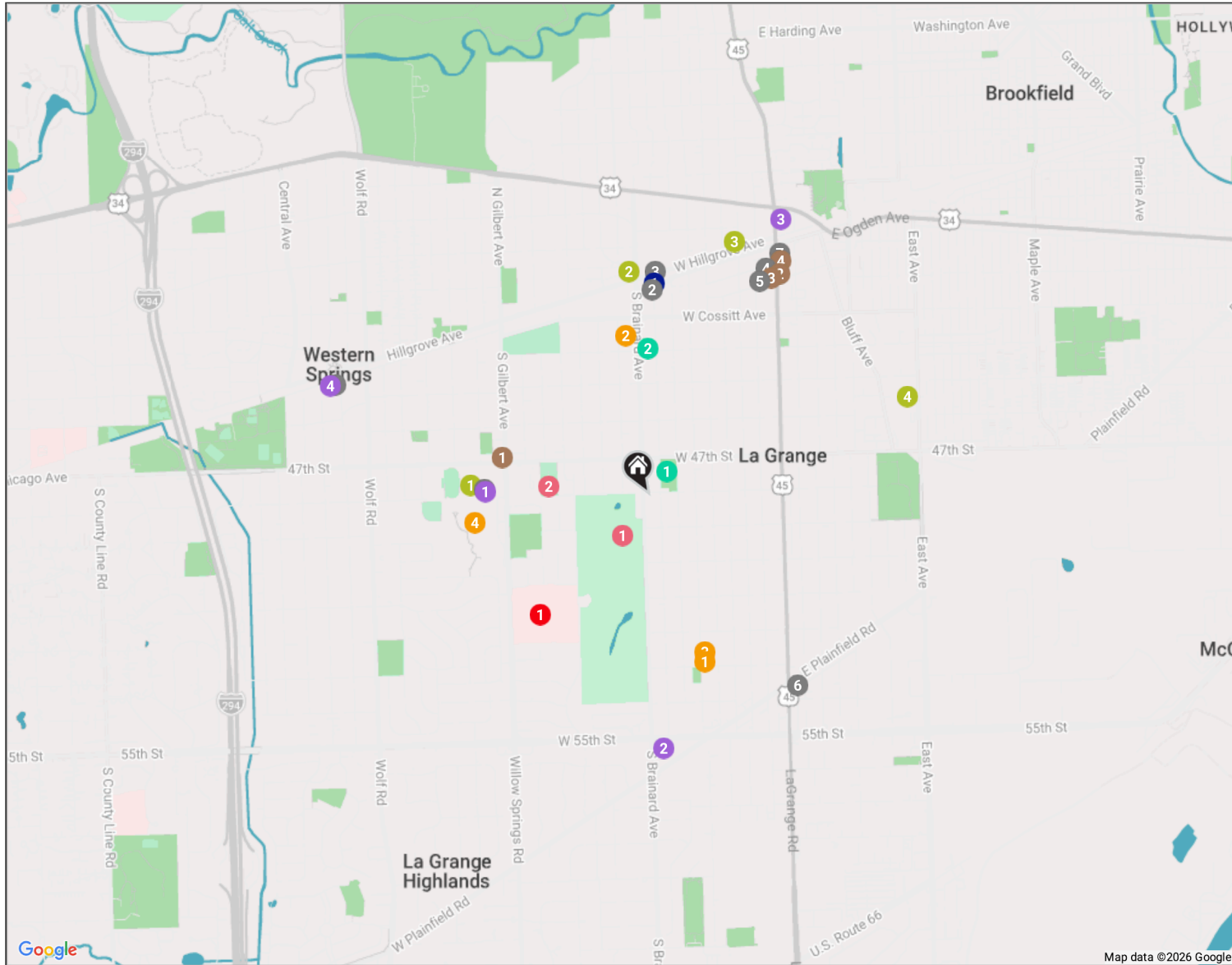
With dining, shopping, nightlife, and a movie theater, La Grange has a vibrant downtown, earning the village a place on *Chicago* magazine's list of best neighborhoods and suburbs.

A number of events are held each year, including the annual Pet Parade, craft show, Endless Summerfest, and West End Art Festival, along with seasonal celebrations. Residents also enjoy abundant recreation, with the community's park district maintaining dozens of acres of parkland.

NEIGHBORHOOD GUIDE MAP

601 S BRAINARD AVENUE

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NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1 Lou Malnati's Pizzeria
4700 S GILBERT AVE, 0.6 MI
- 2 MilkStop
700 W BURLINGTON AVE, 0.7 MI
- 3 Antonino's Ristorante
701 W HILLGROVE AVE, 0.8 MI
- 4 fourteensixteen
14 CALENDAR AVENUE, 0.9 MI
- 5 The Elm
23 W HARRIS AVE, 0.9 MI
- 6 Jimmy John's
5321 LAGRANGE ROAD UNIT C, 0.9 MI
- 7 Kama - La Grange
9 LAGRANGE ROAD, 1.0 MI
- 8 Petite Vie Brasserie
909 BURLINGTON AVE, 1.2 MI

COFFEE _____

- 1 Starbucks Coffee Company
6 WEST 47TH STREET, 0.6 MI

2 Owl and Lark
41 LAGRANGE ROAD, 0.9 MI

3 Blackberry Market
36 LAGRANGE ROAD, 0.9 MI

4 Wheelys Coffee Lounge
21 LAGRANGE ROAD, 1.0 MI

GROCERY _____

1 Mariano's
4700 S GILBERT AVE, 0.6 MI

2 Jewel-Osco
5545 SOUTH BRAINARD AVENUE,
0.9 MI

3 Trader Joe's
25 N LA GRANGE RD, 1.1 MI

4 Casey's Market
915 BURLINGTON AVE, 1.2 MI

GYM _____

1 Yoga by Degrees
4700 SOUTH GILBERT AVENUE #16,
0.6 MI

2 The Local Workout
806 WEST ARLINGTON AVENUE,
0.8 MI

3 Orangetheory Fitness
10 NORTH ASHLAND AVENUE, 1.0 MI

4 Park District of La Grange
536 EAST AVE, 1.0 MI

MEDICAL _____

1 UChicago Medicine
AdventHealth La Grange
5101 WILLOW SPRINGS ROAD MAIN
ENTRANCE, 0.6 MI

SCHOOLS _____

1 William F. Gurrie Middle
School
1001 SOUTH SPRING AVENUE, 0.6 MI

2 Lyons Township High
School North Campus
100 SOUTH BRAINARD AVENUE,
0.6 MI

3 Spring Avenue Elementary
School
1001 S SPRING AVE, 0.6 MI

4 Lyons Township High
School South Campus
4900 WILLOW SPRINGS RD, 0.6 MI

ENTERTAINMENT _____

1 La Grange Country Club
620 S BRAINARD AVE, 0.2 MI

2 La Grange Field Club
1300 W 47TH ST, 0.4 MI

TRANSIT _____

1 Stone Ave
METRA - BNSF RAILWAY, 0.8 MI

PARKS _____

1 Waiola Park
LA GRANGE, 0.1 MI

2 Elm Park
LA GRANGE, 0.5 MI

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