

6031 N MARMORA AVENUE  
EDGEBROOK







#### ROOM DIMENSIONS

LIVING ROOM : 17' × 12'  
FAMILY ROOM : 17' × 10'  
DINING ROOM : 14' × 12'  
KITCHEN : 12' × 11'  
PRIMARY BEDROOM : 22' × 16'  
SECOND BEDROOM : 16' × 15'  
THIRD BEDROOM : 11' × 10'  
FAMILY ROOM : 10' × 10'  
BREAKFAST ROOM : 18' × 7'  
LAUNDRY ROOM : 14' × 12'  
REC ROOM : 25' × 23'

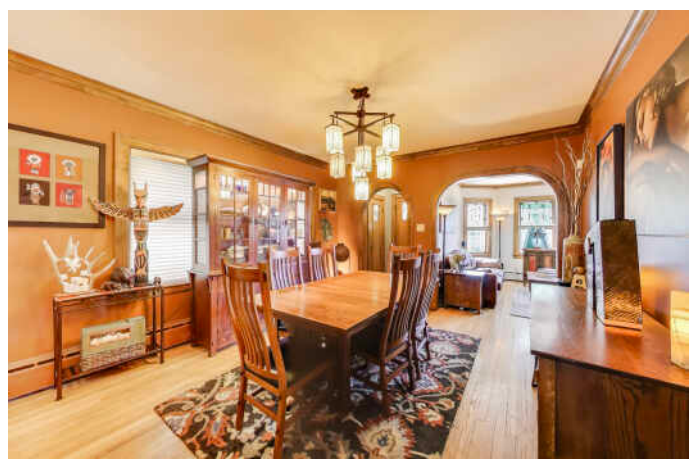
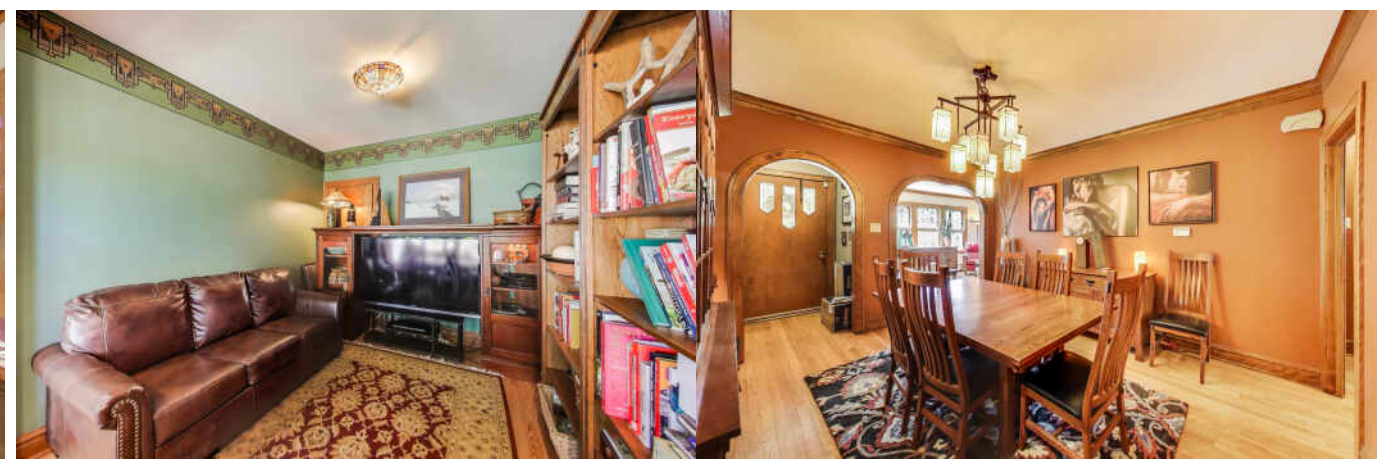
3 (EASY TO TURN BACK INTO 4) BEDROOM  
3 BATH  
TAXES: 7595

## MOVE-IN READY S. EDGEBROOK BUNGALOW!

Nestled on one of the most beautiful and secluded blocks in the city! Incredibly quiet and private, the 6000 block of Marmora is only one block long! Truly a peaceful enclave, surrounded by forest preserves and public greenspace, unlike almost any other block in the city! This meticulously maintained and EXPANDED classic brick bungalow was a 4bed/3bath but is now a 3bed/3bath with TWO KING SIZE bedrooms suites upstairs with a tastefully renovated shared bath with heated floors, double vanity, skylights and tons of storage in between. Walk in closets in both rooms as well as individually controlled mini-split AC units plus radiant heat. First floor has beautiful unpainted natural wood trim with unusual arched doorways, hardwood floors and GORGEOUS original stained glass windows! Large separate living room and dining rooms. Peninsula kitchen has newer stainless steel appliances, granite counters plus a pantry. Fourth bedroom off kitchen used as a breakfast room/family room that overlooks the large deck and charming perennial garden with mature magnolia tree. HUGE, tall finished basement with full bath and TONS of storage with flood control! GIANT barn like garage also has TONS of attic storage! Easy access to Edgebrook and Caldwell golf courses, bike and walking trails. Close to Metra, Edens & Kennedy expressways.

- Many expensive updates already done...plumbing, electric, etc.
- Full height, large second story dormer addition
- Full height, totally refinished basement with flood control
- Best of both worlds: radiant heat + mini split high-efficiency AC
- Originally a 4bed, could easily be converted back if you needed
- Gorgeous peaceful block surrounded by forests and golf courses

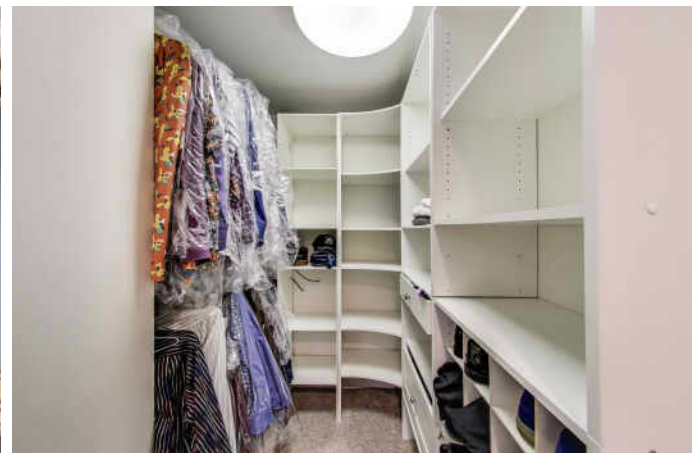




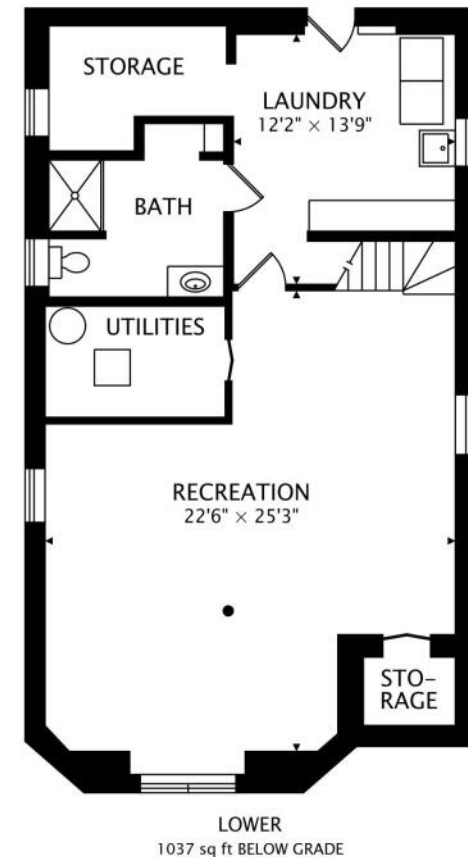
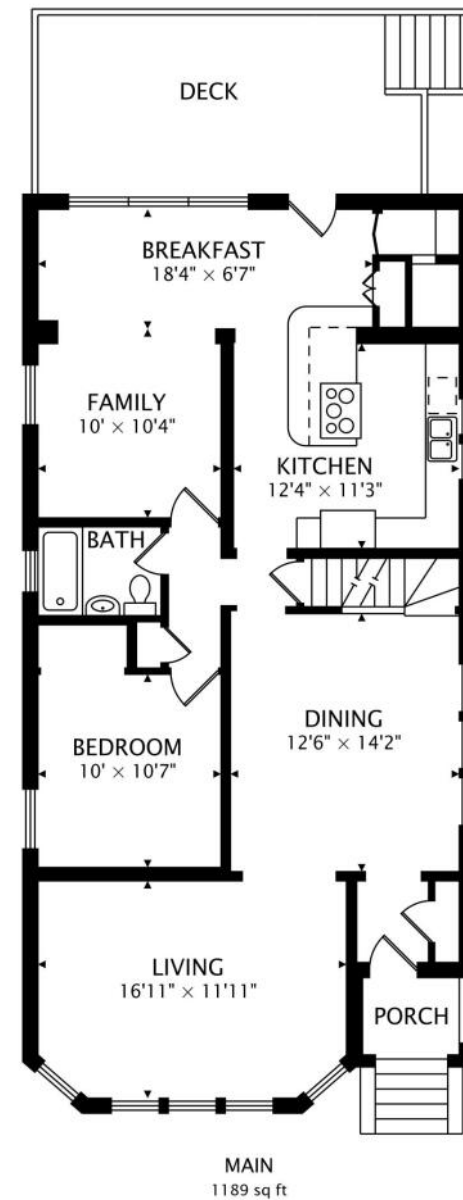
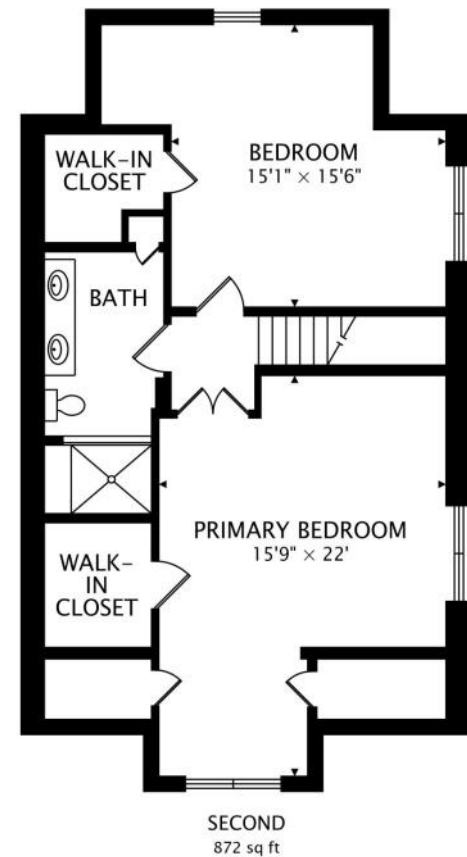
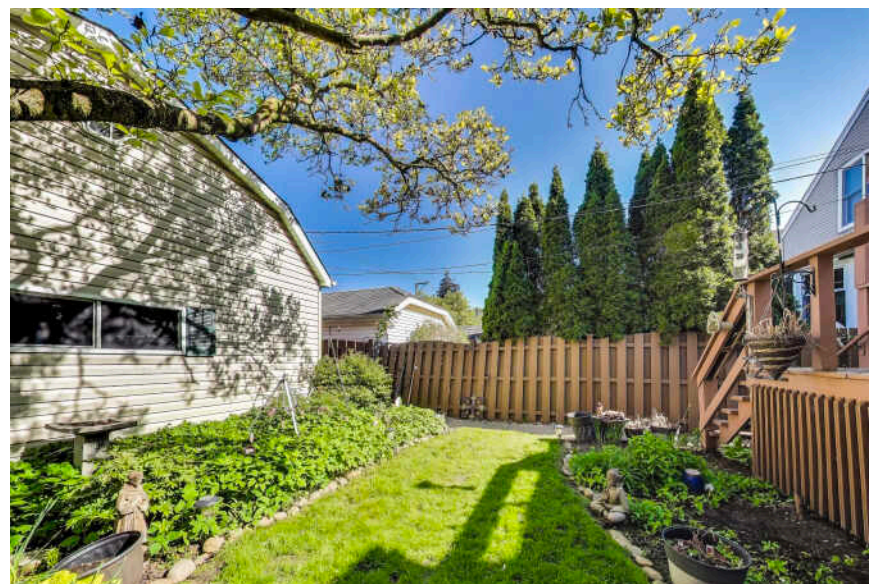
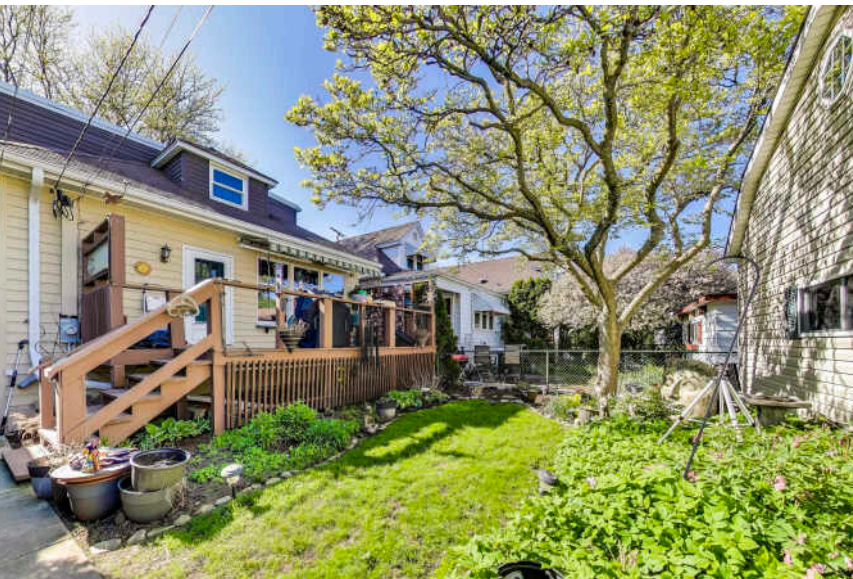




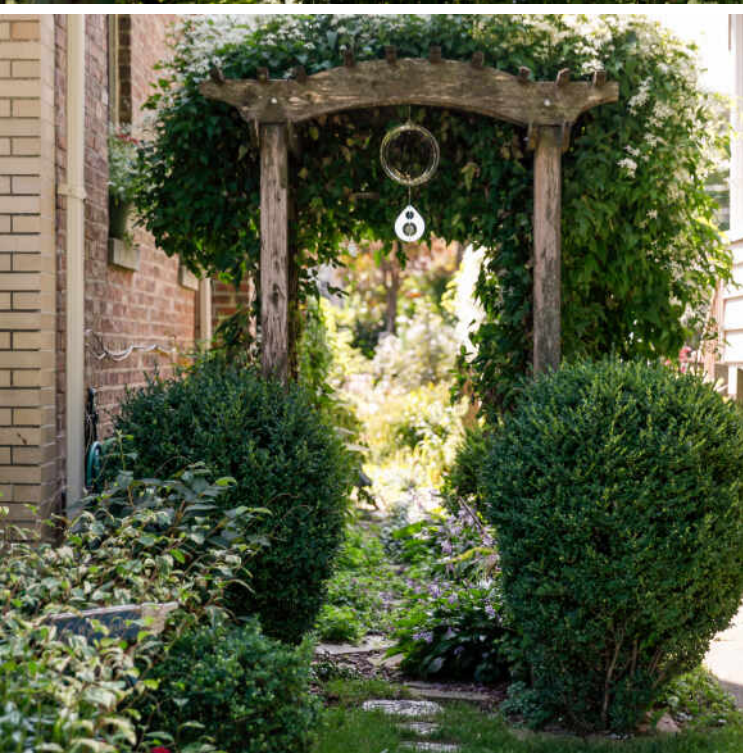












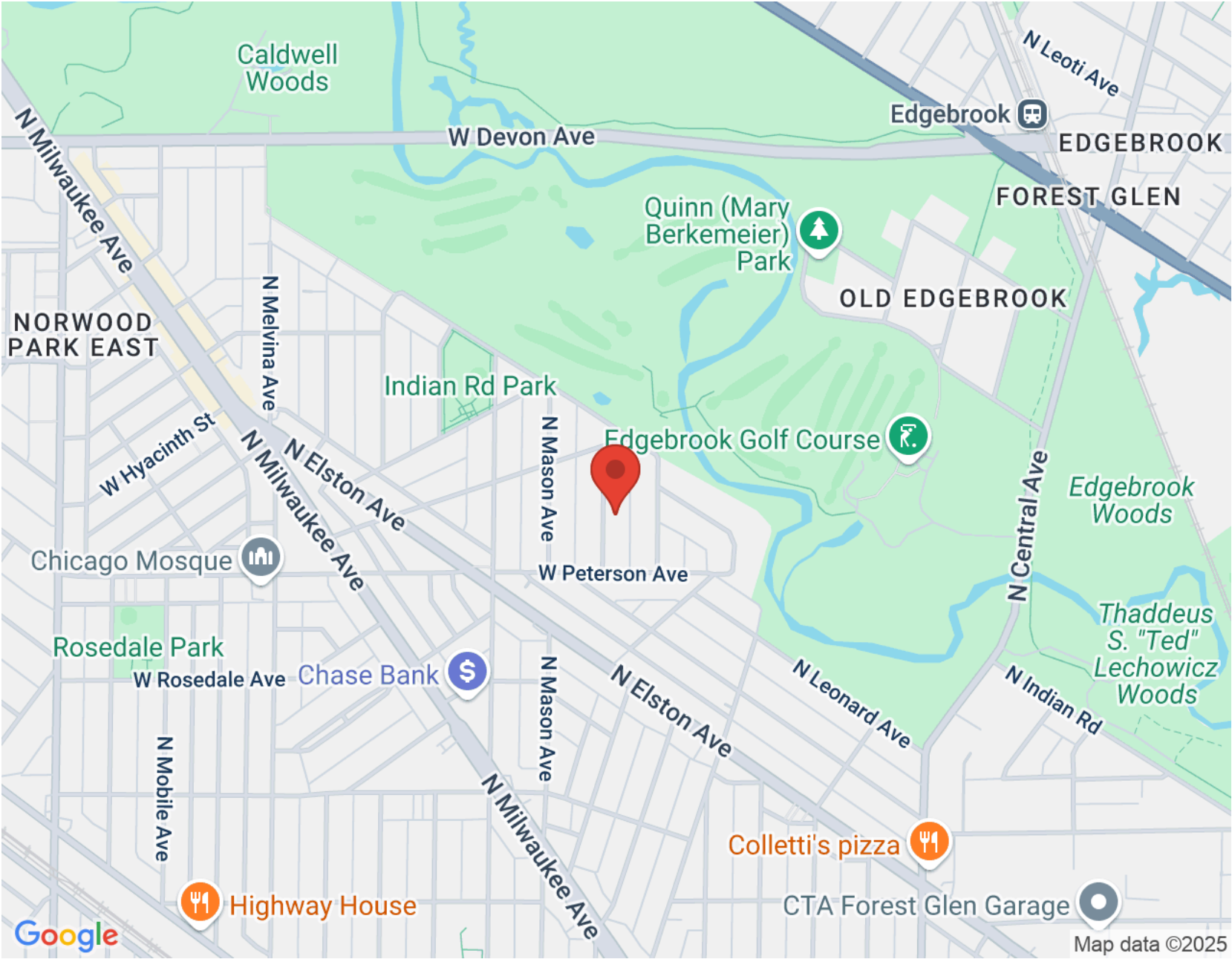
GRACED WITH GOLF COURSES, BIKING TRAILS AND FOREST PRESERVES, **EDGEBROOK** IS A TIGHT-KNIT NEIGHBORHOOD LOCATED WITHIN THE FOREST GLEN COMMUNITY AREA.

Homes in this bedroom community are mostly single-family and range from new construction to beautifully maintained older homes.

Several upscale eateries along Touhy and Devon avenues offer residents dining options from around the globe. For nightlife and shopping, there are a number of nearby neighborhoods to explore.

Edgebrook has easy access to the Kennedy and Edens expressways, and two CTA bus routes serve the community along the Metra Milwaukee District North Line, which has a stop in the neighborhood.





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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.

