

**609 S VAIL AVENUE**  
ARLINGTON HEIGHTS





#### ROOM DIMENSIONS

LIVING ROOM : 18' × 12'

DINING ROOM : 12' × 12'

KITCHEN : 16' × 11'

MASTER BEDROOM : 14' × 13'

2ND BEDROOM : 13' × 12'

3RD BEDROOM : 14' × 12'

BASEMENT : 38' × 20'

STORAGE : 21' × 18'

EATING AREA : 11' × 11'

Perfectly situated on a tree lined street this impeccably loved for solid brick ranch provides everything that you have been looking for and so much more. Nestled just blocks from the Arlington Heights downtown business district this home features a fully appointed kitchen with adjoining eating area. Formal dining room and a sun drenched family room. Three generously sized bedrooms, gleaming hardwood flooring and two full bathrooms. Full unfinished basement awaiting your finishing touches. Magnificent private yard with deck and professionally manicured landscape. One of a kind neighborhood just minutes to shopping, dining, schools, parks and train.

3 BEDROOM

2 BATH

TAXES: \$5,483.00





















## WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

Located 25 miles northwest of Chicago, the community has a vibrant downtown area, theaters, restaurants, shopping, parks, recreation, and two commuter train stations. It's no wonder Arlington Heights tops the list of the highest-populated villages in the country.

Arlington Heights is home to more than 200 restaurants, many situated in its downtown area and offering something for every taste.

The village hosts outdoor festivals, parades, and its ever-popular Frontier Days. Residents have plenty of bike paths, picnic areas, golf courses, lakefront paths, and more to enjoy.

Commuting downtown is a convenient 30-minute trip with two Metra stations offering direct access to Chicago's Ogilvie Station. The village also has direct access to I-90 as well as Route 53, which links to several interstates.





NOTES





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