

623 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS





ROOM DIMENSIONS

LIVING ROOM : 11' x 19'

DINING ROOM : 13' x 10'

KITCHEN : 12' x 12'

FAMILY ROOM : 15' x 13'

MUD ROOM/BREEZEWAY : 10' x 10'

PRIMARY BEDROOM : 14' x 14'

BEDROOM 2 : 11' x 14'

BEDROOM 3 : 10' x 9'

REC ROOM : 11' x 20'

LAUNDRY/UTILITY : 12' x 22'

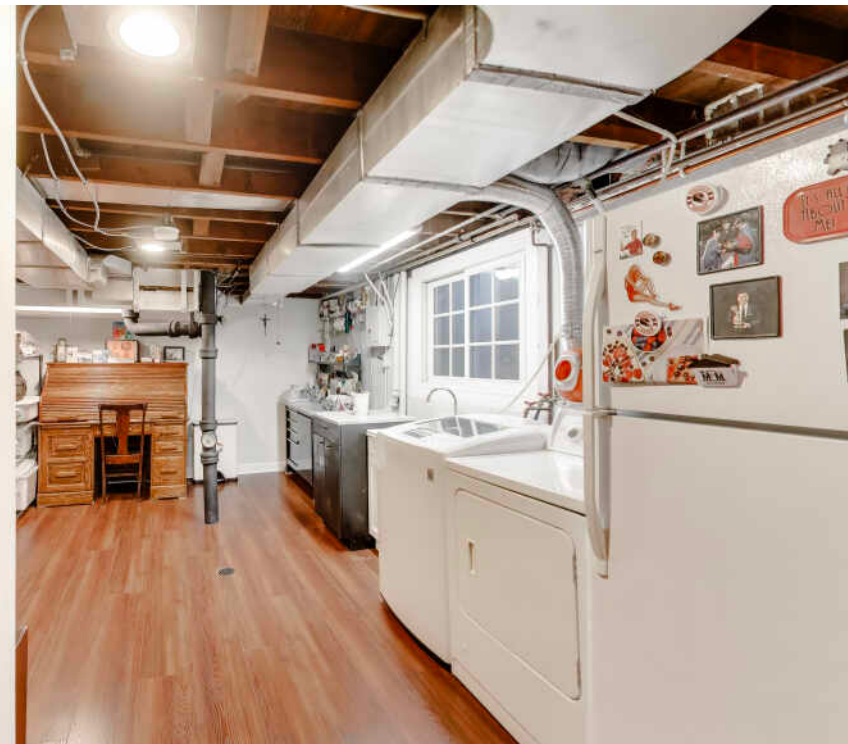
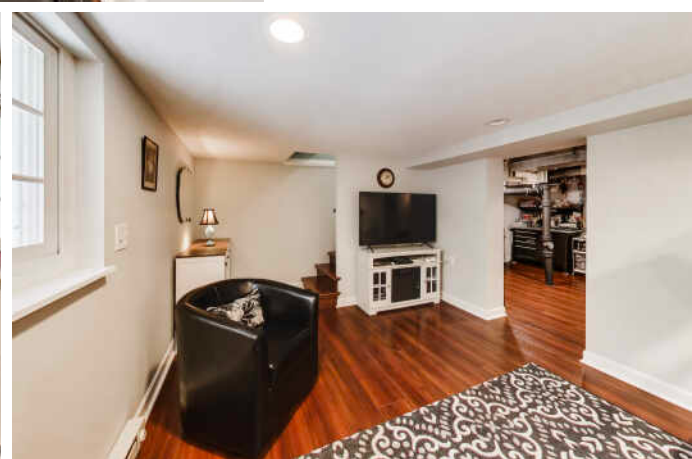
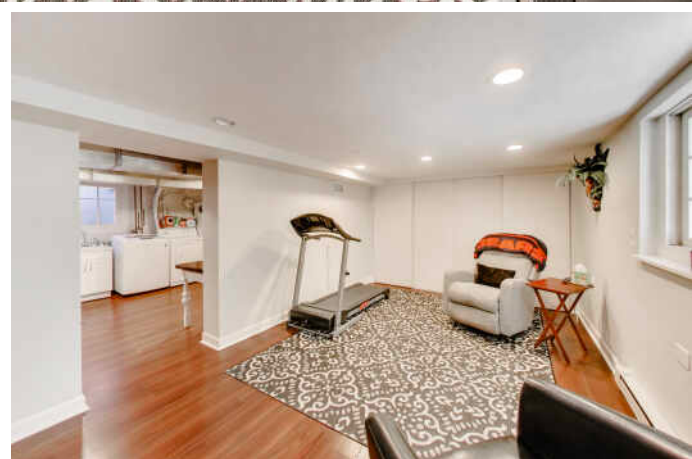
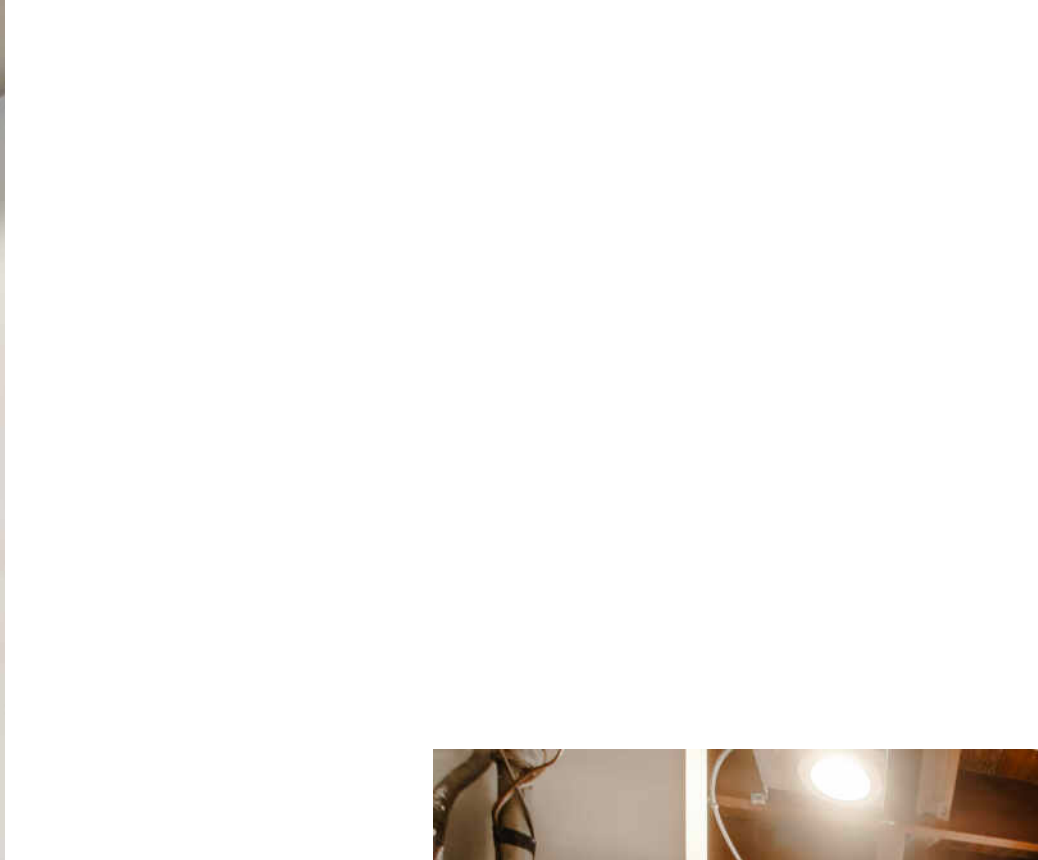


3 BEDROOM
1.1 BATH

Welcome home to the desired Scarsdale Neighborhood of Arlington Heights where family life flourishes! Imagine stepping out your front door and being just moments from the vibrant heart of Downtown Arlington Heights! This is more than a home but a backdrop for your greatest chapter yet! Starting with curb appeal that captures hearts, you will love the lush perennial gardens and circular driveway. Thoughtfully designed for real family life, as you step inside you will be struck by the rich hardwood floors and handsome trim that speak to the care and pride poured into every corner of this home. Living room features the electric fireplace place with new liner to cozy up to for game nights, conversation and quiet winter evenings. Your formal dining room will shine when celebrating holidays, birthdays and life's milestones. This beautifully rehabbed kitchen features white cabinetry, sueded quartz countertops and full stainless appliance suite, the true heart of the home where memories will be made. Spectacular family room with soaring vaulted ceilings create an incredible space for movie nights & entertaining. The family room opens seamlessly to the fenced backyard offering safe haven for play and pets! Patio and yard surrounded by stunning landscape with year round interest, a personal sanctuary after busy days! The second floor hosts 3 generous bedrooms all with gorgeous hardwood floors, excellent closet space and share the timeless full bathroom! Finished Basement delivers with spacious Rec Room for 2nd family room, playroom or home gym. Storage space and large utility room! Garage is ideally connected to home with breezeway to keep you out of the elements! Top Rated Schools are a great asset including Prospect High School! True in-Village location puts you at the corner of everything Arlington Heights is celebrated for: Easy Metra Train Access to Chicago, Outstanding Dining and the beloved Summer Al Fresco Dining scene, Charming boutique shops, Theater, Parks and year round entertainment! This thriving and welcoming community has it all! UPDATES: Rehabbed Kitchen, All old water pipes have been replaced with copper pipes, Roof approx replaced 8 years ago, Water heater replaced in 2016, Furnace replaced 2007, New fireplace liner, Exterior Freshly Painted in June 2026!











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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