

624 N MERRILL STREET
PARK RIDGE





ROOM DIMENSIONS

LIVING : 18' × 13'

FAMILY : 35' × 23'

DINING : 13' × 11'

KITCHEN : 16' × 13'

PRIMARY BEDROOM : 21' × 13'

SECOND BEDROOM : 19' × 12'

THIRD BEDROOM : 13' × 12'

FOURTH BEDROOM : 12' × 12'

MUD/LAUNDRY : 11' × 7'

FOYER : 14' × 10'

RECREATION : 22' × 15'

SITTING : 34' × 14'

BAR : 11' × 7'

4 BEDROOM

2.2 BATH

TAXES: 21,356

Storybook English Tudor with brick addition in ideal Country Club location. Old world charm meets modern luxuries with two-car attached garage, 1st floor laundry/mud room, and primary suite with remodeled luxurious bath (2022). Chef's kitchen with granite counters, center island, and tons of cabinetry. Perfect home for entertaining. Ballroom-sized family room leads out to deck and covered porch overlooking fantastic, fenced-in backyard (lot 60x160). Gleaming hardwood floors and trim throughout. Remodeled basement (2014) with 2nd half bath, rec room, theater area and gorgeous bar with new quartz countertops. Plenty of storage. Peace of mind with newer roof (2021), 200 amp service, copper plumbing throughout, multiple sump pumps, and Parks System in front yard. Award-winning Field Elementary (1 block away), Emerson Middle, and Maine South High School. 2 Blocks to Northeast Park, 6 blocks to Whole Foods and less than a mile to Uptown Park Ridge (Metra station, Trader Joe's, restaurants, and more).





Virtually Staged

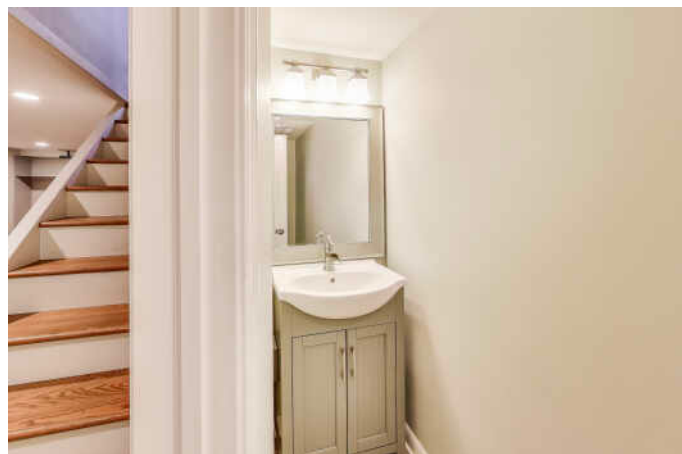


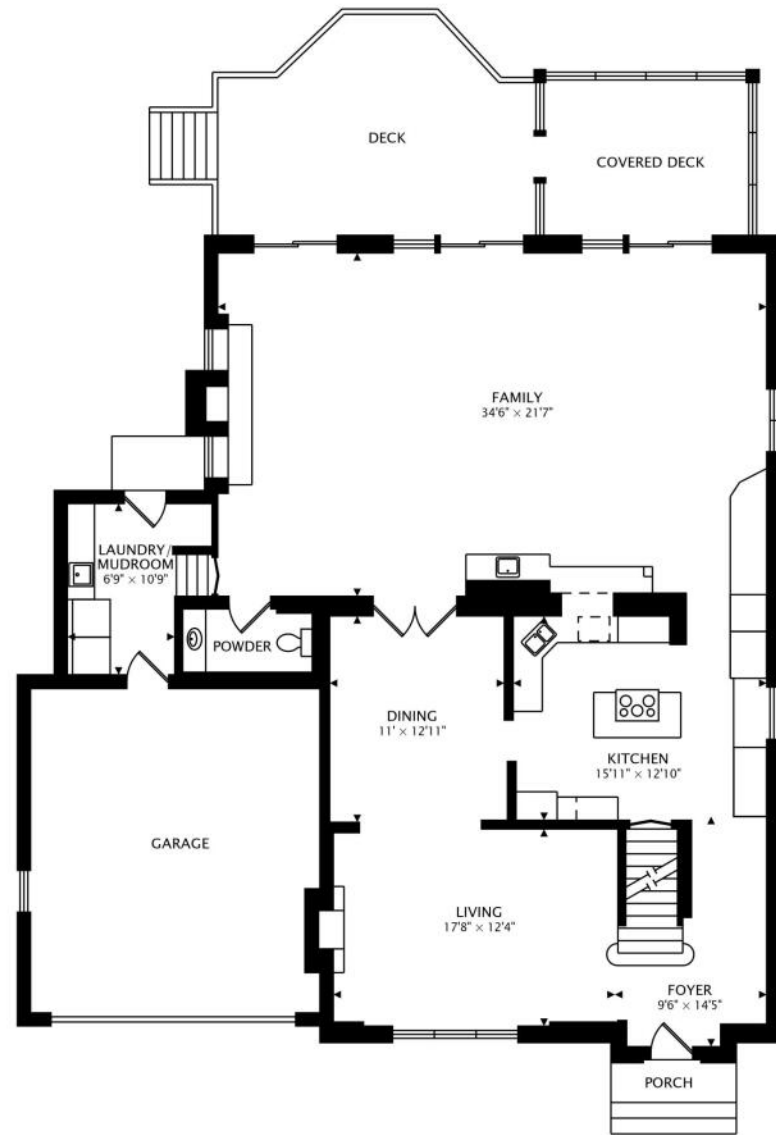
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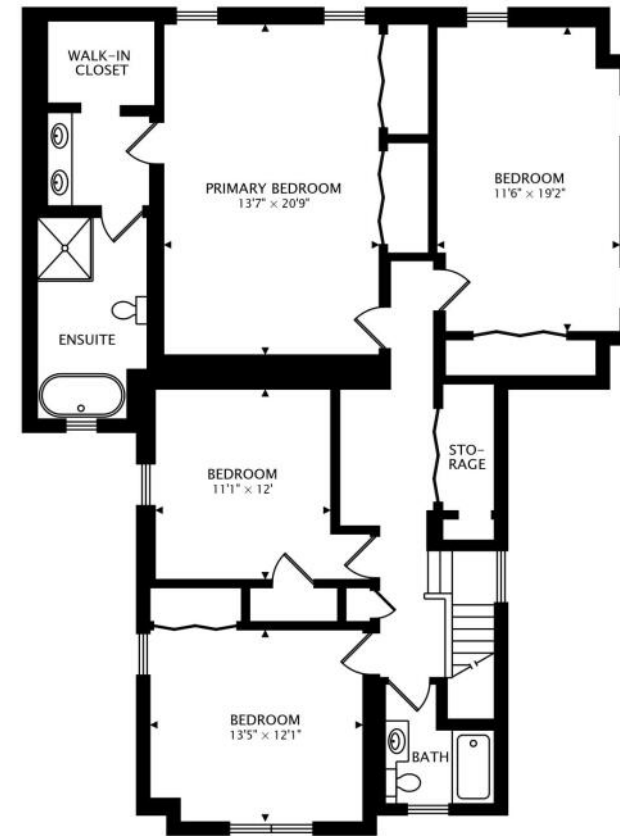
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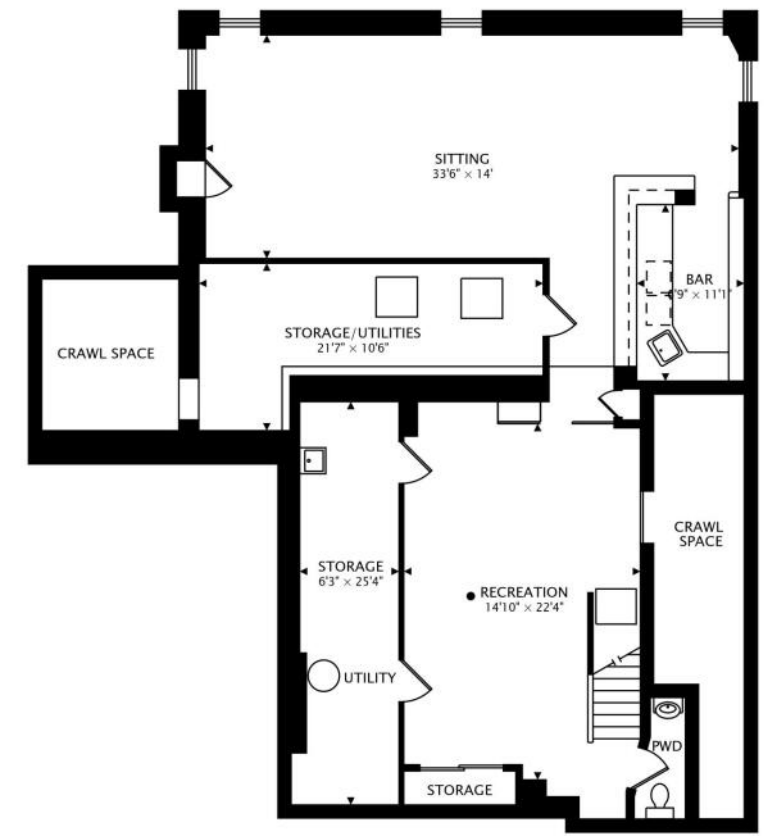




MAIN
1799 sq ft



SECOND
1526 sq ft



LOWER
1564 sq ft BELOW GRADE



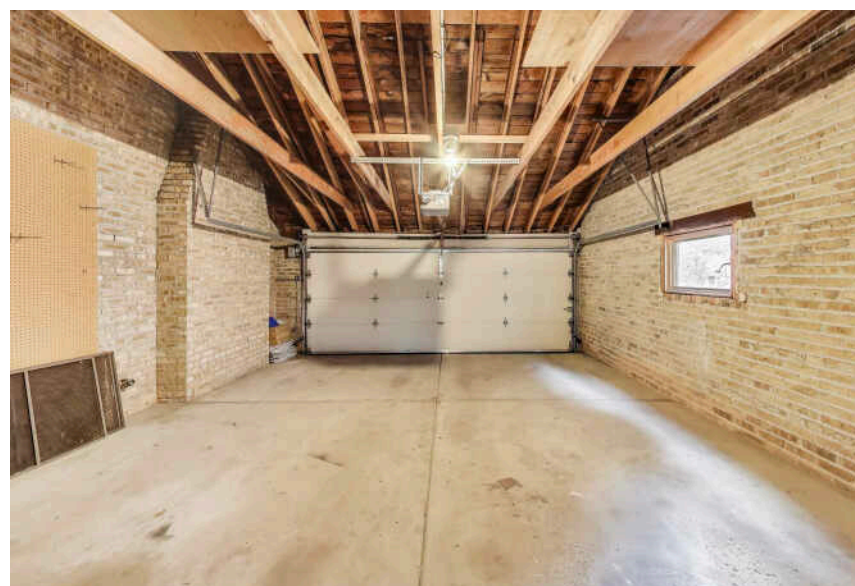
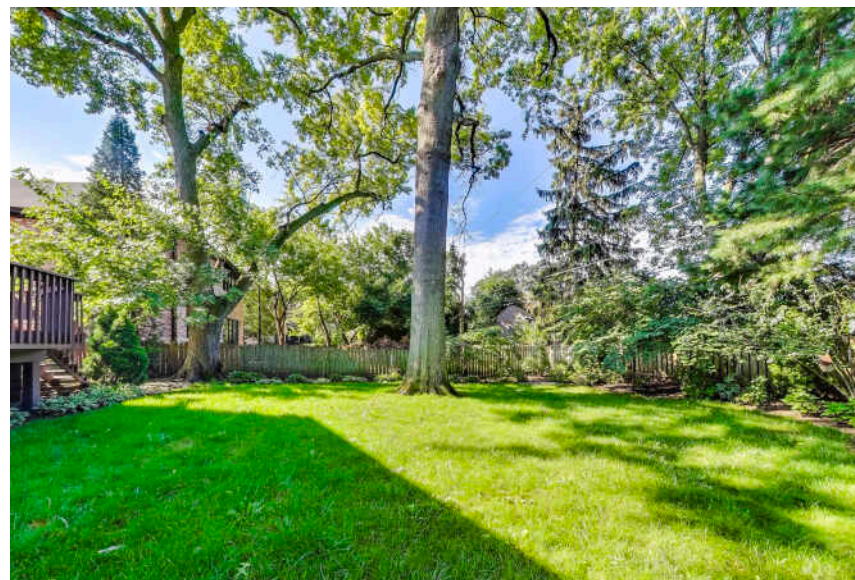
ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

The picturesque suburb is known for its small-town charm, which is just one reason why many residents have lived here their entire lives.

Park Ridge boasts a variety of unique shops, popular restaurants, and charming parks in the city's vibrant Uptown area. Newer buildings blend seamlessly with historic ones, including the art deco Pickwick Theatre – a movie theater and venue that is on the National Register of Historic Places. The Pickwick's façade was one of the theaters used as the backdrop for the opening credits of Gene Siskel and Roger Ebert's *At the Movies*.

In addition to free summer concerts presented by the Park Ridge Fine Arts Symphony, residents have plenty of events to enjoy throughout the year. The Taste of Park Ridge takes place during the summer, and the community also has a farmers market that is open through October.

Commuters have convenient access to downtown Chicago with two commuter rail stations on Metra's Union Pacific Northwest Line, as well as access to major expressways and O'Hare International Airport.



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.

