723 S LA GRANGE ROAD

LA GRANGE



@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 20' × 15'

FAMILY ROOM : 18' × 9'

KITCHEN : 9' × 17'

PRIMARY BEDROOM : 12' × 23'

SECOND BEDROOM : 9' × 12'

THIRD BEDROOM : 10' × 8'

3 BEDROOM

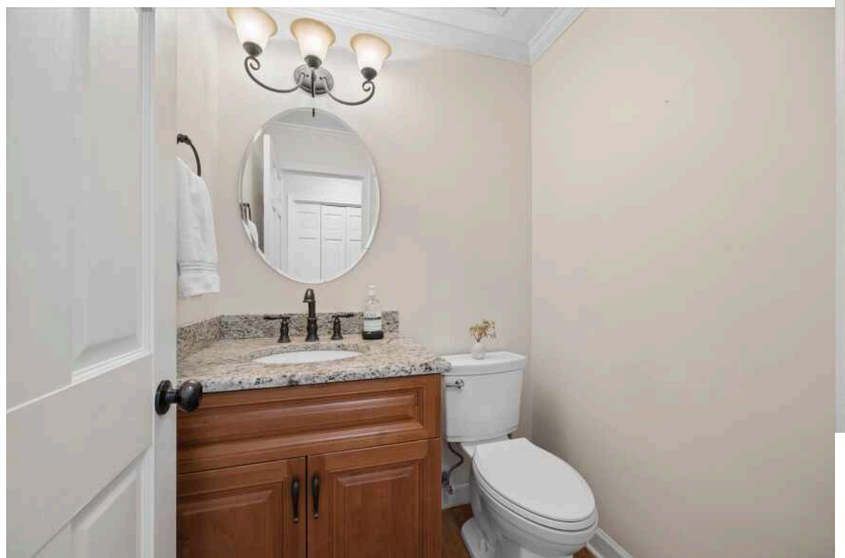
2.1 BATH

TAXES: $8,955

CHARMING LA GRANGE TOWNHOME

Charming townhome duplex offers comfortable living, flexible spaces, and a convenient location! This inviting home features a spacious main level with a welcoming living room and a versatile second living area that can be used as a dining room or family room. The beautifully appointed kitchen offers maple cabinetry, granite countertops, stainless steel appliances, a breakfast bar for additional seating and a convenient pantry closet. A gas log fireplace creates a cozy focal point in the adjacent family room or dining area, while a convenient half bath completes the main level. Upstairs, the spacious primary suite provides a relaxing retreat with a walk-in closet, bonus shoe closet, along with two additional bedrooms and a full bath. The basement adds living space with a finished recreation room featuring built-in shelving, plus plenty of room for storage in the separate laundry room and crawl space under the addition. Enjoy your own outdoor retreat with a tumbled paver brick patio, custom stone bench and fire pit - perfect for relaxing, entertaining or appreciating a lovely evening. A one-car garage plus two exterior parking spaces add everyday convenience. Ideally located just blocks from downtown La Grange, you'll have easy access to delightful shops, restaurants, coffee spots and local amenities. The Metra station is also just down the street, making commuting a breeze. A wonderful combination of comfortable living, inviting outdoor space and an ideal location!



















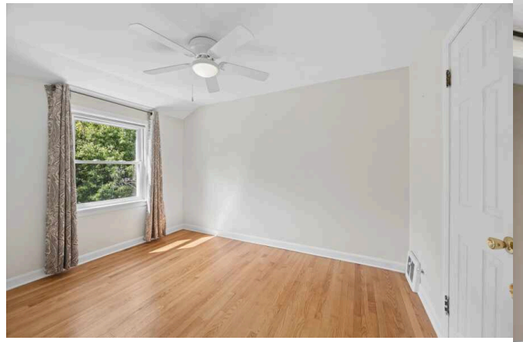










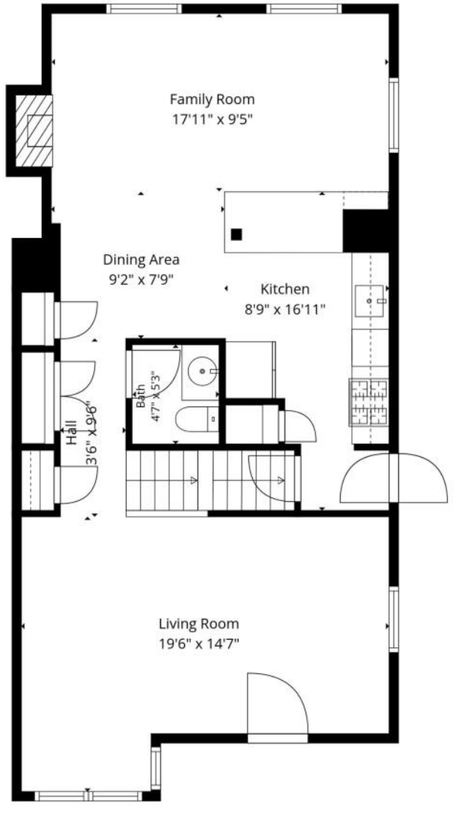




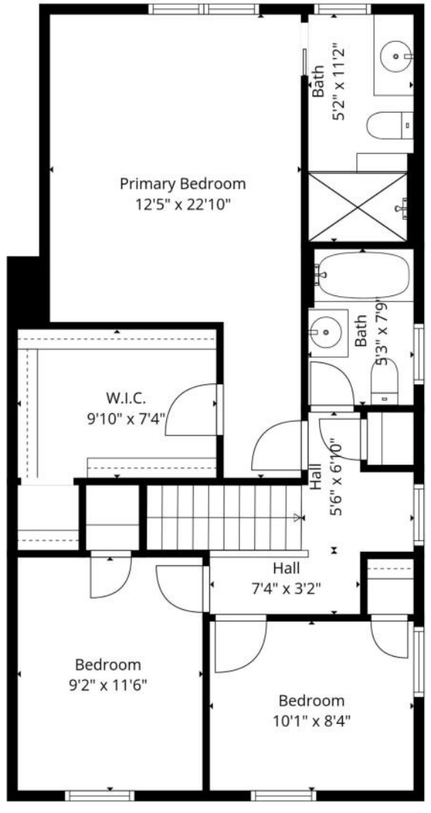








Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







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

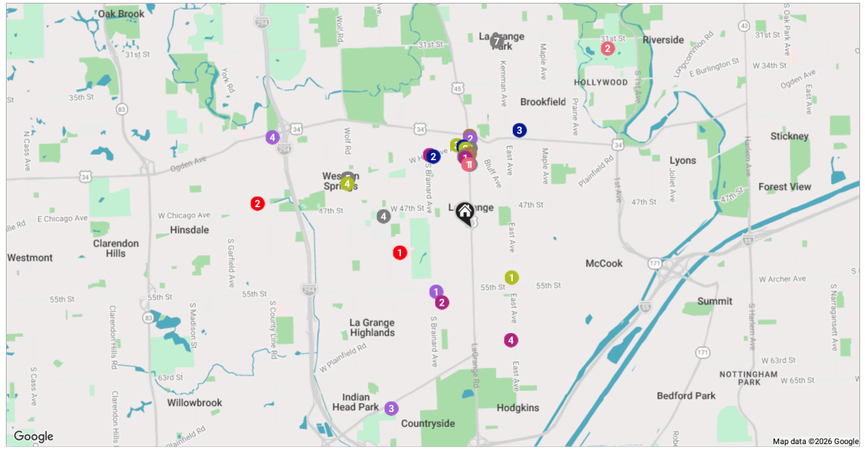
One of the Chicago area's top transit suburbs, La Grange has two Metra train stations providing direct transportation to Chicago's Union Station. Two major highways also run through the village and intersect with I-294 and I-55, putting the community within easy reach of airports and the city.

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.



RESTAURANTS

1. Prasino
   93 LAGRANGE ROAD, 0.8 MI
2. The Elm
   23 W HARRIS AVE, 0.9 MI
3. Kama - La Grange
   9 LAGRANGE ROAD, 1.0 MI
4. Lou Malnati's Pizzeria
   4700 SOUTH GILBERT AVENUE, 1.1 MI
5. Davanti Enoteca
   800 HILLGROVE AVENUE, 1.7 MI
6. Hillgrove Tap-Western Springs
   800 HILLGROVE AVE, 1.7 MI
7. Posto 31
   1017 E 31ST ST, 2.4 MI

COFFEE

1. Starbucks Coffee Company
   38 LAGRANGE ROAD, 0.9 MI
2. The Bellbird Bakeshop
   15 W HARRIS AVE, 0.9 MI
3. Owl and Lark
   41 LAGRANGE ROAD, 1.0 MI
4. Corner Bakery Cafe
   39 NORTH LA GRANGE ROAD, 1.2 MI

SHOPPING

1. JAYNE La Grange
   20 W HARRIS AVE, 0.9 MI
2. T.J. Maxx & HomeGoods
   5555 SOUTH BRAINARD AVENUE, 1.0 MI
3. Vintage Charm LaGrange
   729 W HILLGROVE AVE, 1.1 MI
4. Target
   9250 JOLIET RD, 1.4 MI

GROCERY

1. Jewel-Osco
   5545 SOUTH BRAINARD AVENUE, 0.9 MI
2. Trader Joe's
   25 NORTH LA GRANGE ROAD, 1.2 MI
3. Tony's Fresh Market
   6704 JOLIET ROAD, 2.4 MI
4. Whole Foods Market
   500 EAST OGDEN AVENUE, 2.8 MI

GYM

1. Flying High Sports & Rec Center
   5400 EAST AVENUE, 0.8 MI
2. Club Pilates
   18 W. BURLINGTON AVE FIRST FLOOR WEST, 1.0 MI
3. Orangetheory Fitness
   10 NORTH ASHLAND AVENUE, 1.1 MI
4. Elite Fitness And Gym
   805 BURLINGTON AVENUE, 1.7 MI

MEDICAL

1. UChicago Medicine AdventHealth La Grange
   5101 WILLOW SPRINGS ROAD MAIN ENTRANCE, 0.9 MI
2. Adventist Midwest Health
   120 NORTH OAK STREET, 2.7 MI

ENTERTAINMENT

1. Classic Cinemas La Grange XQ
   80 LAGRANGE RD, 0.8 MI
2. Brookfield Zoo Chicago
   8400 31ST STREET, 2.8 MI

TRANSIT

1. LaGrange Road
   METRA - BNSF RAILWAY, 1.1 MI
2. Stone Ave
   METRA - BNSF RAILWAY, 1.1 MI
3. Congress Park
   METRA - BNSF RAILWAY, 1.4 MI

NOTES



JULIE WHITE

630.254.6652

JULIEWHITE@ATPROPERTIES.COM

JULIE WHITE

@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE

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.