731 S ROOSEVELT AVENUE

ARLINGTON HEIGHTS









ROOM DIMENSIONS

FOYER : 7' × 7'

LIVING ROOM: 16' × 13'

DINING ROOM: 16' × 12'

KITCHEN: 16' × 12'

EATING AREA: 13' × 11'

FAMILY ROOM: 24' × 25'

LAUNDRY/MUD ROOM: 14' × 8'

RECREATION ROOM: 15' × 12'

OFFICE: 15' × 15'

PRIMARY BEDROOM : 21' × 13'

MIDDLE BEDROOM: 15' × 10'

BEDROOM 3: 12' × 10'

BEDROOM 4: 11' × 10'

4 + OFFICE BEDROOM

TAXES: \$14,060.26

2.5 BATH

DOWN THE STRETCH

Updated 4Bd/2.5Ba home close to downtown Arlington Heights. Hoovering on the boarder of Park Manor and Scarsdale neighborhoods. This bright and sunny home boasts oak hardwood floors, newer Pella windows, updated bathrooms, a spa-inspired primary suite w/ double sinks and large walk-in shower and walk-in closet. Tons of walk-in closets and storage, throughout w/ large main level laundry/mud room. Spacious eat-in kitchen w/ granite counters, SS appliances, Island w/ breakfast bar and separate kitchen table space w/ vaulted ceiling. Large bright office with southern exposed windows for that remote employee. Huge family room w/ new Mendota gas fireplace insert. Walk-out access to patio, new Trex deck and fenced backyard. Newer dual HVAC system. Under 1 mile to Arlington Heights Metra station, downtown AH, blocks from award winning D25 -Dryden Elementary & South Jr. Hgh, D214 - Prospect HS.



























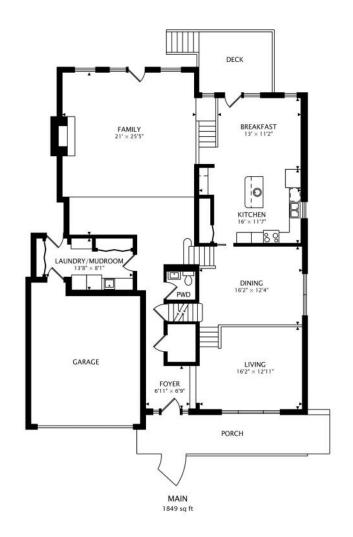




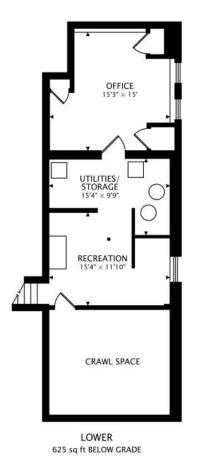












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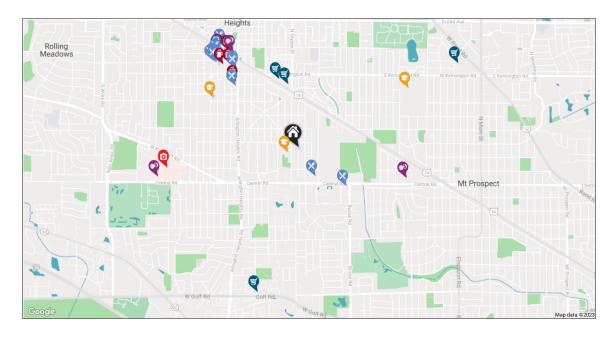
WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, ARLINGTON HEIGHTS GIVES MOST CITIES A RUN FOR THEIR MONEY

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.





Joe & Giuseppe Restaurant 952 ARTHUR AVENUE, 0.3 MI

Tortorice's Pizza 1735 EAST CENTRAL ROAD, 0.5 MI

Francesca's Tavola 208 SOUTH ARLINGTON HEIGHTS ROAD, 0.8 MI

altThai 40 SOUTH ARLINGTON HEIGHTS ROAD, 1.0 MI

Wildfish 60 SOUTH ARLINGTON HEIGHTS ROAD,

Peggy Kinnane's Irish Restaurant & Pub

8 NORTH VAIL AVENUE, 1.1 MI

Carlos & Carlos Restaurant 27 WEST CAMPBELL STREET, 1.1 MI

Salsa 17 17 WEST CAMPBELL STREET, 1.1 MI Armand's Pizzeria 101 WEST CAMPBELL STREET, 1.1 MI

Mago Grill & Cantina 115 WEST CAMPBELL STREET, 1.1 MI

La Tasca Tapas Restaurant 25 WEST DAVIS STREET, 1.2 MI

Javier's Sabor Mexicano & Agave

8 WEST MINER STREET, 1.2 MI

COFFEE SHOPS

Dunkin' 122 SOUTH ARLINGTON HEIGHTS ROAD, 0.9 MI

Starbucks 33 SOUTH EVERGREEN AVENUE, 1.0 MI

CoCo & Blu 12 SOUTH DUNTON AVENUE, 1.1 MI

Around Cafe 28 EAST NORTHWEST HIGHWAY, 1.1 MI

Newsstand & Coffee (inside train 45 WEST NORTHWEST HIGHWAY, 1.2 MI

SHOPPING

Walgreens 1000 EAST NORTHWEST HIGHWAY, 0.6 MI

Mariano's 802 EAST NORTHWEST HIGHWAY, 0.7 MI

Value Fresh Market 450 EAST GOLF ROAD, 1.4 MI

Fresh Thyme Market 211 W RAND RD, 1.7 MI

PHEALTH CLUBS

Mt Prospect Park District 1000 CENTRAL ROAD, 1.0 MI

ARLINGTONATHLETICS.COM 126 EAST WING STREET #220, 1.1 MI

NCH Wellness Center 900 WEST CENTRAL ROAD, 1.3 MI O HOSPITALS

Northwest Community Healthcare/Hospital 800 WEST CENTRAL ROAD, 1.2 MI

Ann & Robert H. Lurie Children's Hospital of Chicago Outpatient

880 WEST CENTRAL ROAD # 6400, 1.2 MI

SCHOOLS

Dryden Elementary School 722 SOUTH DRYDEN PLACE, 0.1 MI

South Middle School 400 SOUTH HIGHLAND AVENUE, 0.9 MI

Prospect High School 801 WEST KENSINGTON ROAD, 1.2 MI



Arlington Heights METRA - UNION PACIFIC NORTHWEST, 1.2 MI

NOTES		

14 731 S ROOSEVELT AVENUE 731 S ROOSEVELT AVENUE 15



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