

7845 DANA WAY
BURR RIDGE





TAXES: \$10,979

AN INCREDIBLE OPPORTUNITY

Calling all rehabbers! The vision is already in place. Now it is ready for execution. 7845 Dana Way presents a rare opportunity for a builder, contractor, or investor to step into a project with real momentum on an exceptional 100-by-200 lot in Burr Ridge. The current owner has already initiated a full gut renovation, removing early-stage uncertainty and creating a clear path to completion. *Room & Bathroom Count as well as all dimensions were taken from the previous listing before work was started. Included are multiple architect-designed floor plans that thoughtfully reimagine the home's layout, flow, and overall livability. Whether you choose to work within the existing footprint or expand into a larger-scale residence, the design work has already been completed, saving both time and upfront cost. The plans introduce a dramatic vaulted family room, an open kitchen and dining space, and a reimagined primary suite, along with curated exterior concepts that bring in layered outdoor living with decks, pergolas, and intentional landscaping. This is more than a renovation opportunity. It is a strategic head start for the right buyer to call home. Step in, execute with clarity, and unlock the full potential of this Burr Ridge location.

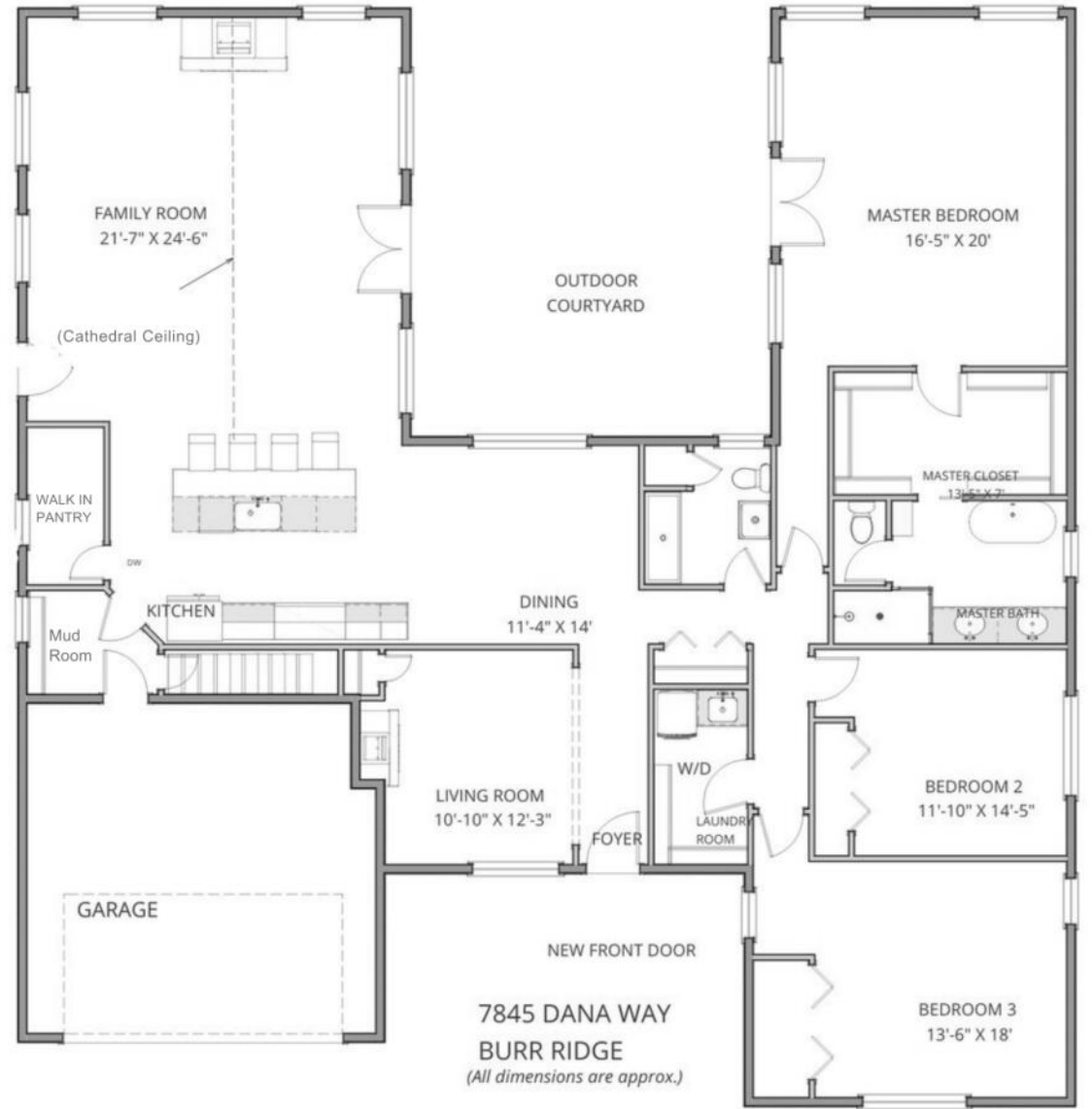
- 100 x 200 Foot Lot
- Multiple Options Available
- Incredible Vaulted Family Room

Option 1
 Three Beds / Two Baths
 or
 2 Bedroom with
 Optional Office



This plan doesn't move any exterior windows or openings except for adding a window in the front Office/BDRM and adding a front door WITHIN the existing header and existing window opening. No exterior structural work needed.

Option 2
 Three Beds/Three Bath
 New Primary Suite with
 Two
 Additional Bedrooms
 & Living Room



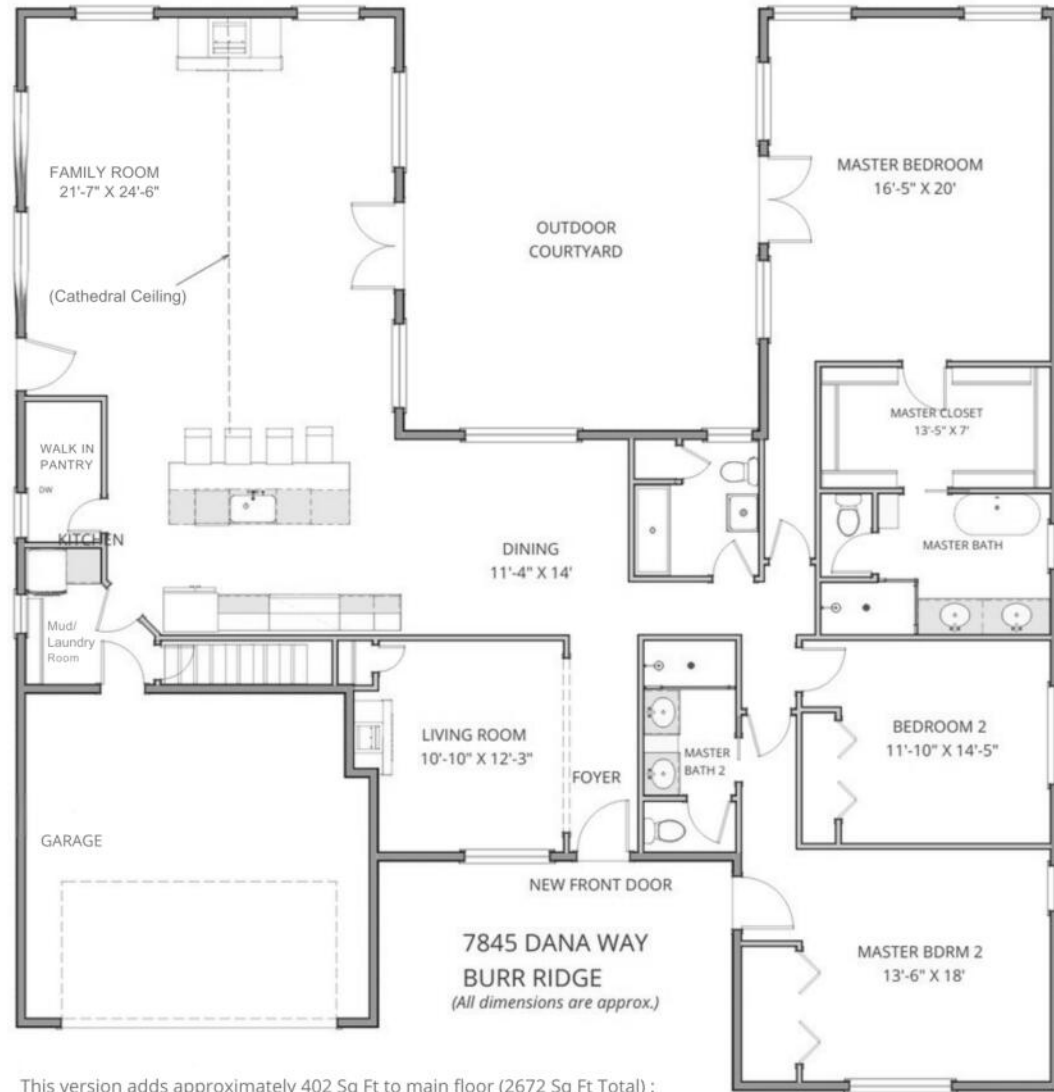
This version adds approximately 402 Sq Ft to main floor (2672 Sq Ft Total) :

#OPTION 3

Three Bedrooms
Three Full Baths

New Primary Suite with
Ensuite Bathroom

Two
additional Bedrooms,
one with a separate
entrance to optional
front deck patio.



This version adds approximately 402 Sq Ft to main floor (2672 Sq Ft Total) :



OPTION A

DECK PLANS:

- Rectilinear deck in both front and rear
- Create landscaped areas with water feature to create sense of privacy and to define the space (see landscaping suggestions)



FRONT:

- Paint windows, eaves, gutters/downspouts;
- paint existing garage door to match trim
- Paint brick light warm gray to complement roof color
- Cut stone on west facade to fit new door & window
- Patch entry facade where new openings are
- New deck at open front courtyard
- Add grasses in front of deck to make front deck more private



BACK:

- Paint windows, eaves, gutters/downspouts;
- paint existing garage door to match trim
- Paint brick light warm gray to complement roof color
- New rectangular wood/composite deck a step above ground level
- New pergola with solid roof painted to match trim; warm wood at ceiling to match deck at ground
- New landscaping to create private feeling in space



OPTION B

DECK PLAN:

- Rectilinear deck or stone patio in front curved stone patio in rear
- Create landscaped area around water feature to complement and enclose patio space



FRONT:

- Paint windows, eaves, gutters/downspouts;
- paint existing garage door to match trim
- Paint brick light warm gray to complement roof color
- Cut stone on west facade to fit new door & window
- New deck at front with wood pergola above
- Add grasses in front of deck to make front deck more private



BACK:

- Paint windows, eaves, gutters/downspouts dark warm gray;
- Paint brick light warm gray to complement roof color
- New curved slate patio
- New wood pergola - optional retractable roof
- New landscaping to define outdoor space

PERGOLAS



Solid roof, side shades; posts sitting on top of hard surface



Deck



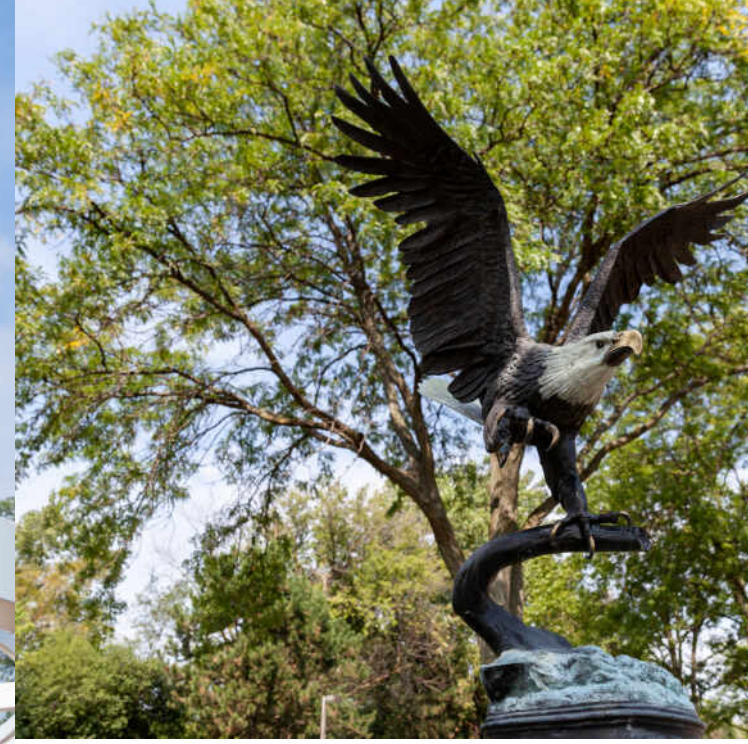
Canvas retractable shade



Louvered roof



Wire trellis with vines

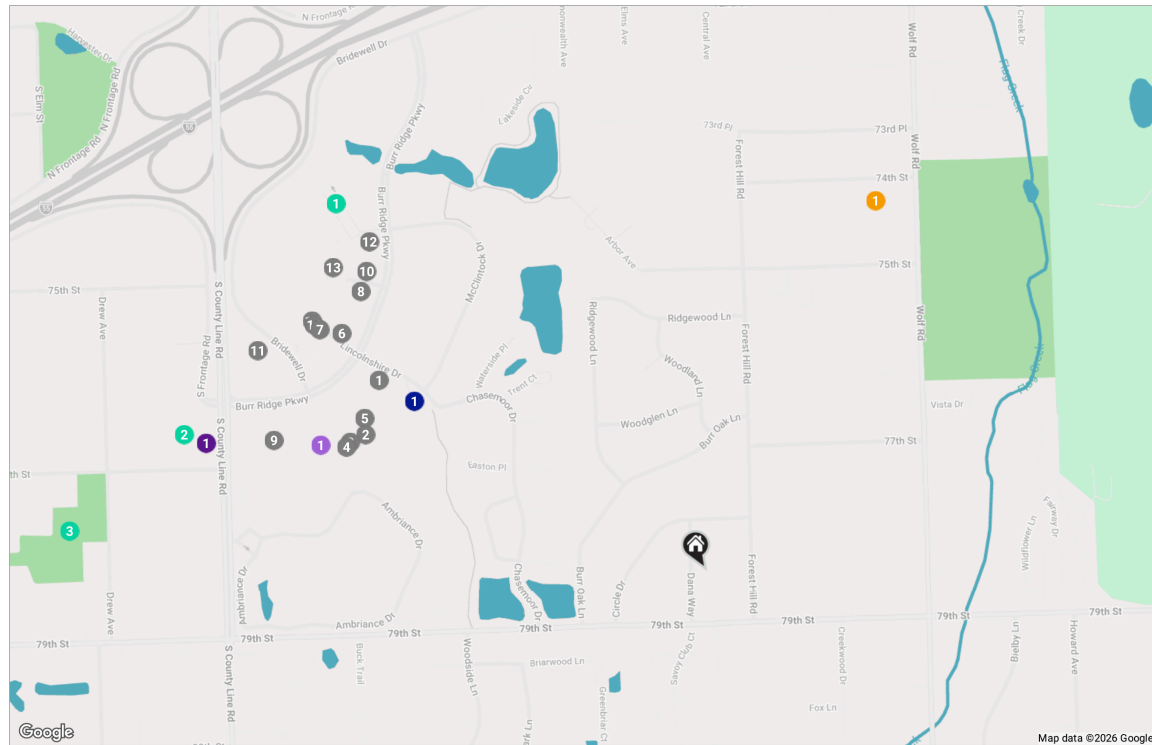


RECOGNIZED AMONG THE WEALTHIEST COMMUNITIES IN ILLINOIS, **BURR RIDGE** HAS BEEN DUBBED "A VERY SPECIAL PLACE" BY RESIDENTS.

The village is characterized by homes on generous lots and distinguished townhome communities. Downtown boasts a mix of shops, restaurants, and entertainment, attracting both residents and members of the business community. Locals also enjoy ample recreational opportunities, with the Burr Ridge Park District maintaining several parks and a public pool. The Pleasant Dale Park District also serves Burr Ridge.

Throughout the year, residents are treated to local events such as Concerts on the Green, where concerts are hosted weekly, and the annual Car Show, which showcases classic, antique, and modern cars.

Situated at the intersection of the Tri-State Tollway and the Stevenson Expressway, Burr Ridge offers easy access to downtown Chicago and both O'Hare and Midway International Airports.



RESTAURANTS

- 1 Capri Ristorante
324 BURR RIDGE PARKWAY, 0.5 MI
- 2 Dao Sushi and Thai
200 BURR RIDGE PARKWAY, 0.5 MI
- 3 La Cabañita Burr Ridge
118 BURR RIDGE PARKWAY, 0.5 MI
- 4 Capri Express - To Go & Catering
114 BURR RIDGE PARKWAY, 0.5 MI
- 5 Jonny Cab's
212 BURR RIDGE PARKWAY, 0.5 MI
- 6 Cooper's Hawk Winery & Restaurant
510 VILLAGE CENTER DRIVE, 0.6 MI
- 7 Starbucks Coffee Company
515 VILLAGE CENTER DRIVE, 0.6 MI

- 8 Wok n Fire BR
590 VILLAGE CENTER DRIVE, 0.6 MI
- 9 Patti's Sunrise Café
78 BURR RIDGE PARKWAY, 0.6 MI
- 10 Pella Signature
720 VILLAGE CENTER DRIVE, 0.6 MI
- 11 Eddie Merlot's
201 BRIDEWELL DRIVE, 0.7 MI
- 12 Topaz Café
780 VILLAGE CENTER DRIVE, 0.7 MI
- 13 The Hampton Social - Burr Ridge
705 VILLAGE CENTER DRIVE, 0.7 MI
- 14 Stix & Stones Wood Fired Pizza
505 VILLAGE CENTER DRIVE, 0.7 MI

- 15 Olive Tree Mediterranean Cuisine
503 VILLAGE CENTER DRIVE, 0.7 MI

GROCERY

- 1 Brookhaven Market
100 BURR RIDGE PARKWAY, 0.6 MI

SCHOOLS

- 1 Pleasantdale Middle School
7450 SOUTH WOLF ROAD, 0.6 MI

TRANSIT

- 1 Burr Ridge Park-n-Ride
UNITED STATES, 0.5 MI

PARKS

- 1 Village Green
900 VILLAGE CENTER DRIVE, 0.7 MI
- 2 Burr Ridge Veterans Memorial
7660 SOUTH COUNTY LINE ROAD, 0.8 MI
- 3 Whittaker Park
200 77TH STREET, 0.9 MI

SERVICES

- 1 Burr Ridge Village Hall
7660 SOUTH COUNTY LINE ROAD, 0.7 MI





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