

8209 MIDDLEBURY AVENUE  
WOODRIDGE





#### ROOM DIMENSIONS

LIVING ROOM : 18' × 14'

DINING ROOM : 10' × 11'

KITCHEN : 15' × 13'

FAMILY ROOM : 30' × 14'

PRIMARY BEDROOM : 10' × 14'

SECOND BEDROOM : 14' × 11'

THIRD BEDROOM : 13' × 11'

FOURTH BEDROOM : 10' × 13'

FIFTH BEDROOM : 10' × 10'

LAUNDRY ROOM : 11' × 10'

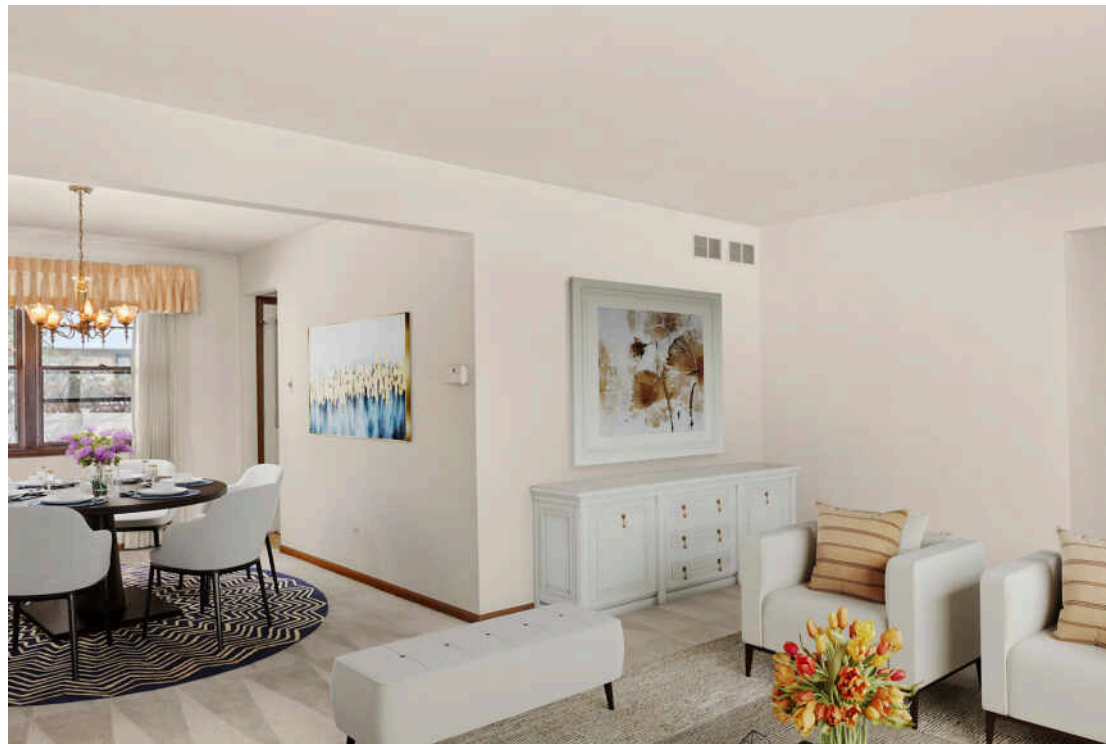
BASEMENT : 25' × 26'

FOYER : 13' × 6'

5 BEDROOM

3 BATH

TAXES: 8,159.00

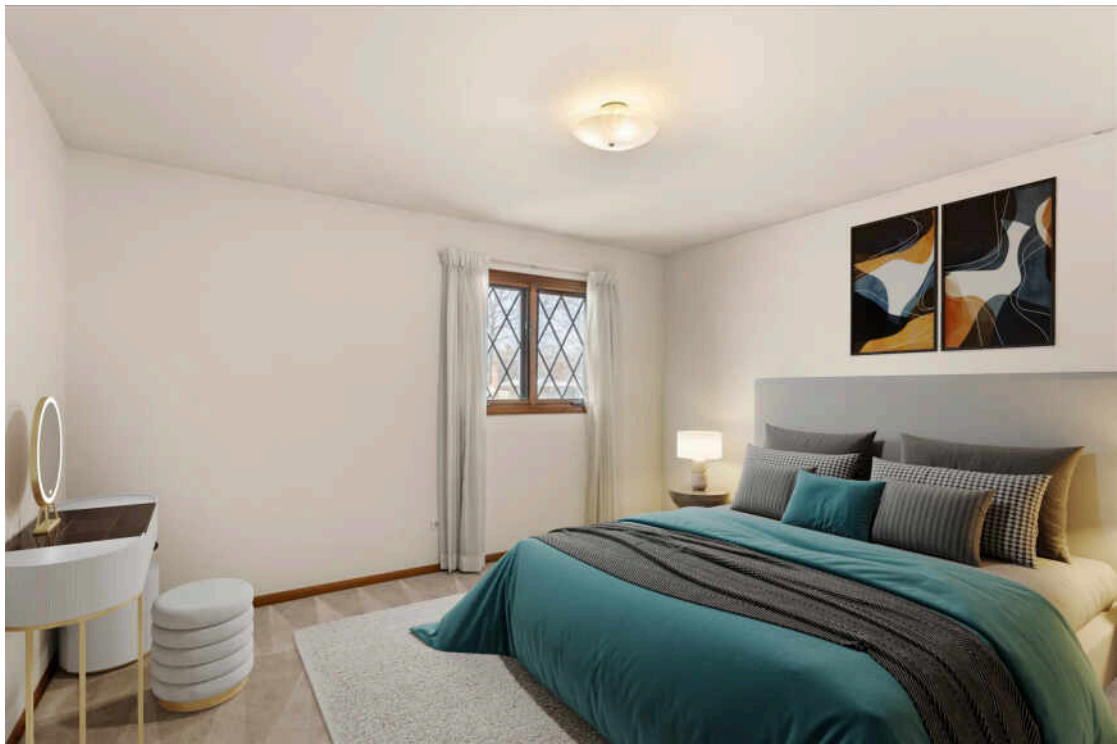


## WELCOME TO WOODRIDGE

Brick split-level Gallagher and Henry home with a sub-basement in highly sought-after Farmingdale subdivision. Step inside the foyer you'll appreciate the large living room that flows seamlessly into the spacious dining room. The eat-in kitchen with new granite countertops and new stainless steel appliances, bow window overlooking the patio and partially fenced backyard. Direct access to backyard through kitchen. Upper level gives you four generously sized bedrooms with ample closet space. Primary suite with full bath and a second full bathroom with vanity/tub on the second level. Step down to the lower level family room with a stone gas fireplace, as well as the additional 5th bedroom, full bath, spacious laundry room with washer/dryer-6 years old and entry to 2 car attached garage! Wander on down to the (dry) sub-basement which gives you additional square footage, currently being utilized as storage but has tons of potential to become whatever finished space you may need. Office? Playroom? Workout area? The outdoor living space is lovely for entertaining and enjoying the Midwestern weather! This is a one owner home and has been loved and well-cared for for as long as they've lived there. Roof-7 years, sub basement has sump pump and battery back-up, furnace/ac-17 years with twice per year maintenance. Kitchen appliances installed 5 years ago along with countertops-recessed lighting added in family room and kitchen at that time. Ideally located close to shops, restaurants and parks, easy access to I-355 and I-55. \*This is being sold as-is







**TOTAL: 2128 sq. ft**  
 BELOW GRADE: 0 sq. ft. 1ST FLOOR: 635 sq. ft. 2ND FLOOR: 656 sq. ft. 3rd floor: 837 sq. ft





RICH IN NATURAL BEAUTY, **WOODRIDGE** IS A GROWING AND VIBRANT COMMUNITY LOCATED IN THE SOUTHWEST SUBURBS OF CHICAGO.

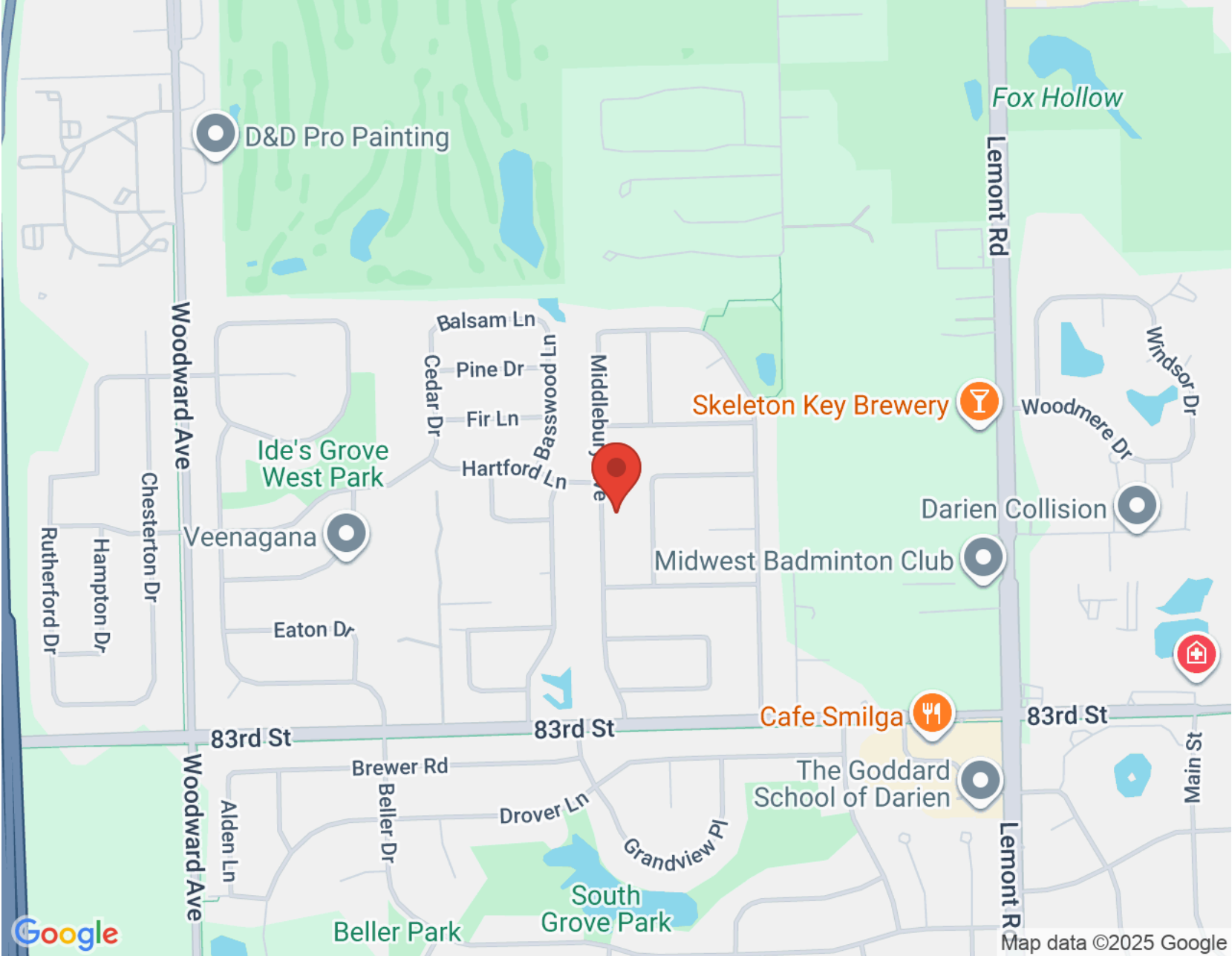
Residents enjoy several parks and wide-open spaces, including a water park, 18-hole golf course, skate park, recreation center, as well as various bike paths, picnic facilities, and sports fields.

Woodridge is also home to several corporate headquarters. Since the late 70s, it has continued to thrive as a business community.

Two interstates run through Woodridge, including the Veterans Memorial Tollway (I-355) and the Stevenson Expressway (I-55). Commuter rail service is accessible in nearby Lisle and Downers Grove.

The majority of Woodridge secondary school students are served by Community High School District 99 schools, including Downers Grove North or South High Schools. Some students are served by Lemont District 210 or Naperville schools in District 203.





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