

824 N YALE AVENUE
ARLINGTON HEIGHTS





ROOM DIMENSIONS

LIVING ROOM : 16' × 12'

DINING ROOM : 12' × 8'

KITCHEN : 11' × 11'

MASTER BEDROOM : 13' × 11'

SECOND BEDROOM : 10' × 10'

THIRD BEDROOM : 12' × 11'

OFFICE : 10' × 9'

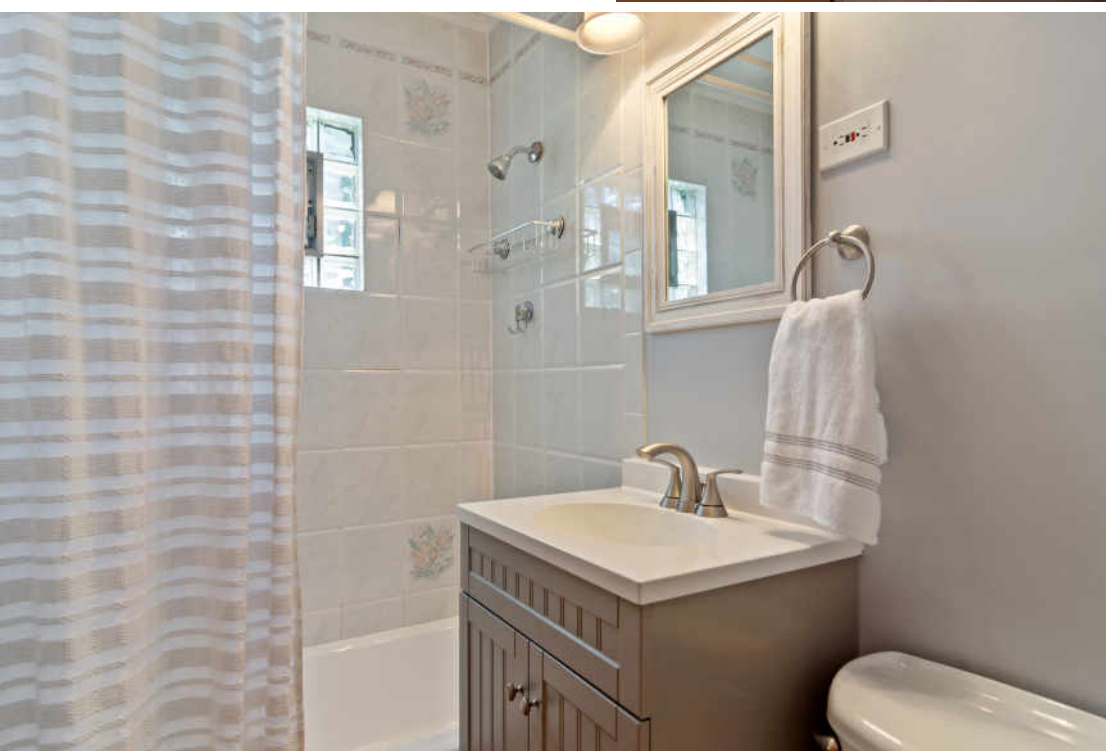
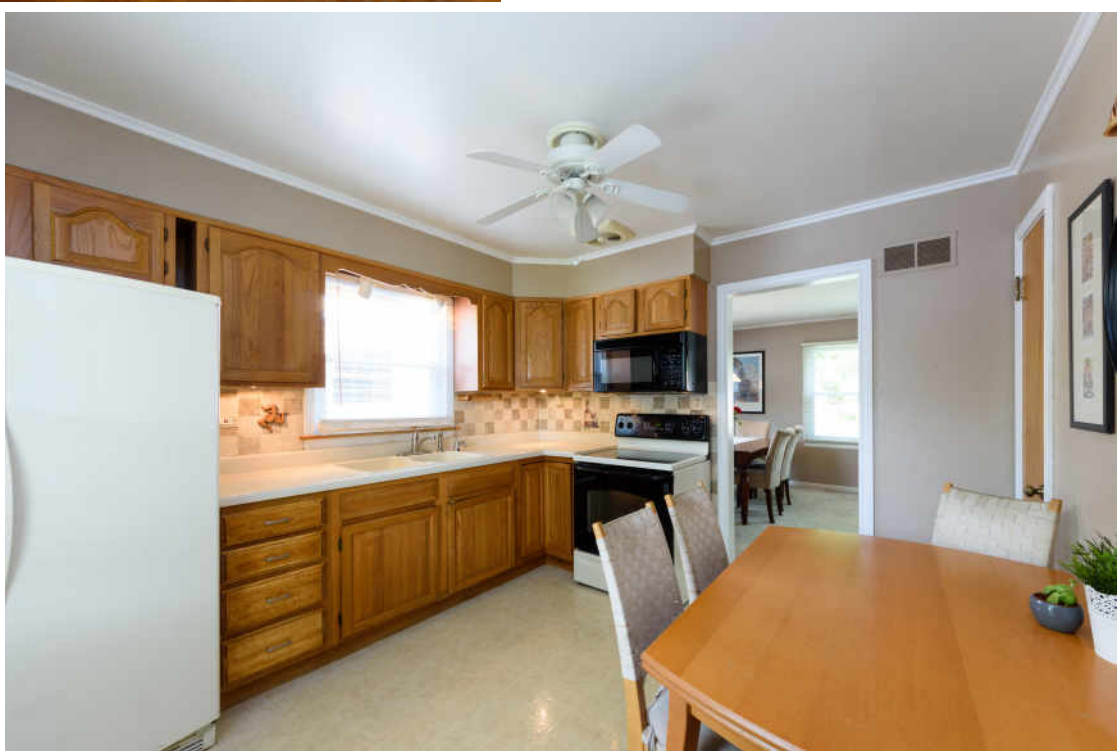
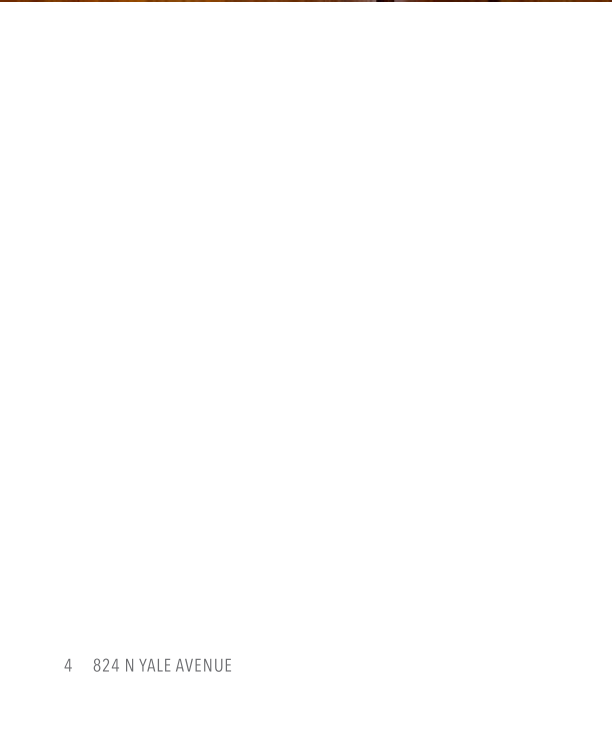
RECREATION ROOM : 27' × 12'

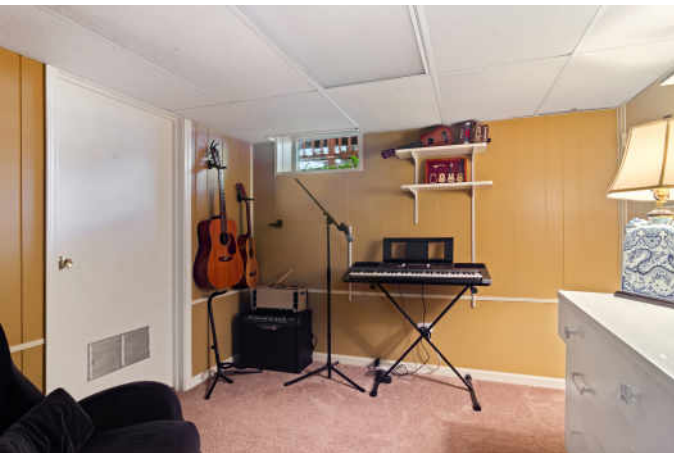
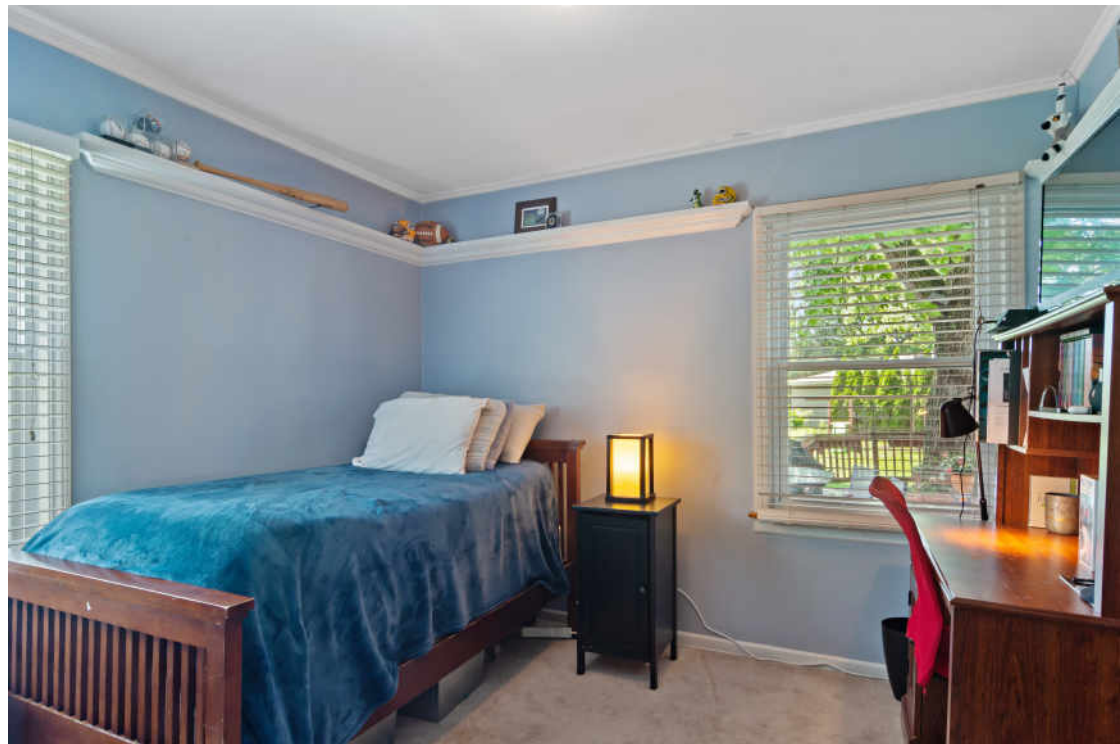
3 BEDROOM

2 FULL BATH

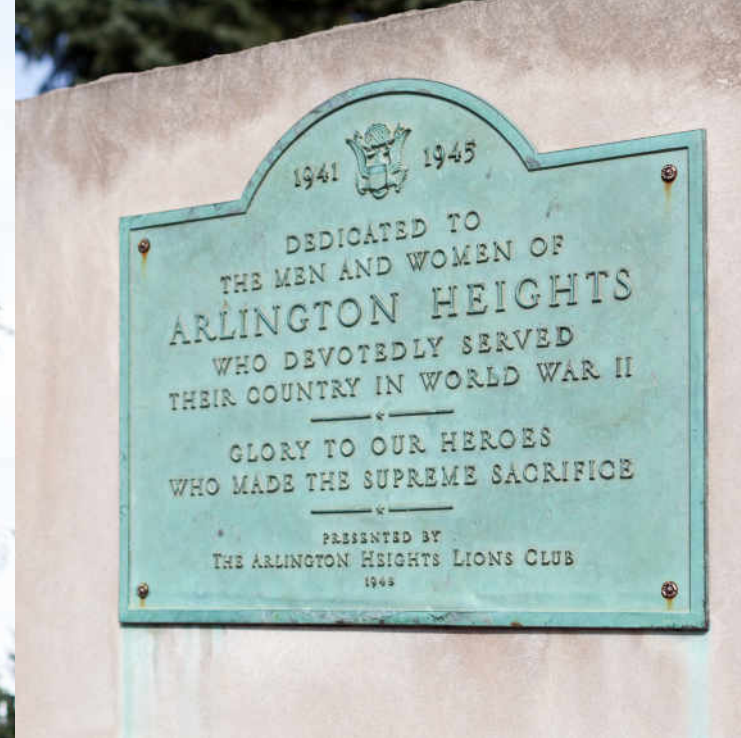
INFORMATION & DETAILS

Fantastic opportunity to live in the heart of Arlington Heights - shops, restaurants, racetrack, Metra! Come see this delightful 3-bedroom ranch with full finished basement. Large landscaped backyard and expansive deck made for entertaining. Spacious bedrooms, eat-in kitchen area, updated baths, hardwood under carpet. Basement offers rec room, bonus office/4th bedroom and FULL bathroom. Lots of storage space! All of this situated in a convenient, friendly neighborhood with top ranked schools: Patton, Thomas, Hersey. Welcome Home!









WITH ALL THE AMENITIES AND CONVENIENCES 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 highly-walkable 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. There is something for every taste from Mexican, Thai and Italian cuisines to tapas, pizza, burgers, and sushi.

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. And of course there's the Arlington Park Racetrack, where in addition to the action on the track, there's live entertainment, dancing and picnicking on the grounds.

Arlington Heights School District 25 primarily serves students in the community. High schools include Buffalo Grove High School, John Hersey High School, Prospect High School, Wheeling High School, Rolling Meadows High School, and Elk Grove High School.

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.



JULIE CARLUCCI

(847) 707-1363

847-797-0200

JULIEC@ATPROPERTIES.COM

WWW.DEALWITHDIAMOND.COM



824YALE.INFO