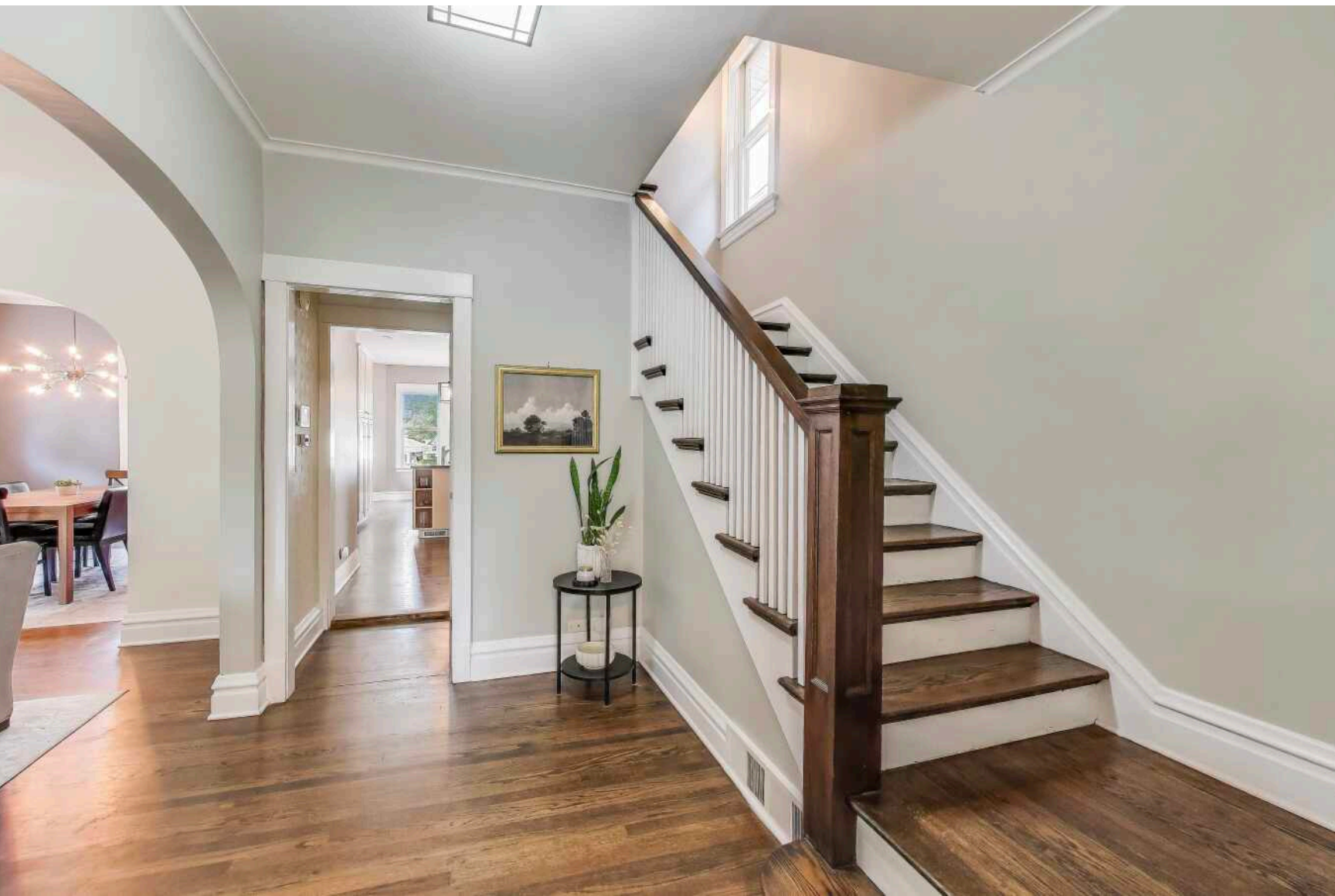


**825 WOODBINE AVENUE**  
OAK PARK

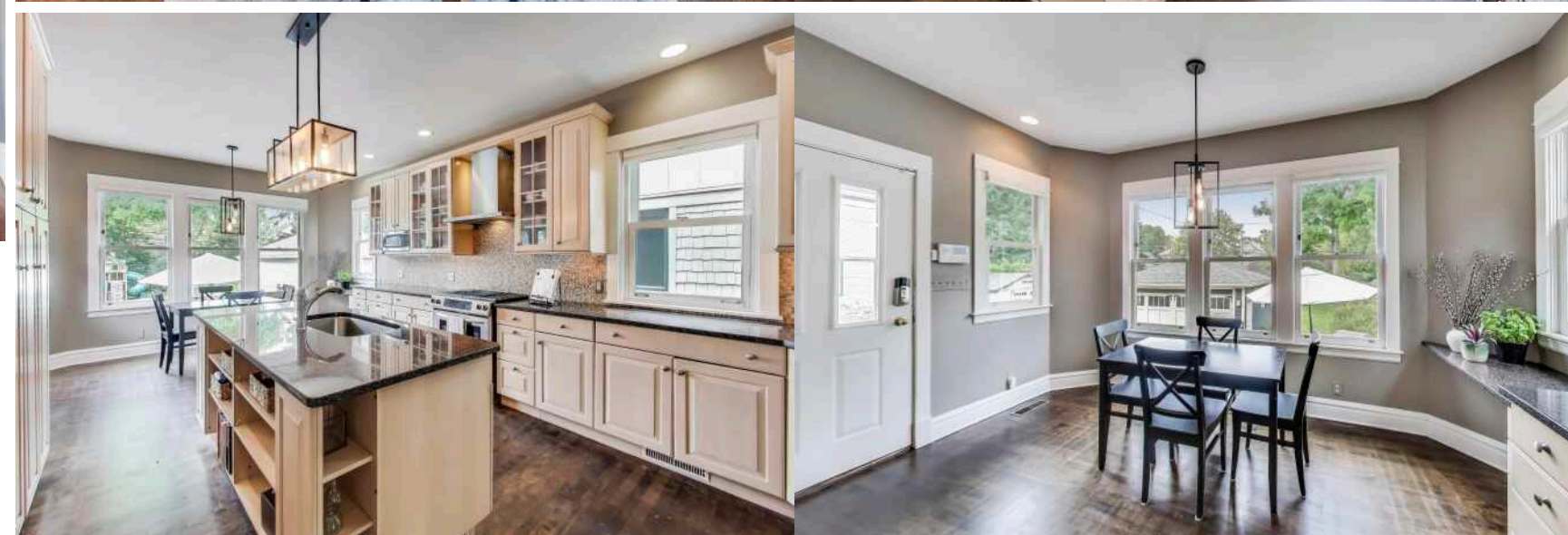
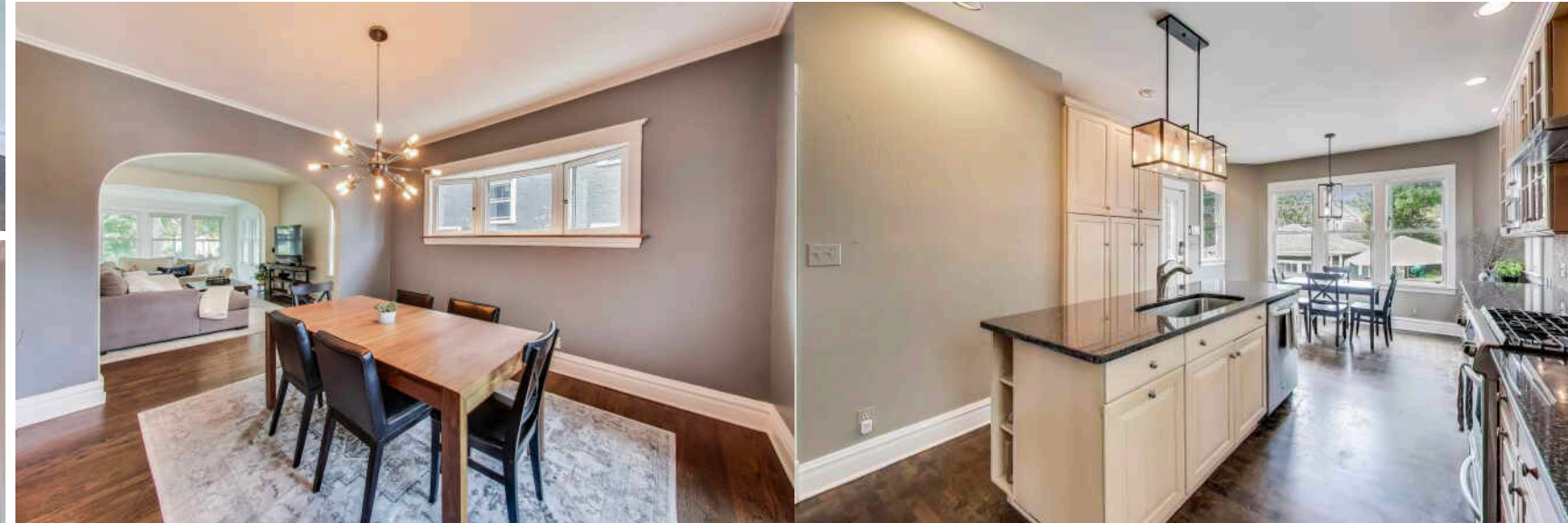




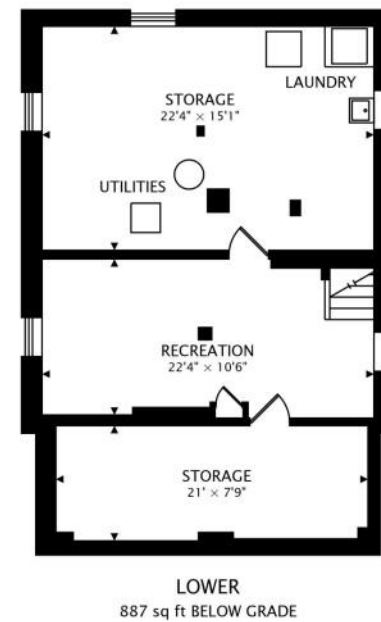
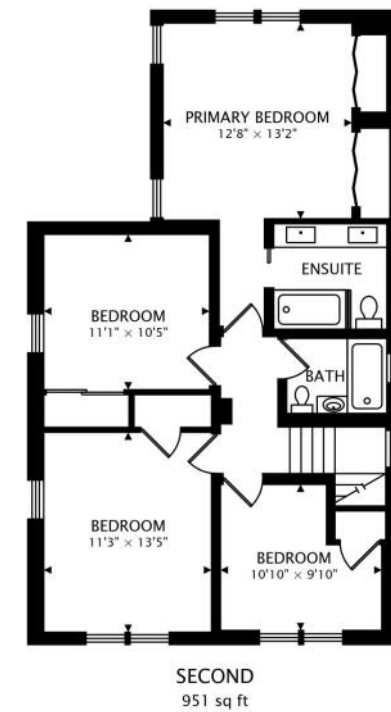
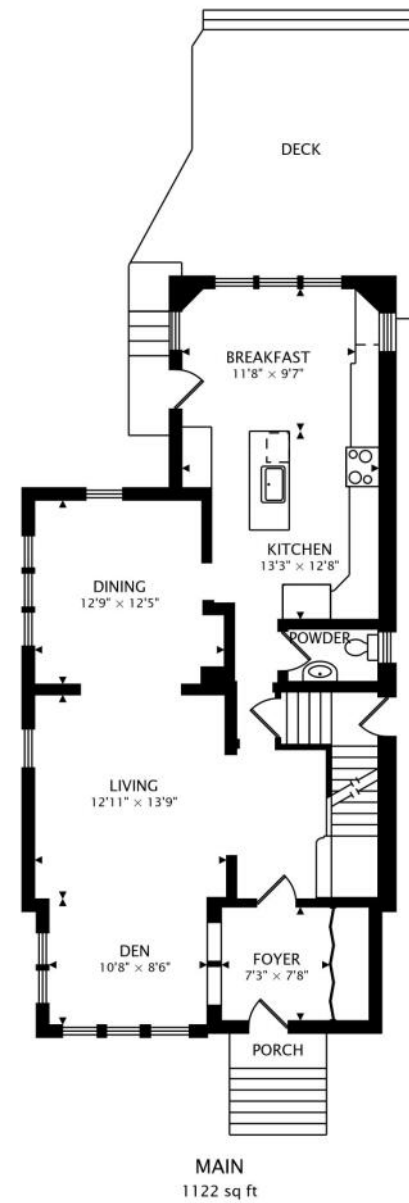
4 BEDROOM  
2.1 BATH  
TAXES: \$19,660

Located in the sought-after Mann School District, this beautiful home blends timeless architectural charm with modern updates. Nestled in the Frank Lloyd Wright Historic District it offers charm, style and space. A large front entry welcomes you into the spacious and open first floor which features a useful sunroom, an inviting living room, and a large dining room-perfect for everyday living and entertaining. Everyone can enjoy the expansive kitchen, complete with a generous island, stainless steel appliances, and ample cabinet and counter space. Upstairs, you'll find four generously sized bedrooms, including a Primary Suite with its own private bath. The property boasts a charming ribbon driveway for easy access to the 2-car garage-no alley means a rare, oversized backyard ideal for gardening, entertaining, play, or simply relaxing in your own private oasis. Just blocks from Mann School, Field Park, and the vibrant shops and restaurants along Chicago Avenue. Major updates include a tear-off roof and exterior stucco paint (2018), and many, beautiful Marvin windows installed in 2016. This home has wonderful closet space and storage space.













## OAK PARK IS THE COOL KID ON THE BLOCK AS FAR AS COMMUNITIES GO.

Located just 10 miles west of downtown Chicago, the community has a distinctly urban, creative vibe and has long been home to artists who have risen to the top of their fields.

Renowned architect Frank Lloyd Wright spent the first 20 years of his career in Oak Park, building more homes in the area than anywhere else in the world. Novelist Ernest Hemingway attended Oak Park and River Forest High School, where he excelled in English classes and wrote for the school paper.

Oak Park is noted for its unique mix of home styles including Victorian, Queen Anne, Craftsman, and Prairie School. The community is comprised of three historic districts, including the Frank Lloyd Wright Historic District.

In addition to an active arts community, locals enjoy ample recreational opportunities including public parks, outdoor pools, an ice-skating rink, and the Oak Park Conservatory. Meanwhile, downtown Oak Park offers a number of boutiques, national retailers, noted restaurants, and galleries.

Transportation is easily accessible with the Eisenhower Expressway and public transportation options like the CTA Green and Blue Lines and the Oak Park Metra station. The village's Augusta Boulevard is part of the Grand Illinois Trail.





## NOTES

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