

831 S DWYER AVENUE #C, ARLINGTON HEIGHTS
CHURCH CREEK





ROOM DIMENSIONS

LIVING ROOM : 18' x 12'

DINING ROOM : 11' x 10'

KITCHEN : 10' x 10'

PRIMARY BEDROOM : 13' x 11'

BEDROOM 2 : 11' x 10'

BALCONY : 12' x 5'

SECURED WALK IN STORAGE : 11' x 5'



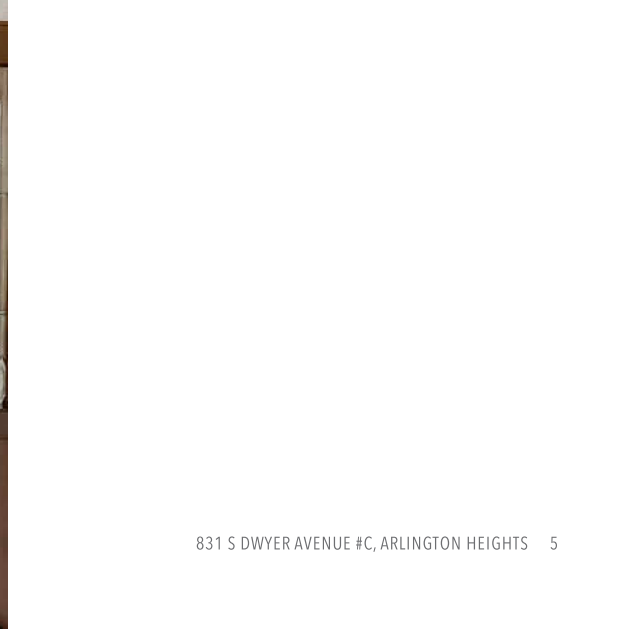
TAXES: \$1,399

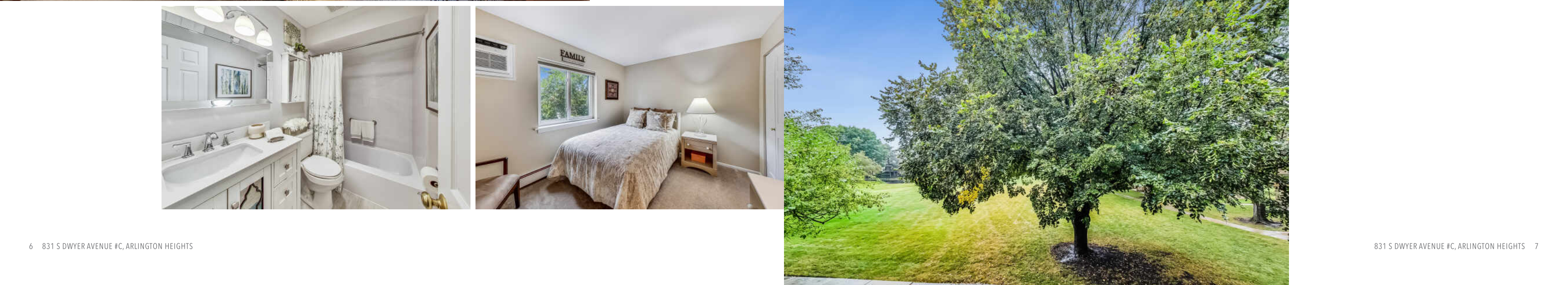
ASSESSMENTS: \$391 / MONTH

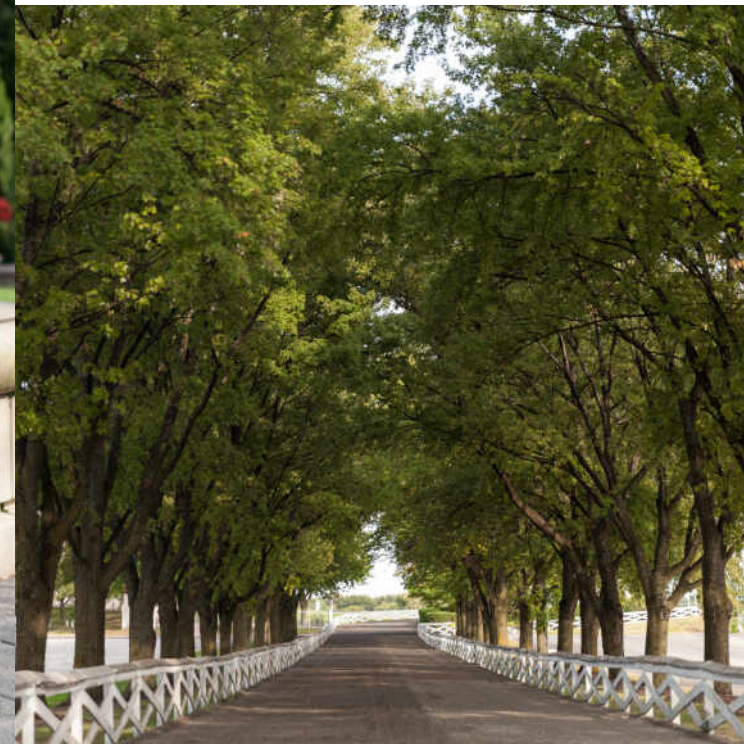
RARELY Available Condo in the Church Creek Community is ready to go! Ideally located on the 2nd Floor, this home has been lovingly cared for and enjoyed!

Entry into condo highlights this light filled space! Large coat closet is extra deep for added seasonal items. Living room is freshly painted in calming tones and opens with sliding glass door to private balcony overlooking courtyard to enjoy the evening sunsets! Dining room with adjacent fireplace will create a warm atmosphere for celebrating all your special occasions. Gorgeous Kitchen has been fully updated featuring timeless wood cabinetry, quartz countertops, and stainless appliance suite! Pantry Cabinet, decorator pendant light over sink and space for table & chairs for the quick snacks & cup of coffee are more highlights of this remodel. Primary Bedroom features a double wide mirrored closet & both bedrooms enjoy views to mature trees & landscape. This Fully remodeled full bathroom is finished with a new white vanity, bevel mirror plus a new medicine chest as well! White tub/shower surround and easy care floor will give you YEARS of enjoyment!

Crisp White Trim & added 6 Panel Doors throughout. Unit painted in 2022, bathroom finished in 2022, newer carpet in living & dining rooms! A/C Units are NEW in 2022! Don't miss the secure walk in storage room outside entrance to unit measuring 5x11 with built in shelving for all your extras. The Building installed a New Boiler in March of 2023. Sunny Balcony that overlooks the peaceful courtyard. Low monthly association covers the heat, water and gas. Tons of parking available when you have guests. Less than 2 miles to the vibrant downtown Arlington Heights! And just a few blocks to Northwest Community Hospital, Sunset Meadows Park, and Arlington Lakes Golf course. Home is served by Westgate Elementary, South Middle School, and Rolling Meadows High School.







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.

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EXPECT EXCEPTIONAL RESULTS

