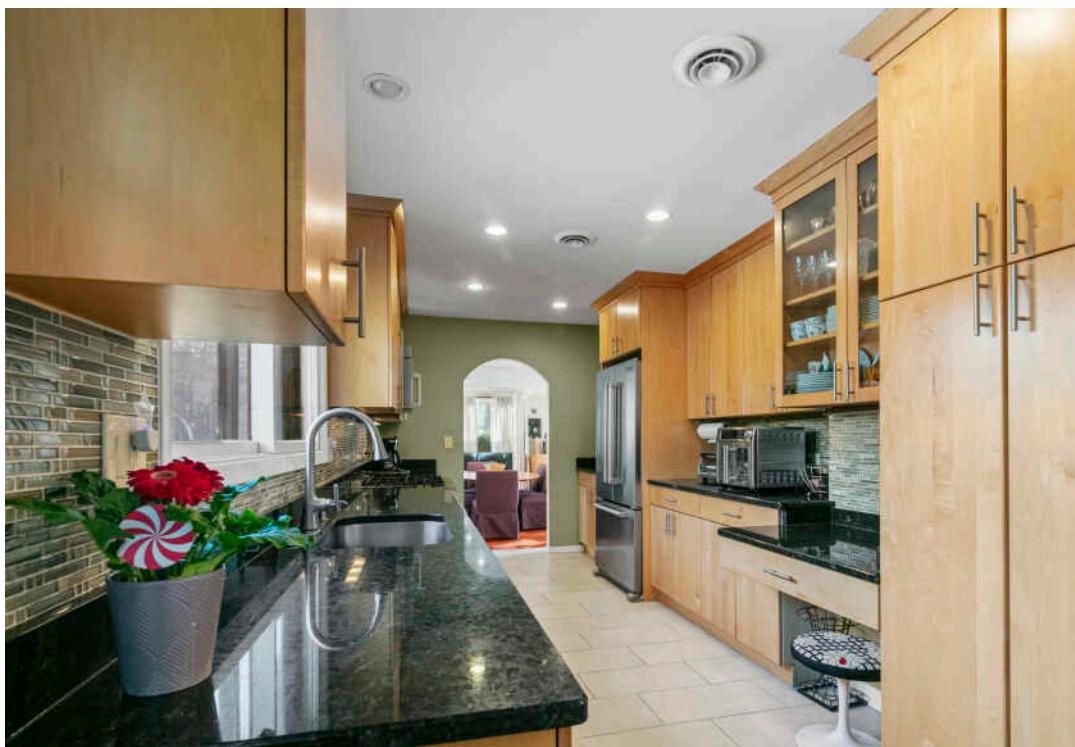


840 AUBURN COURT
HIGHLAND PARK, IL 60035





ROOM DIMENSIONS

LIVING ROOM : 24' x 12'

DINING ROOM : 12' x 10'

FAMILY ROOM : 21' x 12'

KITCHEN : 20' x 9'

PRIMARY SUITE : 24' x 14'

BEDROOM #2 : 13' x 11'

BEDROOM #3 : 18' x 11'

RECREATION ROOM : 12' x 12'

LAUNDRY : 11' x 8'

UTILITY / STORAGE : 9' x 6'

FOYER : 8' x 6'

3 BEDROOM

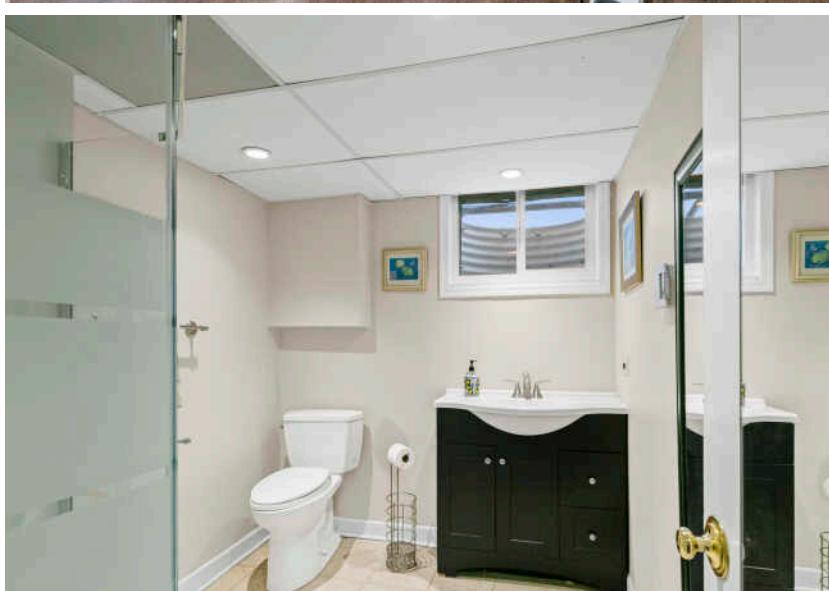
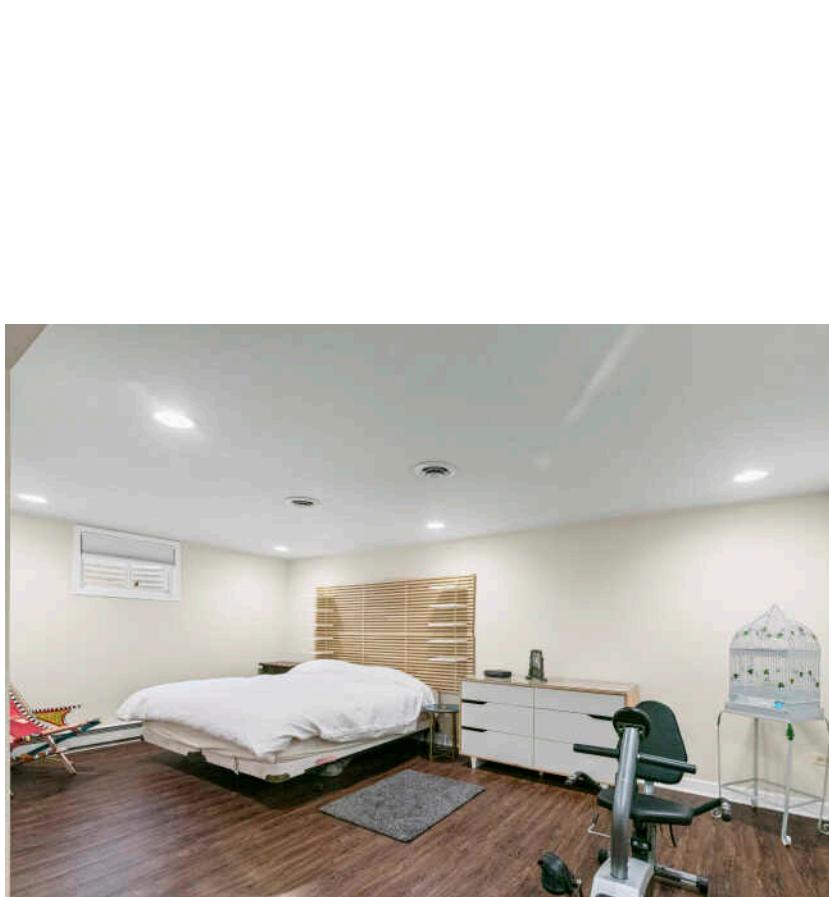
3 BATH

TAXES: SEE LISTING

RARE 1/2 ACRE CUL-DE-SAC LOT!

Rare opportunity on Auburn Court-quietly tucked at the end of a cul-de-sac on an expansive .49-acre lot in highly sought-after District 112. This ranch-style home offers an exceptional combination of location, land, and layout that is increasingly hard to find in Highland Park. The home features three bedrooms and three full bathrooms, including a generously sized primary suite on the main level and a flexible lower-level bedroom ideal for guests, office space, or extended living. A remodeled kitchen with stainless steel appliances opens to the L-shaped living room / dining room combination, creating an easy flow for everyday living and entertaining. The fully fenced yard provides privacy and is complemented by an existing in-ground pool and abundant green space for outdoor recreation and enjoyment. Additional highlights include a finished lower level, attached one-car garage, and proximity to award-winning schools, parks, recreation, shopping, and train. A compelling value for buyers seeking a premier location, ranch-style living, and long-term upside in one of Highland Park's most desirable neighborhoods.







YOU HAD ME AT RAVINIA - YET THERE'S SO MUCH MORE TO LOVE ABOUT **HIGHLAND PARK.**

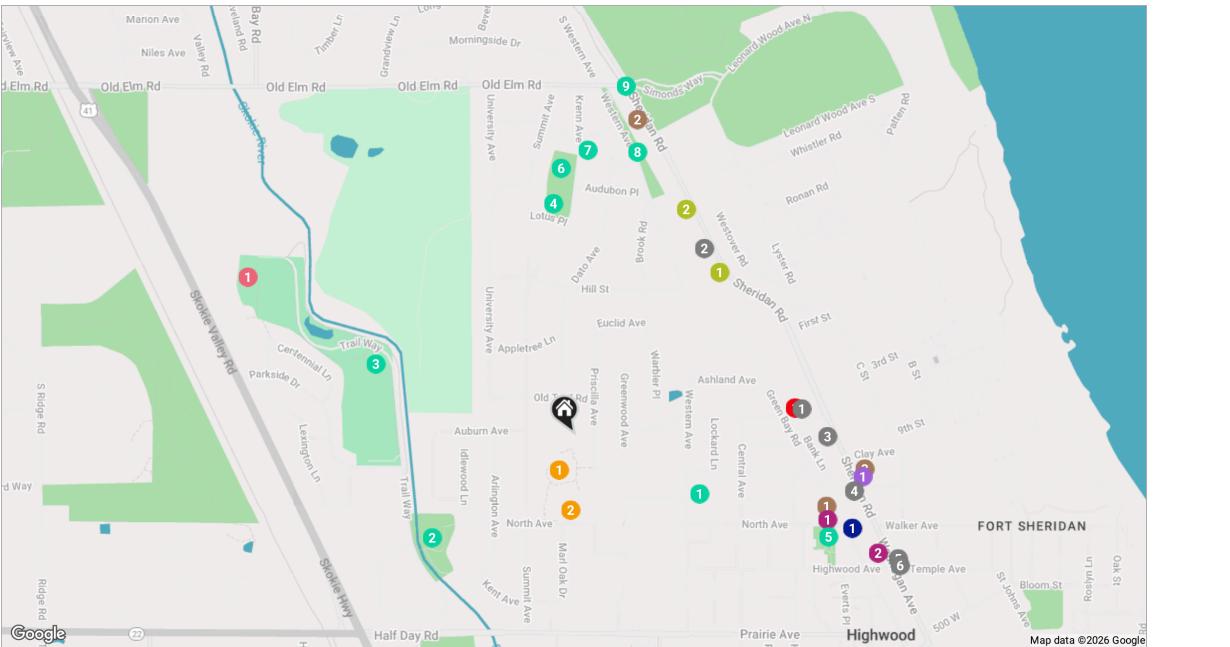
Located 23 miles north of downtown Chicago, Highland Park is known for its vibrant downtown business district, abundant recreational facilities, and world-class amenities.

The city is home to several landmarks, including homes designed by Frank Lloyd Wright. Highland Park also created the first community land trust in Illinois to develop and preserve high-quality affordable housing for residents.

High-end homes in Highland Park range from custom lakefront mansions to multi-million-dollar contemporary estates. Mid-century moderns and in-town bungalows are plentiful, while a number of luxury condominiums offer maintenance-free living close to downtown shops, restaurants, and commuter train stations.

Residents enjoy two public beaches and the North Shore Yacht Club, a not-for-profit membership organization for sailors, kayakers, power boaters, and stand-up paddle boarders. Downtown Highland Park thrives year-round thanks to an eclectic mix of businesses including local restaurants, national retailers, and upscale boutiques.

Highland Park shines brightest in the summertime, when the sprawling outdoor Ravinia Festival welcomes the Chicago Symphony Orchestra and a diverse lineup of popular musicians. Ravinia attracts concert-goers from near and far, including locals and city-dwellers who can hop on the Metra train that conveniently stops at the festival gates.



NOTES

RESTAURANTS

① Tacos El Norte
118 WASHINGTON AVENUE, 0.5 MI

② Jay Lovell's
766 SHERIDAN ROAD, 0.5 MI

③ Mean Wiener
532 SHERIDAN ROAD, 0.6 MI

④ Teddy O'Brian's
432 SHERIDAN ROAD, 0.7 MI

⑤ La Casa de Isaac
Restaurante Mexicano en
Highwood
311 WAUKEGAN AVENUE, 0.8 MI

⑥ Miramar Bistro
301 WAUKEGAN AVENUE, 0.8 MI

COFFEE

① Tala Coffee Roasters -
Highwood Cafe
428 GREEN BAY ROAD SUITE B, 0.6 MI

② Starbucks
950 SHERIDAN ROAD, 0.7 MI

③ D's Coffee Shop
495 SHERIDAN ROAD, 0.7 MI

SHOPPING

① The Merchant
122 NORTH AVE, 0.6 MI

② Walgreens
320 WAUKEGAN AVENUE, 0.7 MI

GROCERY

① La Union Supermarket
485 SHERIDAN ROAD, 0.7 MI

GYM

① Core Pilates
570 HATHAWAY CIRCLE, 0.5 MI

② Advantage Fitness
840 SHERIDAN ROAD, 0.6 MI

MEDICAL

① Fenix Family Health Center
130 WASHINGTON AVENUE, 0.5 MI

SCHOOLS

① Wayne Thomas Elementary
School
2939 SUMMIT AVENUE, 0.1 MI

② Northwood Middle School
945 NORTH AVENUE, 0.2 MI

GROCERY

① Centennial Ice Arena
3100 TRAIL WAY, 0.8 MI

ENTERTAINMENT

① Highwood
METRA - UNION PACIFIC NORTH, 0.7 MI

TRANSIT

② Lake Path
1253 OLD ELM ROAD, 0.8 MI

PARKS

① Highwood Ball Park
439 WESTERN AVENUE, 0.3 MI

② Sleepy Hollow Park
HIGHLAND PARK, 0.4 MI

③ Danny Cunniff Park
2700 TRAIL WAY, 0.5 MI

④ Old Elm Park
3420 KRENN AVENUE, 0.5 MI

⑤ Everts Park
111 NORTH AVENUE, 0.6 MI

⑥ T. J. McCallum Memorial
Tree
3420 KRENN AVENUE, 0.6 MI

⑦ Knoll Park
3485 KRENN AVENUE, 0.7 MI

⑧ Sheridan Park
HIGHLAND PARK, 0.7 MI

⑨ Lake Path
1253 OLD ELM ROAD, 0.8 MI



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