

8638 S. KEELER AVENUE
ASHBURN





ROOM DIMENSIONS

LIVING ROOM : 14' × 18'

EAT-IN KITCHEN : 11' × 18'

PRIMARY BEDROOM : 10' × 14'

2ND BEDROOM : 10' × 13'

3RD BEDROOM : 10' × 9'

FAMILY ROOM : 13' × 18'

LAUNDRY/UTILITY ROOM : 10' × 15'

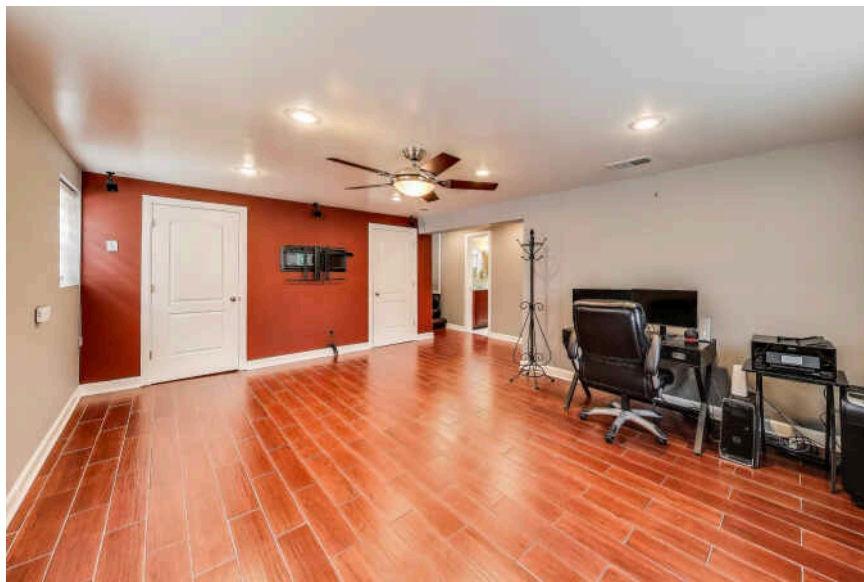
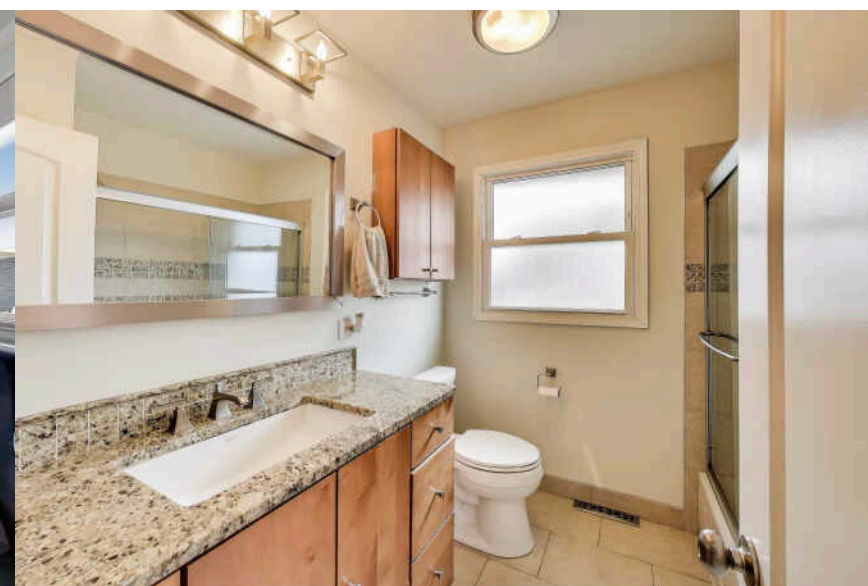
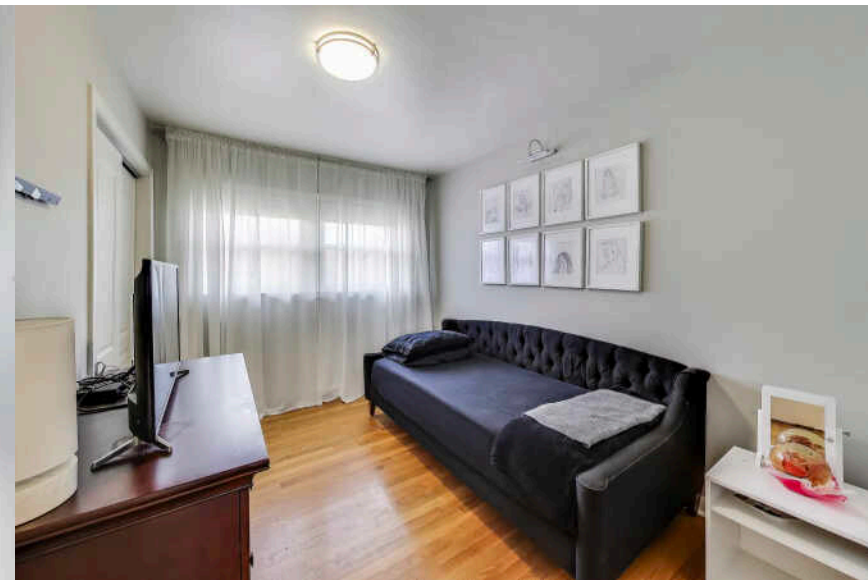
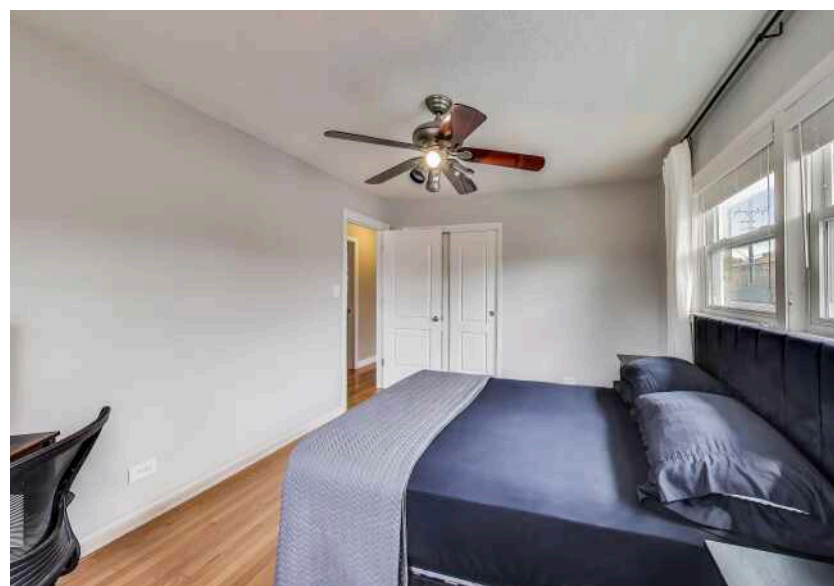
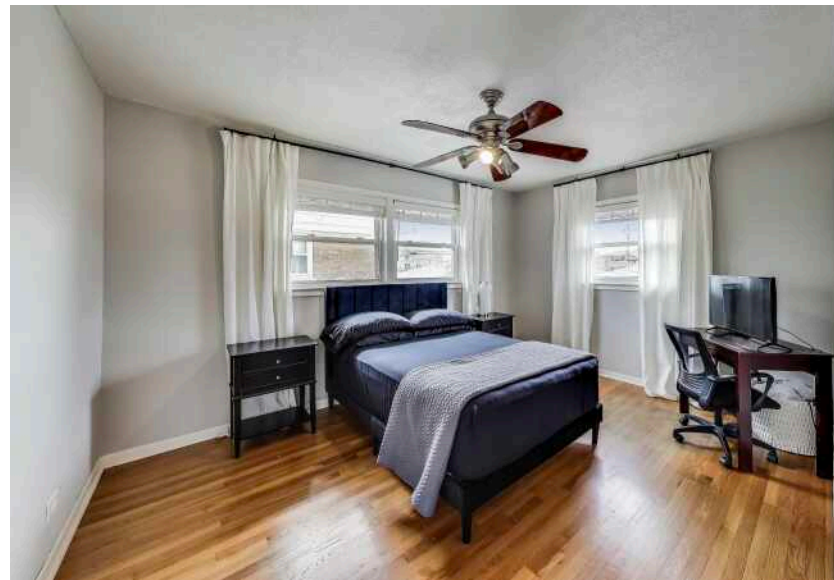
3 BEDROOM

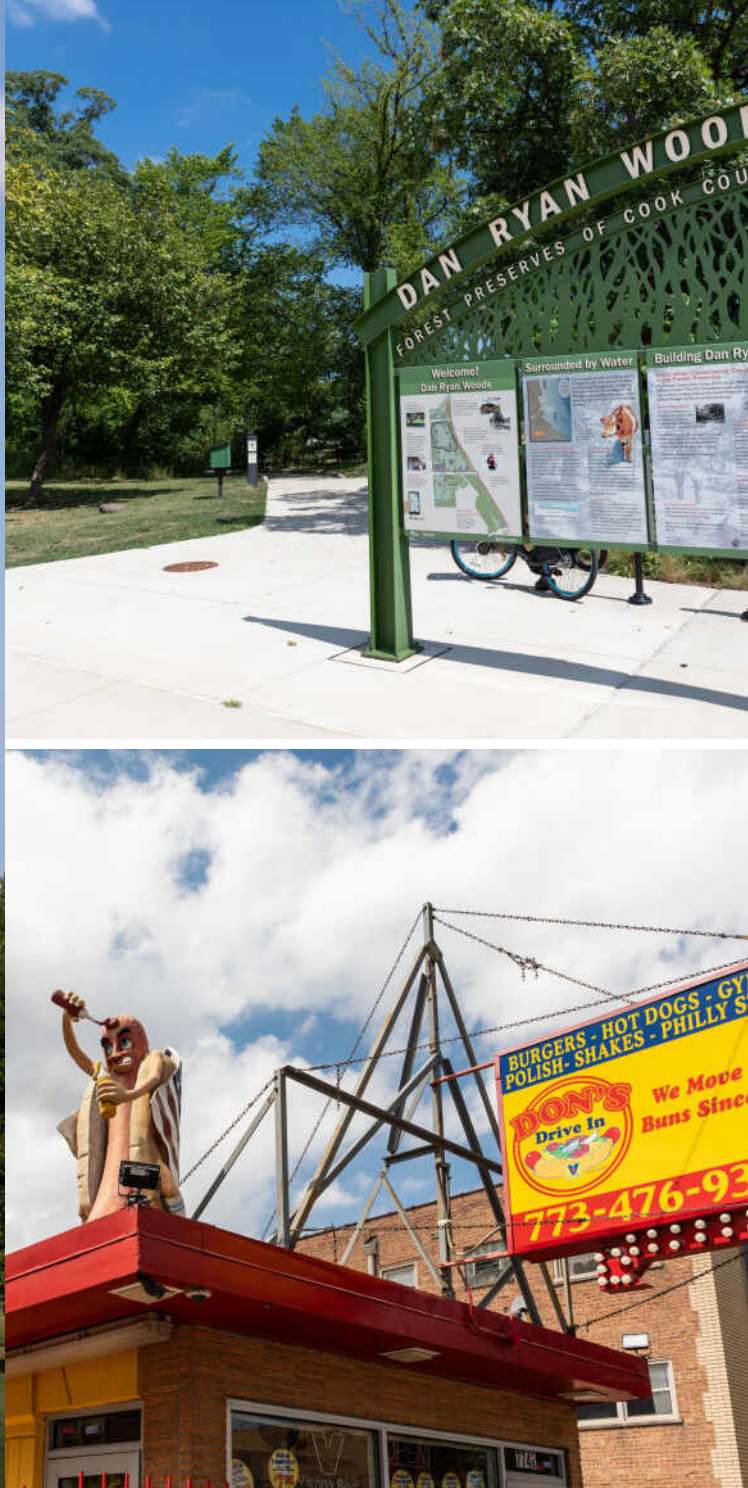
2 BATH

BEAUTIFULLY LANDSCAPED AND UPDATED ALL BRICK SPLIT LEVEL HOME IN SCOTTSDALE

This home has been meticulously maintained and combines timeless construction with thoughtful modern updates. The hardwood flooring throughout the main and upper levels creates a warm and cohesive feel. The updated eat-in kitchen is a true highlight, featuring stainless steel appliances, Silestone quartz counters, stylish backsplash, a pantry, and ample space for dining. The kitchen flows seamlessly into the living room, complete with elegant silhouette blinds, making it perfect for everyday living and formal entertaining. The upper level includes 3 sizeable bedrooms and ample closet space. This level also includes a full bathroom. The lower-level family room has been updated with porcelain wood-look tile flooring, offering a versatile space that can serve as a home office, gym, or entertainment area. The spa-inspired lower-level bathroom showcases a luxurious stand-up shower with body sprays. A dedicated utility room includes a side-by-side LG front-load washer and dryer, additional storage space, 90% efficiency furnace (2019) with humidifier, and a 40-gallon hot water heater. Additional features: windows approx. 10 years old, roof, soffit, fascia, & gutters approx. 8 years old, blown in foam insulation in exterior wall and crawlspace for energy efficiency, side drive leading to an all brick 2 car garage and a spacious fenced backyard includes attached solar-powered lighting, offering the perfect outdoor space for gatherings.







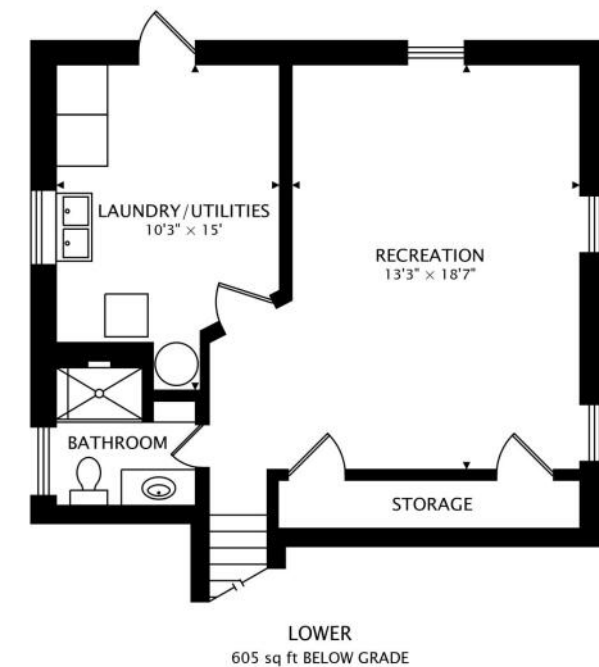
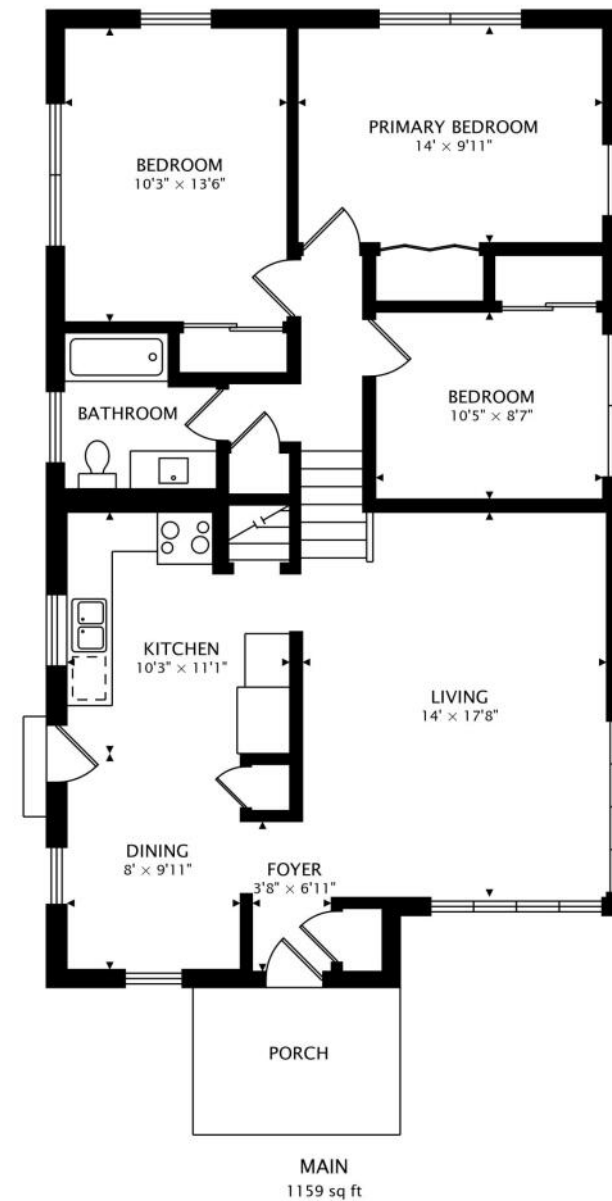
ONE OF CHICAGO'S MANY
QUINTESSENTIAL HISTORIC
NEIGHBORHOODS, **ASHBURN** PROVIDES A
SUBURBAN-LIKE COMMUNITY WITHIN A
FIVE-SQUARE-MILE POCKET ON THE
SOUTHWEST EDGE OF THE CITY.

Ashburn has experienced a revitalization in recent years due in part to the Greater Ashburn Development Association. The organization founded an annual street festival called Summer Extravaganza, which draws more than 500 residents. The neighborhood was also a recipient of the Good Neighbor Award by Nextdoor.

From classic bungalows and split-level ranch homes to a growing number of contemporary condominiums, Ashburn features a variety of housing options along its quiet tree-lined streets.

Residents can head to Hayes, Scottsdale, and Rainey Parks to enjoy Ashburn's outdoor space, which features baseball diamonds, soccer fields, volleyball courts, walking trails, and jogging paths. Meanwhile, the 60-acre Dan Ryan Woods provides a stunning backdrop with lush canopies of oak trees throughout both nature and paved bike paths.

While most would describe Ashburn's nightlife as quiet, there are a few favorite neighborhood spots to grab a coffee or quick bite, while other dining and shopping options are just a short drive away. Several bus routes and a CTA stop make the neighborhood easily accessible but removed from the hustle and bustle of the city.





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