

8809 W GOLF ROAD-#7F
NILES





ROOM DIMENSIONS

LIVING ROOM : 21' × 15'

DINING ROOM : 14' × 12'

KITCHEN : 13' × 06'

PRIMARY BEDROOM : 16' × 12'

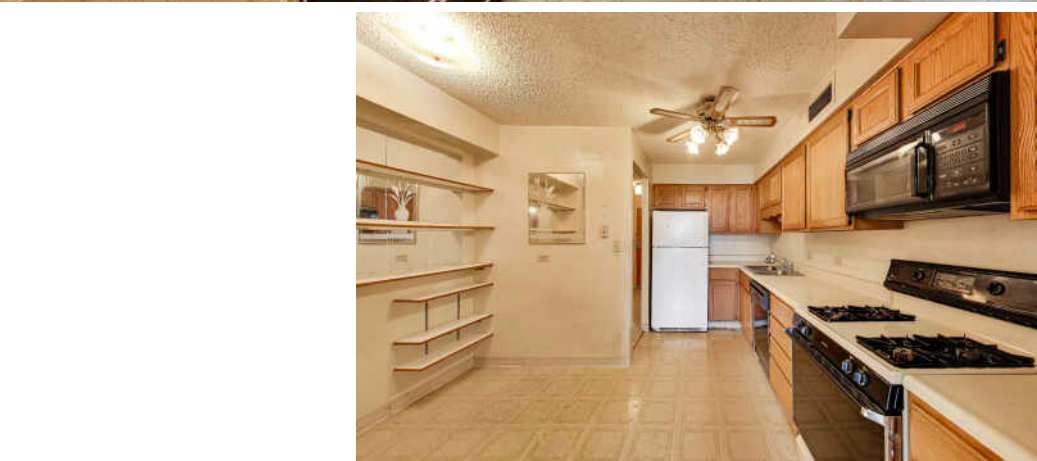
1 BEDROOM

1 BATH

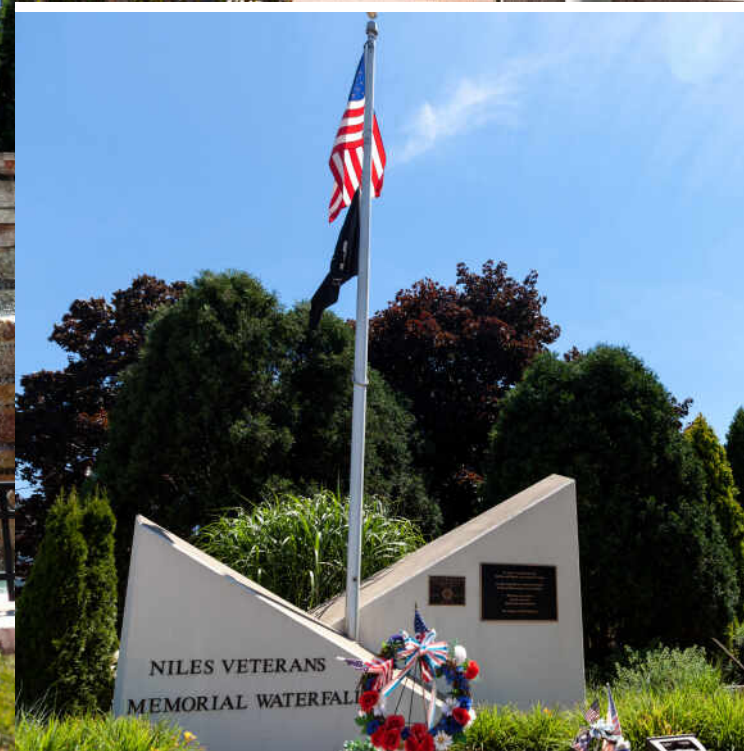
ASSESSMENTS: \$505 / MONTH

SUNNY AND SPACIOUS 1 BEDROOM CONDO IN HIGHLAND TOWERS

Spacious one-bedroom, one-bath condominium in the Highland Towers community offering an excellent opportunity to renovate, customize, and create a home that reflects your personal style. The generous floor plan features a large living and dining area, abundant storage, and a private balcony overlooking the community swimming pool-an inviting setting for relaxing outdoors. This home includes three in-unit air-conditioning units, one of which is new, along with recent plumbing improvements and freshly steam-cleaned carpeting. The kitchen and bath are ready for a fresh vision, whether you prefer to update the existing layout or explore a more open and contemporary design. Additional conveniences include an outdoor parking space and plenty of guest parking too. A separate storage unit is also included. Residents are welcomed by a newly remodeled lobby and mailroom, adding a fresh, updated feel to the building's common areas. A convenient laundry room is also in the lobby level. Bring your contractor, designer, and imagination. Conveniently located near shopping, dining, transportation, and the Village of Niles free local bus service. Property is being Sold in As-is Condition.





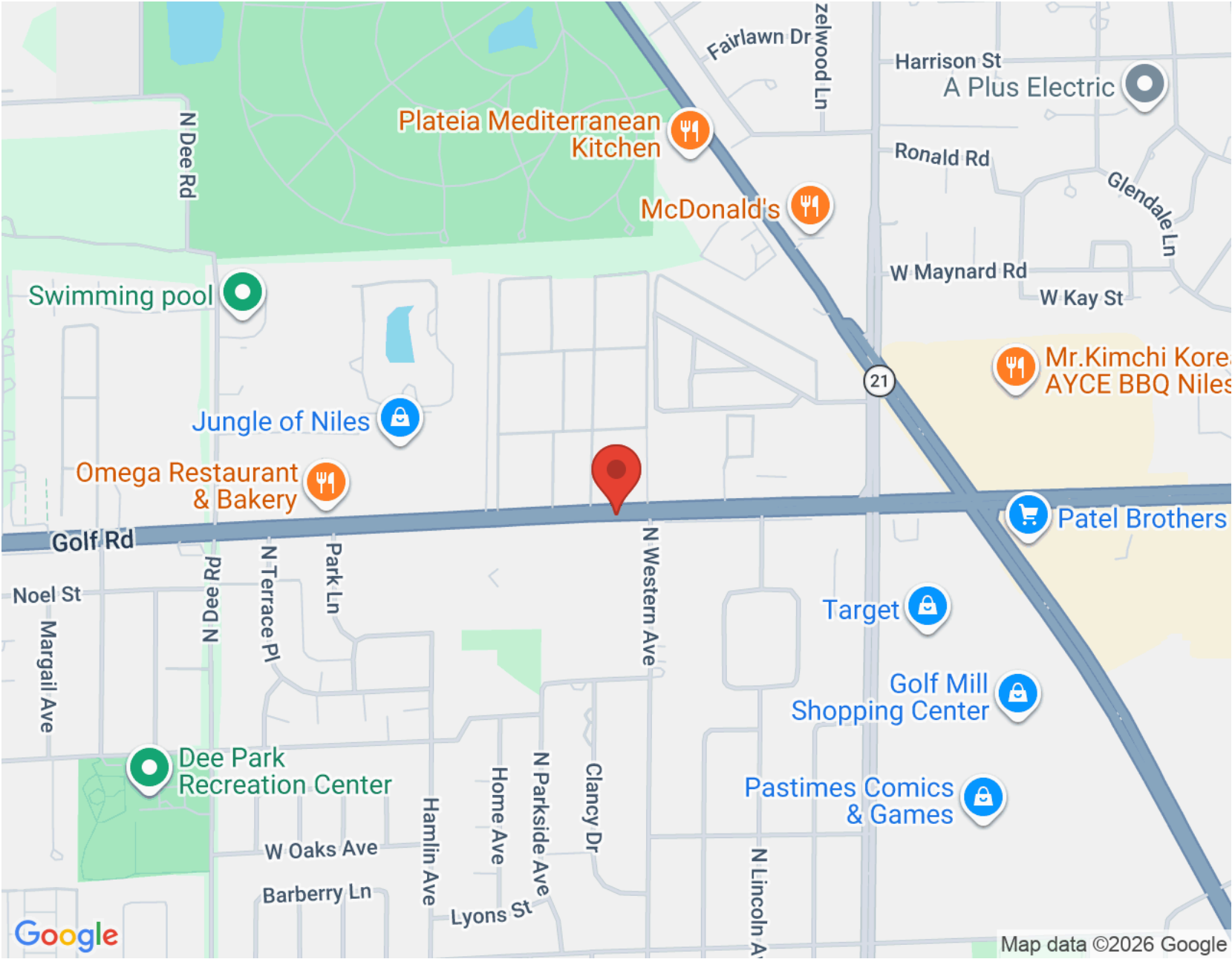


JUST 15 MINUTES FROM THE HUSTLE AND BUSTLE OF DOWNTOWN CHICAGO, THE VILLAGE OF **NILES** OFFERS QUIET RESIDENTIAL NEIGHBORHOODS SHADED BY TOWERING TREES.

Despite being outside the city, Niles still has a cosmopolitan vibe with its own half-size replica of the Leaning Tower of Pisa and active Sister Cities program, promoting cultural exchanges. The community also has a strong commitment to sustainability, converting vacant land into the Farm on Franks, a community garden, and educational experience.

Niles homebuyers will find a variety of homes in several styles and price ranges from condominiums to well-maintained bungalows and new-construction single-family homes.

Niles residents have several transportation options including two nearby Metra rail lines providing direct service to downtown Chicago and a free bus for travel within the village. Commuters can also take a public bus to catch the CTA's Blue and Yellow Lines.



NOTES _____



HARRY MAISEL

1 773 502 7622

847 892 4800

HMAISEL@ATPROPERTIES.COM

WWW.THECHICAGOHOME.COM



HARRY MAISEL
GROUP



CHRISTIE'S
INTERNATIONAL REAL ESTATE

All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

