

922 WARREN AVENUE #105
DOWNERS GROVE

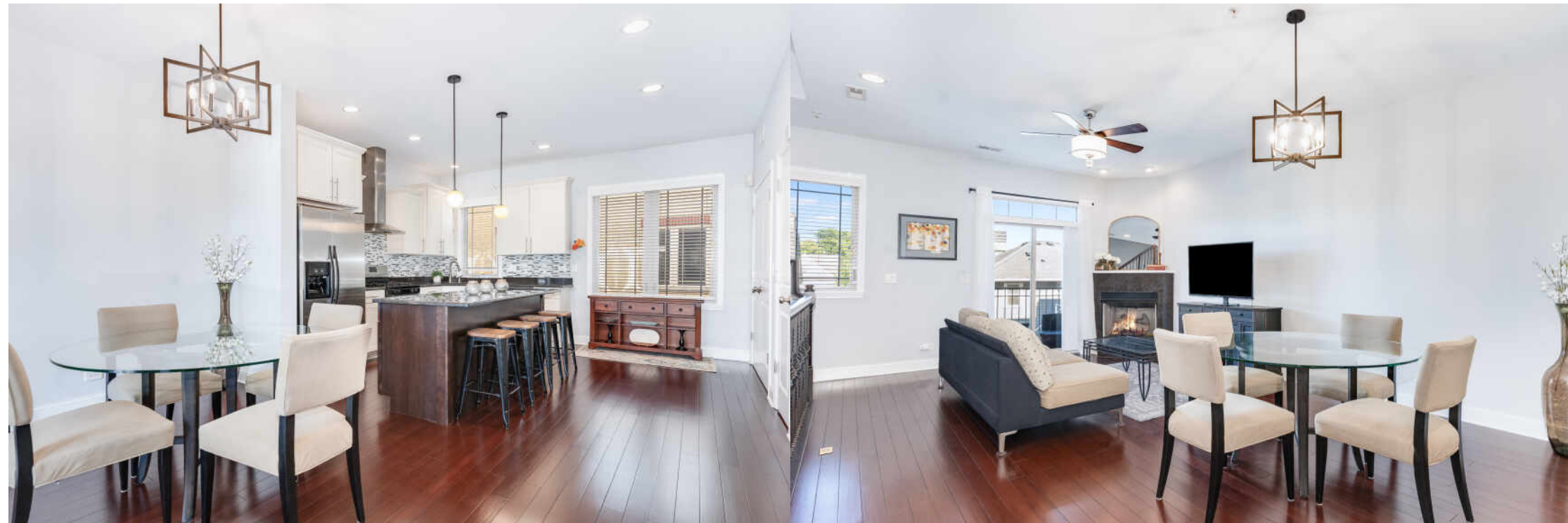


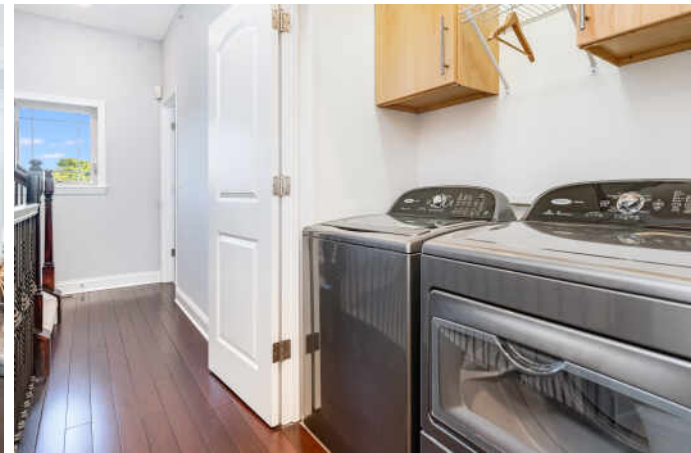
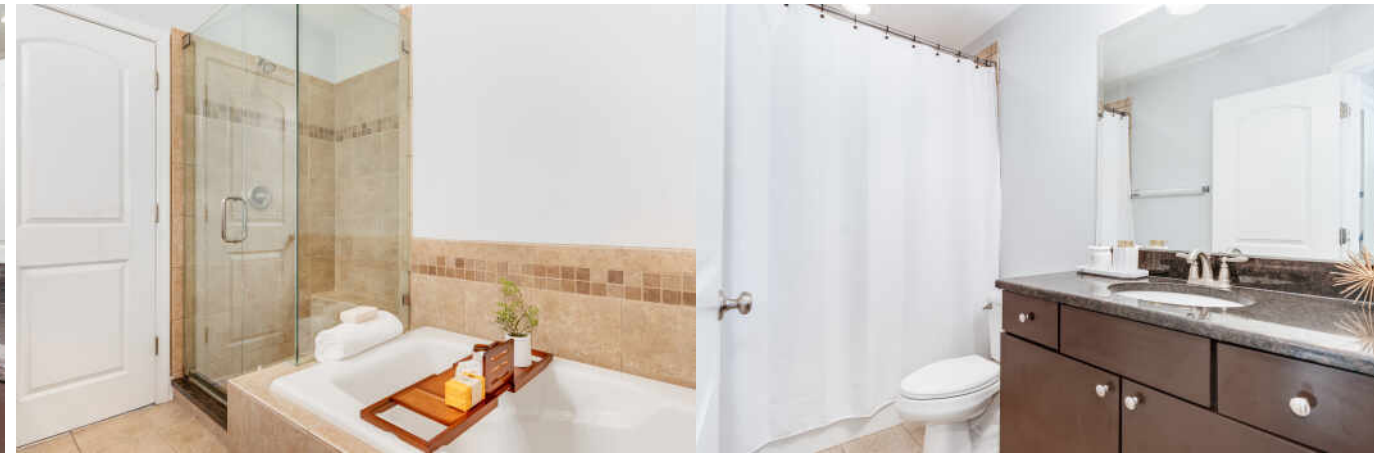


WELCOME TO THE HEART OF DOWNTOWN DOWNERS GROVE

Rarely available multi-level townhome in the heart of Downtown Downers Grove! Unbeatable location directly across from the Metra station with a 30-minute express commute to downtown Chicago and just steps to restaurants, shopping, coffee shops, and entertainment. This open-concept home features hardwood floors, fresh paint, updated lighting, and modern finishes throughout. The spacious kitchen offers a huge center island, stainless steel appliances, and ample cabinet space. Enjoy outdoor living with a private deck off the living room and an expansive rooftop terrace. Featuring 3 bedrooms, 2 full baths, 2 half baths, and a luxurious primary suite with dual sinks, soaking tub, and separate shower. Attached 2-car garage. Low monthly HOA fees make this move-in-ready home an exceptional opportunity to enjoy the ultimate downtown lifestyle with unmatched convenience for commuters!

3 BEDROOM
2.2 BATH
TAXES: \$8,892
ASSESSMENTS: \$110 / MONTH









TOTAL: 1612 sq. ft
1st floor: 275 sq. ft, 2nd floor: 589 sq. ft, 3rd floor: 620 sq. ft, 4th floor: 128 sq. ft
EXCLUDED AREAS: GARAGE: 337 sq. ft, UTILITY: 24 sq. ft, BALCONY: 28 sq. ft,
ROOFTOP: 430 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



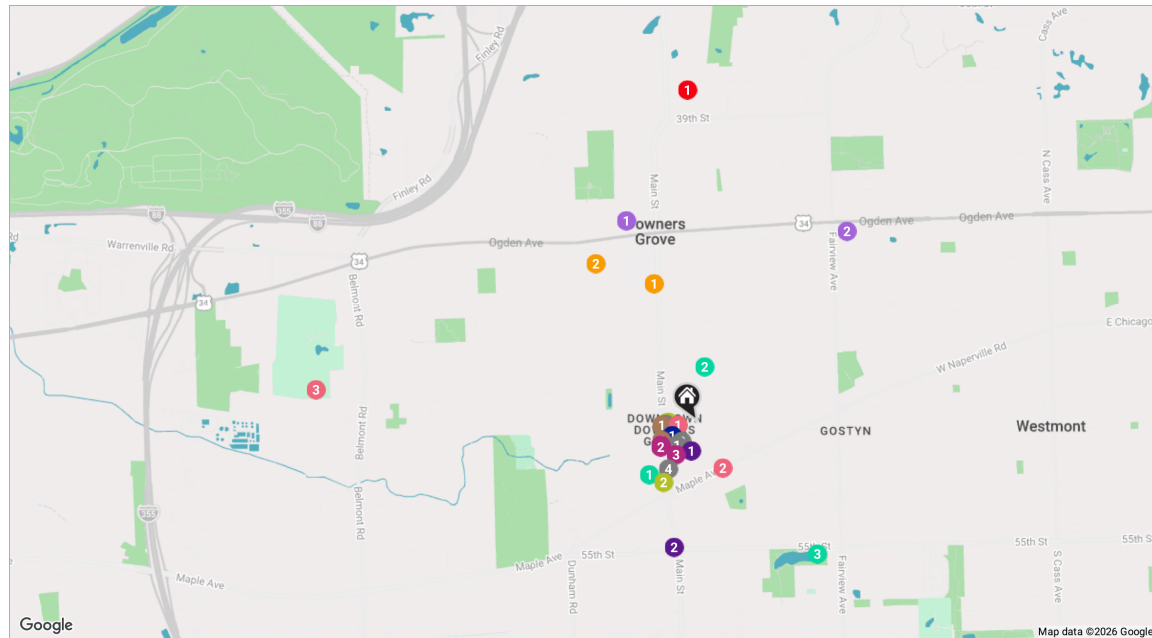
FORTUNATELY, **DOWNERS GROVE** DOESN'T LET FAME GO TO ITS HEAD.

The village has racked up more than its share of accolades, with *Forbes* naming it one of America's friendliest towns and *CNN* ranking it among the country's best places for a healthy retirement due to its abundance of parks and top-notch hospitals.

A varied housing stock exists in this robust community, ranging from historic homes from the mid-1800s to an assortment of Sears Roebuck Catalog Homes, which were built between 1908 and 1940 from purchased kits. New construction can also be found in the village.

Along with ample boutique shopping and upscale dining, Downers Grove hosts dozens of community events and festivals, attracting visitors and earning the village a place on the Chicago Tribune's "Top 10 List of Downtowns." The community is also home to the Downers Grove Museum, which includes the historic Blodgett House.

Metra's BNSF Railway has three stations in Downers Grove, providing direct transportation to Chicago.

[illegible]

- 1 United States Postal Service
920 CURTISS STREET, 0.1 MI
- 2 Downers Grove Fire Station
#102
5420 MAIN ST, 0.6 MI



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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.

