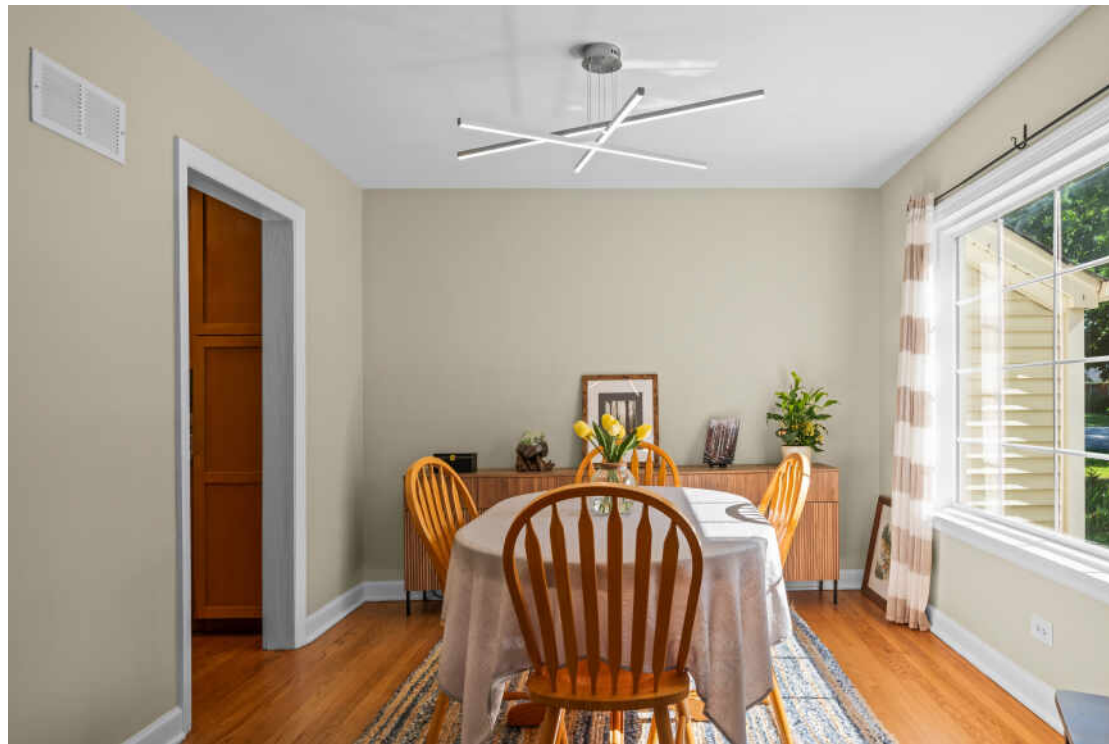


934 N VAIL AVENUE  
ARLINGTON HEIGHTS



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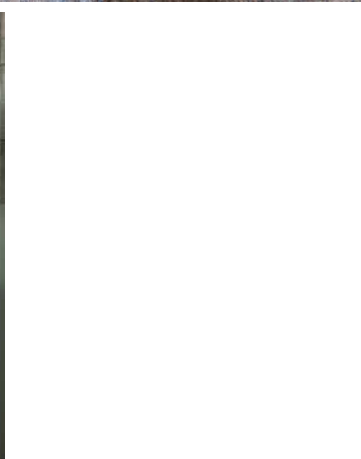
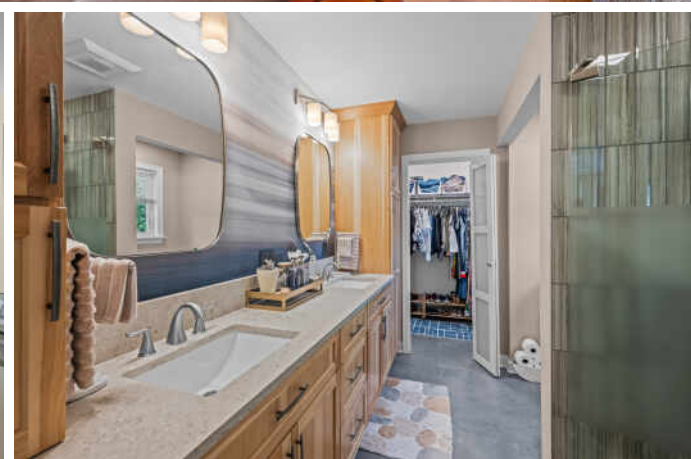
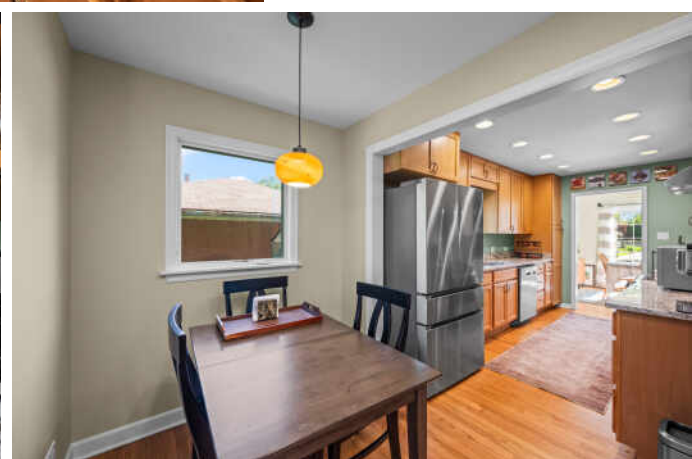
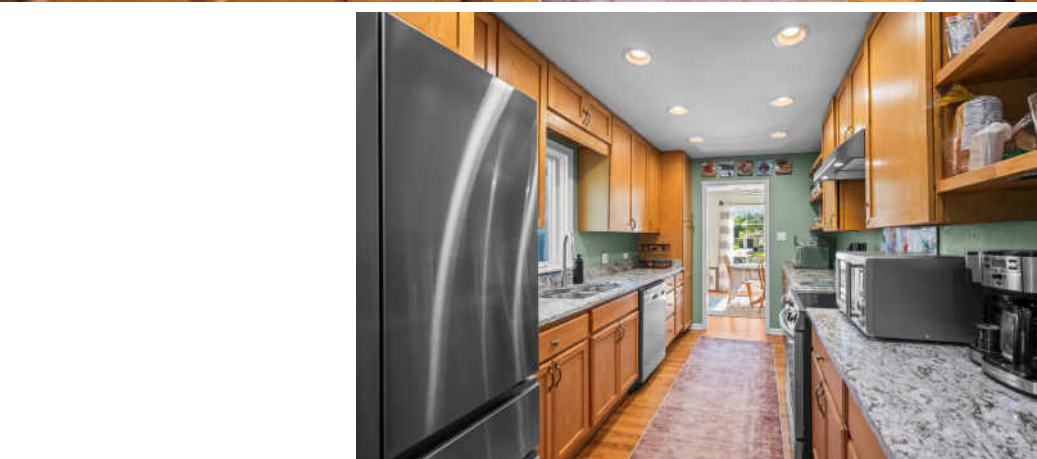


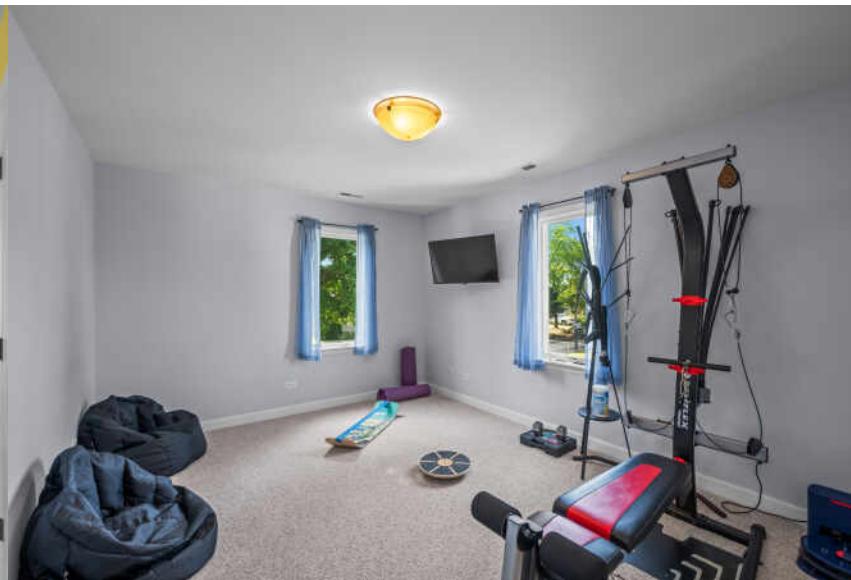
## PROPERTY INFORMATION AND DETAILS

Perfectly updated and ideally situated, this exceptional residence offers the ideal blend of charm, comfort, and convenience. A thoughtfully designed floor plan welcomes you with bright, inviting living spaces and a seamless flow that is perfect for both everyday living and entertaining. At the heart of the home is a custom chef's kitchen featuring granite countertops, stainless steel appliances, and abundant cabinetry. The main level also includes a sun-filled living room, elegant formal dining room, inviting family room overlooking the private backyard, a practical mudroom, and a versatile first-floor bedroom or home office with an adjacent full bath.

Upstairs, the impressive primary suite provides a private retreat with a spa-inspired bathroom featuring a double vanity and a spacious walk-in closet. Every detail of this home has been carefully maintained and thoughtfully updated, creating a move-in-ready experience for today's discerning buyer. Ideally located within walking distance of the vibrant downtown district, residents can enjoy an array of shops, restaurants, and local amenities while benefiting from access to highly regarded schools. Recent improvements include dual A/C units (2025), roof (2022), water heater (2022), concrete driveway and walkways, professional landscaping, outdoor lighting, and much more. Meticulously maintained, beautifully updated, and perfectly positioned, this is a rare opportunity to own a truly exceptional home.

**5 BEDROOM**  
**3 BATH**  
**TAXES: \$10,566**







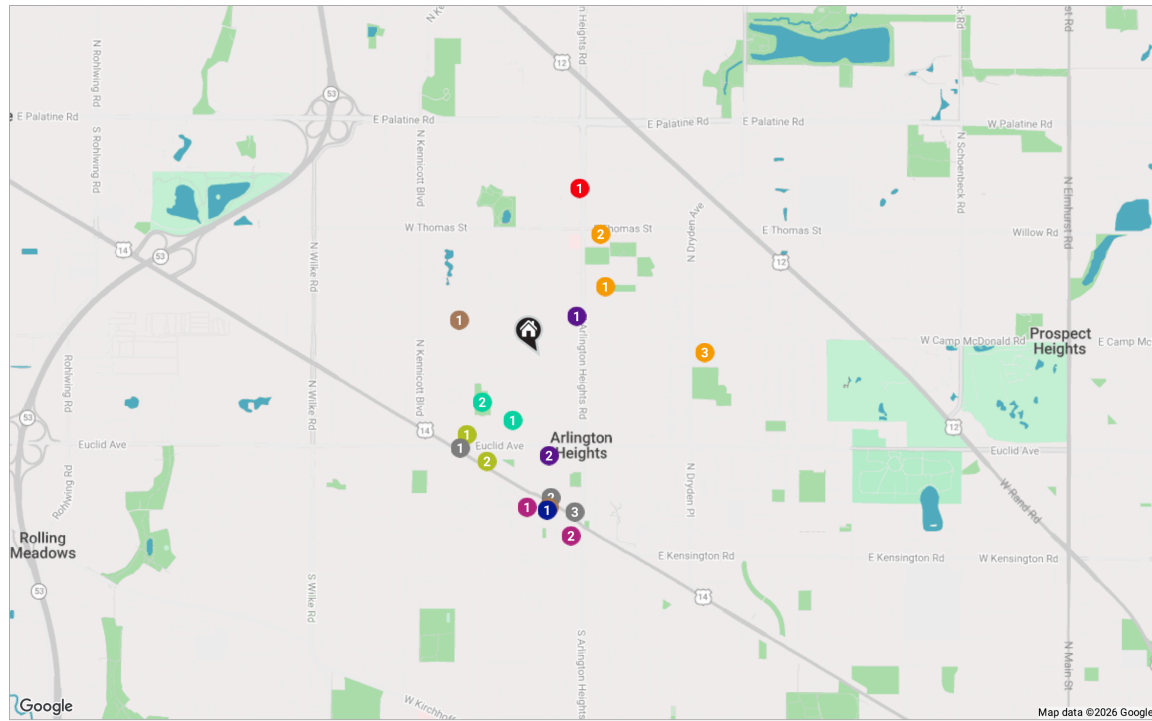
## WITH ALL THE AMENITIES YOU WOULD EXPECT TO FIND IN LARGER URBAN SETTINGS, **ARLINGTON HEIGHTS** GIVES MOST CITIES A RUN FOR THEIR MONEY

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.



NOTES \_\_\_\_\_

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**RESTAURANTS**

- 1 Big Ange's Eatery  
640 WEST NORTHWEST HIGHWAY,  
0.6 MI
- 2 Javier's Sabor Mexicano &  
Agave Bar  
8 WEST MINER STREET, 0.7 MI
- 3 Egg Harbor Cafe  
140 EAST WING STREET, 0.7 MI

**COFFEE**

- 1 Jenny's Bistro at the  
Lutheran Home  
800 WEST OAKTON STREET, 0.4 MI
- 2 Sip & Bite  
45 WEST NORTHWEST HIGHWAY,  
0.7 MI

**SHOPPING**

- 1 Jewel-Osco Pharmacy  
122 NORTH VAIL AVENUE, 0.7 MI
- 2 Starbucks Coffee Company  
33 SOUTH EVERGREEN AVENUE, 0.8 MI

**GYM**

- 1 Arlington Ridge Center  
660 NORTH RIDGE AVENUE, 0.5 MI
- 2 Commuter Fitness  
506 WEST NORTHWEST HIGHWAY,  
0.5 MI

**MEDICAL**

- 1 Arlington Heights Internal  
Medi  
1606 NORTH ARLINGTON HEIGHTS  
ROAD, 0.8 MI

**SCHOOLS**

- 1 Olive-Mary Stitt Elementary  
School  
303 EAST OLIVE STREET, 0.4 MI
- 2 Thomas Middle School  
1430 NORTH BELMONT AVENUE, 0.6 MI
- 3 St Viator High School  
1213 EAST OAKTON STREET, 0.8 MI

**TRANSIT**

- 1 Arlington Heights  
METRA - UNION PACIFIC NORTHWEST,  
0.7 MI

**PARKS**

- 1 Festival Park  
623-699, 0.3 MI

- 2 Ridge Park  
ARLINGTON HEIGHTS, 0.3 MI

**SERVICES**

- 1 Arlington Heights Fire  
Department  
1150 NORTH ARLINGTON HEIGHTS  
ROAD, 0.3 MI
- 2 Arlington Heights Memorial  
Library  
500 NORTH DUNTON AVENUE, 0.5 MI



## MARIA DELBOCCIO & DIANE MARCHETTI

847.495.2510

MARIAANDDIANE@THEDMREGROUP.COM

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