

**9501 KOLMAR AVE**  
SKOKIE





#### ROOM DIMENSIONS

LIVING ROOM : 14' × 18'

DINING ROOM : 9' × 12'

KITCHEN : 14' × 12'

PRIMARY BEDROOM : 14' × 12'

SECOND BEDROOM : 13' × 11'

THIRD BEDROOM : 10' × 11'

FAMILY ROOM : 33' × 26'

BONUS ROOM : 14' × 12'

STORAGE : 10' × 13'

LAUNDRY ROOM : 10' × 8'

## SPACIOUS SKOKIE BRICH RANCH

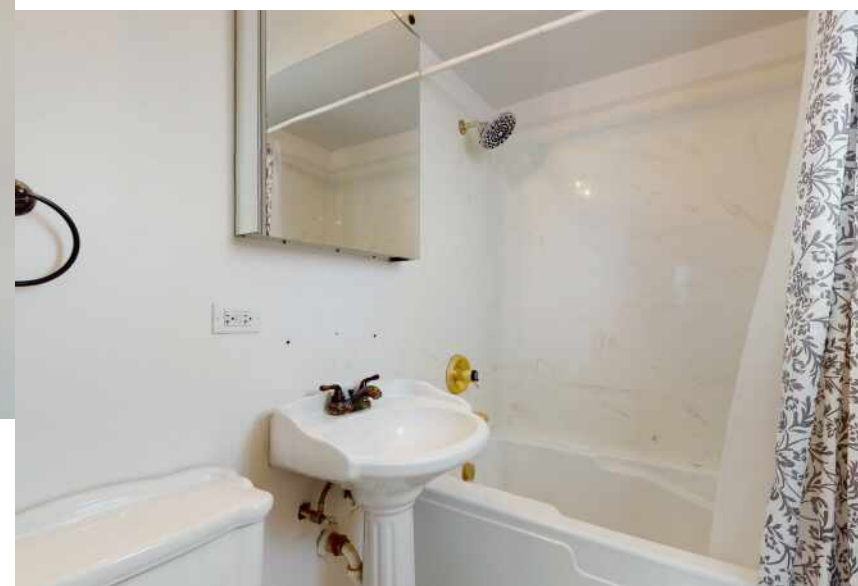
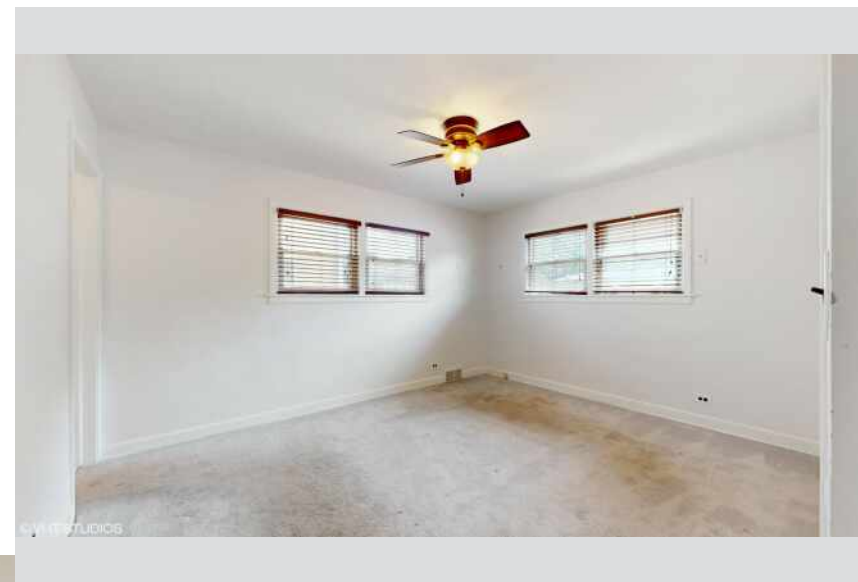
Welcome home to this charming Skokie brick ranch on a beautiful tree-lined street! Living room and dining room with hardwood flooring and abundant windows providing natural light and ample space for entertaining. Bright and beautiful kitchen updated in 2018 with quartz countertops and stainless-steel appliances. Three bedrooms and two bathrooms on main level including primary suite. Hardwood flooring under carpeting in bedrooms. Enormous, finished basement with generous family room with cozy fireplace, bonus room, full bathroom, laundry room and so much room for storage. New roof in 2023. Fenced in back yard and detached 2.5 car garage. Conveniently located with access to Skokie Parks, shopping, public transportation, restaurants, and more!

3 BEDROOM

3 BATH

TAXES: \$8,218













**SKOKIE IS A THRIVING COMMUNITY  
CATERING TO SUBURBAN RESIDENTS WHO  
ENJOY A MORE URBAN LIFESTYLE.**

Recognized by *Money* magazine as one of the fastest-growing suburbs in the U.S. and by Livability.com as one of the Top 100 Places to Live, Skokie’s secret is out.

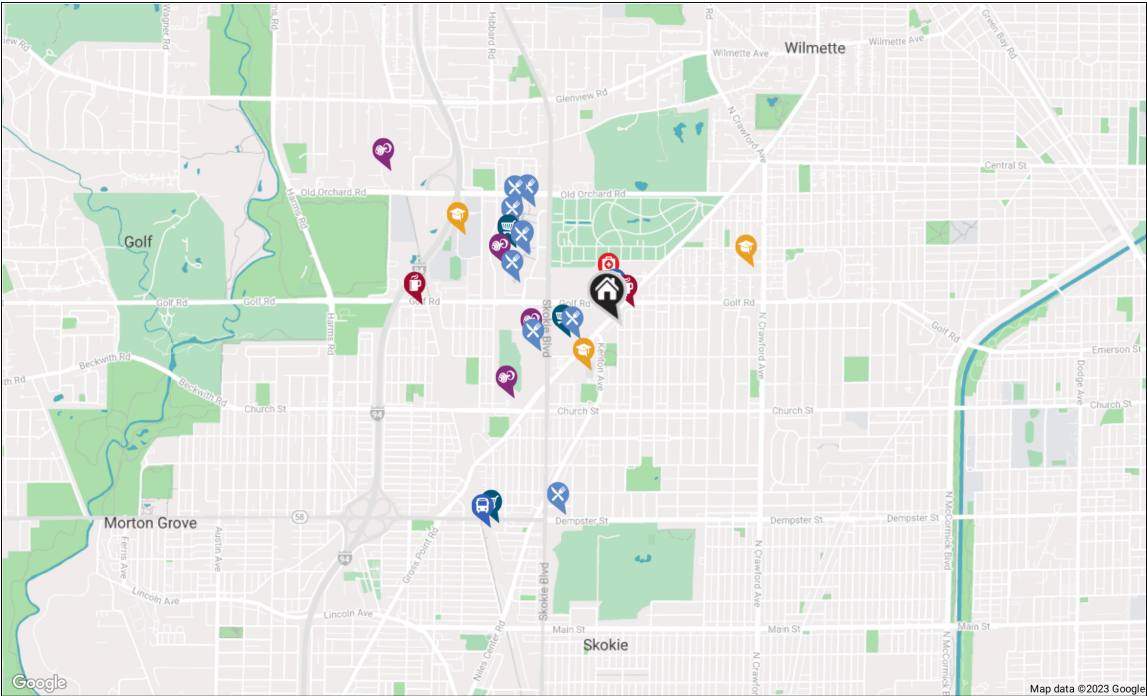
Homebuyers will find a diverse collection of housing and neighborhoods close to the shops, restaurants, and grocery stores of downtown Skokie. Architectural styles include classic bungalow-style single-family homes as well as apartment buildings.

Home to one of the region’s top shopping centers, Westfield Old Orchard Mall, Skokie has numerous upscale retailers, a variety of dining options, and movie theaters. The North Shore Center for the Performing Arts and Northlight Theatre are among the community’s premier entertainment offerings that draw locals and visitors alike.

If you’re looking for fun and games, Skokie has that covered too. An award-winning park district maintains 240 acres of parkland and puts on year-round programs and events. The state-of-the-art Weber Leisure Center hosts a variety of classes and workout options for residents on the move.

Skokie commuters have convenient access to the city with CTA Yellow Line and the Edens Expressway, which is located along the neighborhood’s western edge.





**RESTAURANTS**

Culver's  
9455 SKOKIE BOULEVARD, 0.2 MI

Portillo's Skokie  
9400 SKOKIE BOULEVARD, 0.4 MI

Uncle Julio's Old Orchard  
4999 OLD ORCHARD SHOPPING CENTER,  
0.5 MI

Bar Siena North Shore  
4999 OLD ORCHARD RD SUITE A2, 0.5 MI

The Hampton Social - Skokie  
4999 OLD ORCHARD RD CENTER SUITE  
C22, 0.5 MI

Roka Akor - Old Orchard  
4999 OLD ORCHARD, 0.6 MI

The Cheesecake Factory  
4999 OLD ORCHARD, 0.7 MI

Nando's PERI-PERI  
4999 OLD ORCHARD CTR, 0.7 MI

Pita Inn  
4710 DEMPSTER ST, 0.9 MI

**COFFEE SHOPS**

Dunkin'  
4445 GOLF ROAD, 0.1 MI

Starbucks  
4999 OLD ORCHARD SHOP CENTER EAST  
RING ROAD, 0.6 MI

TeaRex Bubble Tea Cafe  
5237 GOLF ROAD, 0.9 MI

**SHOPPING**

Jewel-Osco  
9449 SKOKIE BLVD, 0.2 MI

Westfield Old Orchard  
4905 OLD ORCHARD CENTER, 0.6 MI

Target  
4955 DEMPSTER ST, 1.1 MI

**HEALTH CLUBS**

Burn Boot Camp  
9412 SKOKIE BOULEVARD, 0.4 MI

CorePower Yoga  
4999 OLD ORCHARD SHOPPING CENTER,  
0.6 MI

Fitness First Health Club  
9300 WEBER PARK PLACE, 0.6 MI

Life Time  
5300 OLD ORCHARD RD, 1.3 MI

**HOSPITALS**

NorthShore Skokie Hospital  
9600 GROSS POINT RD, 0.2 MI

**SCHOOLS**

Old Orchard Jr High School  
9310 KENTON AVENUE, 0.2 MI

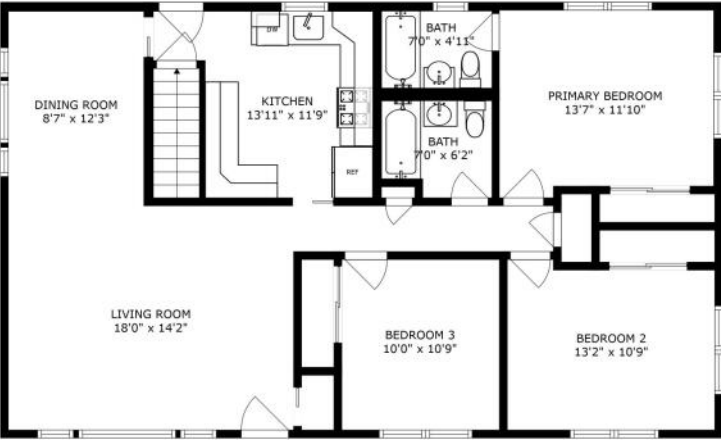
Highland Elementary School  
9700 CRAWFORD AVENUE, 0.7 MI

Niles North High School  
9800 LAWLER AVENUE, 0.8 MI

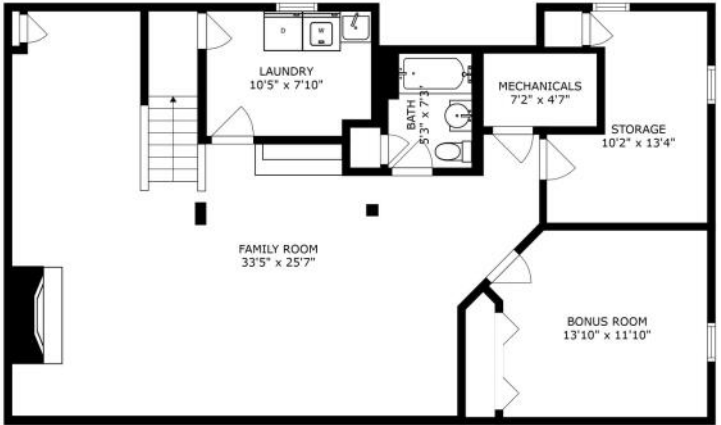
**TRANSIT**

Golf Road & Gross Point  
UNITED STATES, 0.1 MI

Cta Yellow Line  
5001 DEMPSTER ST, 1.1 MI



FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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