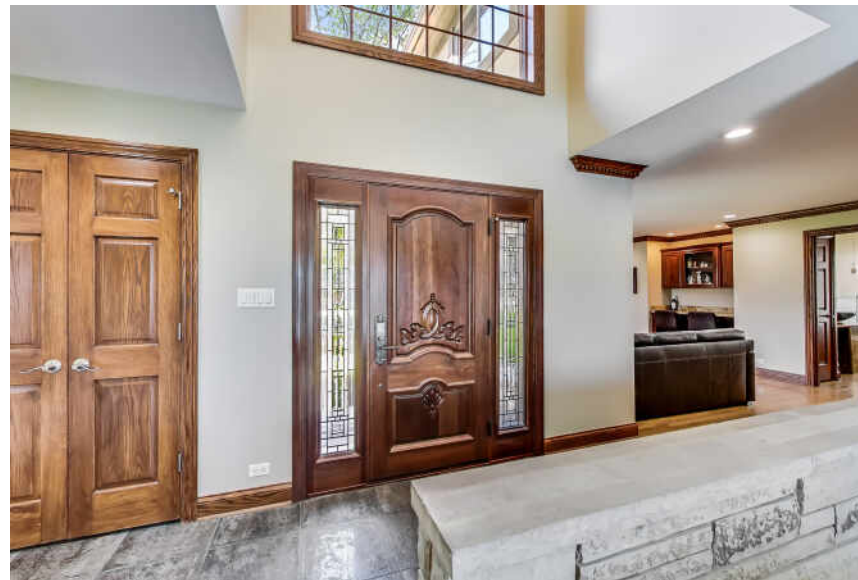


## 9 WOODRIDGE DRIVE

OAK BROOK





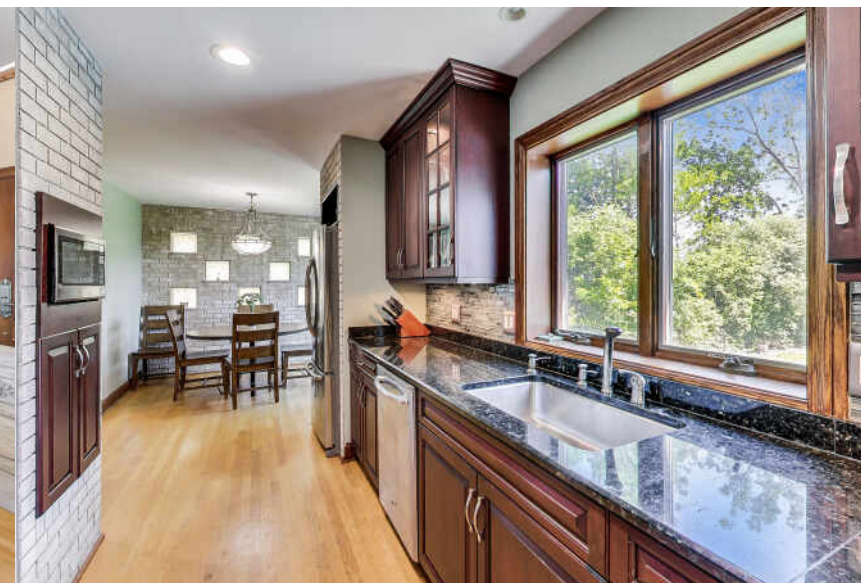


Welcome Home!

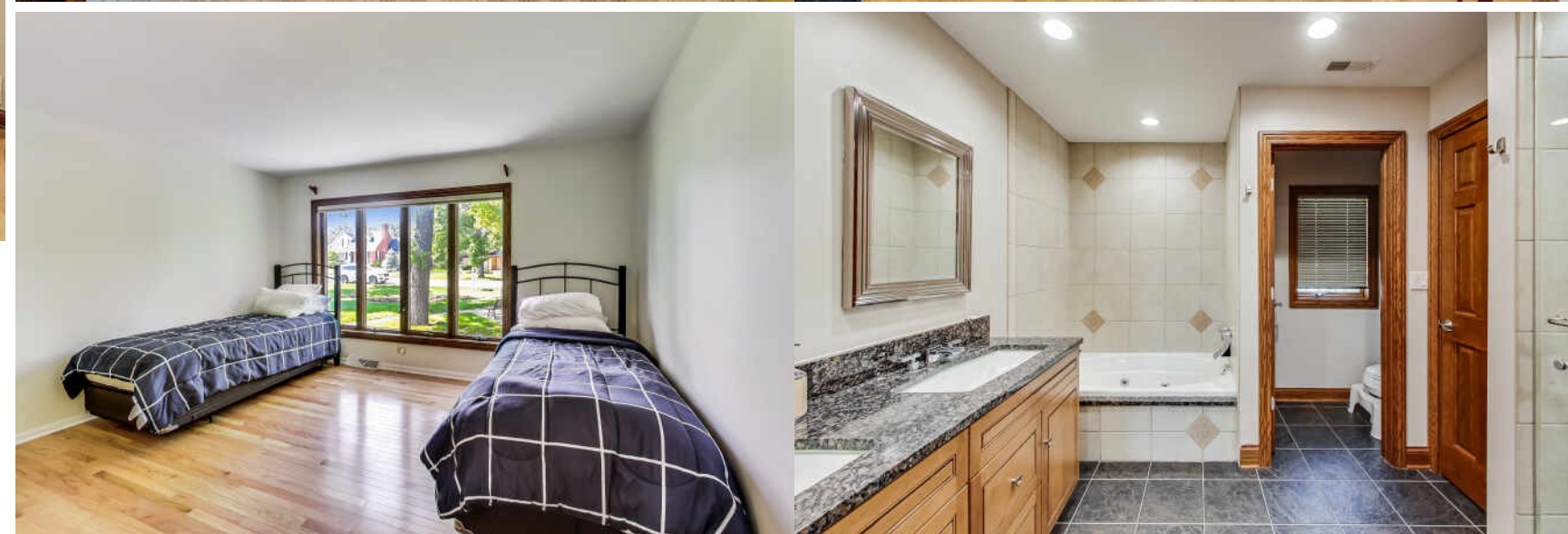
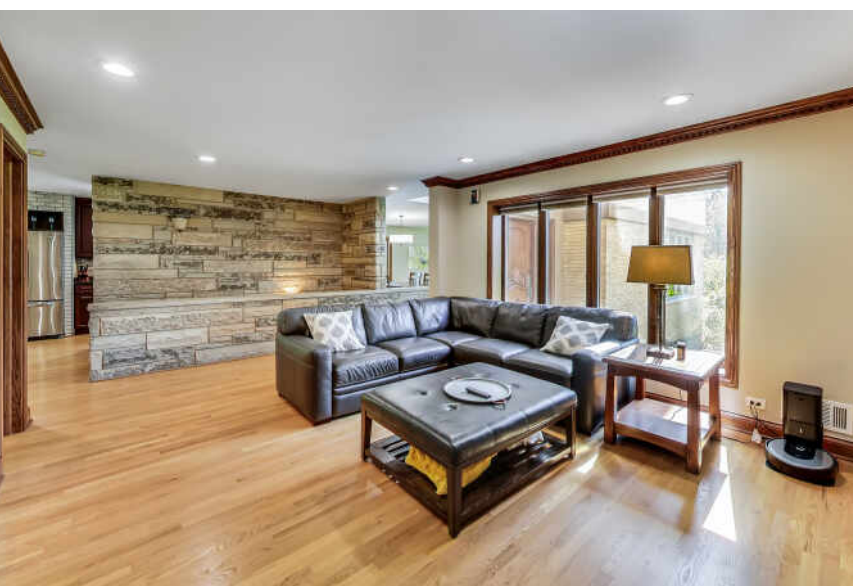
Incredibly spacious and wonderfully gracious home boasts 3 levels of living space and a resort like yard with in-ground heated pool with new pump, filtration system and heater, recently converted to salt water to avoid harsh chemicals. Truly a serene setting, this home sits on a professionally landscaped 1/2 acre of land in the impeccable Woodside Estates of Oak Brook. Home boasts over 5000 square feet of living space with 5 full baths and 5 spacious bedrooms. First floor with gleaming hardwood floors, formal living room and dining room adjoined by two sided fireplace for cozy winter nights and holiday entertaining. Well equipped, updated and sharp kitchen opens to breakfast room and dining room, on either side, large family room with built in custom cabinetry, two spacious bedrooms on first floor with brand new hardwood floors, one with attached full bath, perfect as a guest room, nanny space, etc. and a 2nd full bath on the first floor. 2nd floor has wonderful family room/loft space, laundry room, 3 large bedrooms, including an amazing primary suite retreat to unwind and relax in featuring huge walk-in closet, views of the yard and pool, fireplace and spa like full bath. Additional hall full bath on 2nd floor. Attic is accessible from primary closet and has extremely high ceilings, easily finished for those that may want even more living space. As it is now, wonderful for storage. Lower level is perfect for entertaining with large recreation room with wet bar and mini fridge, loads of storage for pool amenities. Rec room opens to attached screened in patio/Florida room, wired for cable so you can watch the ball games while overlooking the pool and yard! Lower level includes 2nd entrance leading directly to a full bath for showering after use of the pool! Also on lower level is an office with two large closets and a heated 2.5 car garage with extra storage. Recent upgrades include resurfaced driveway, all new zoned hvac featuring two brand new Trane A/C units and two new furnaces, fresh paint throughout and new light fixtures. Property has well on site providing free water usage for exterior including sprinkler system and in ground pool. All pool equipment, vacuum etc. is included!

TAXES: \$12,706

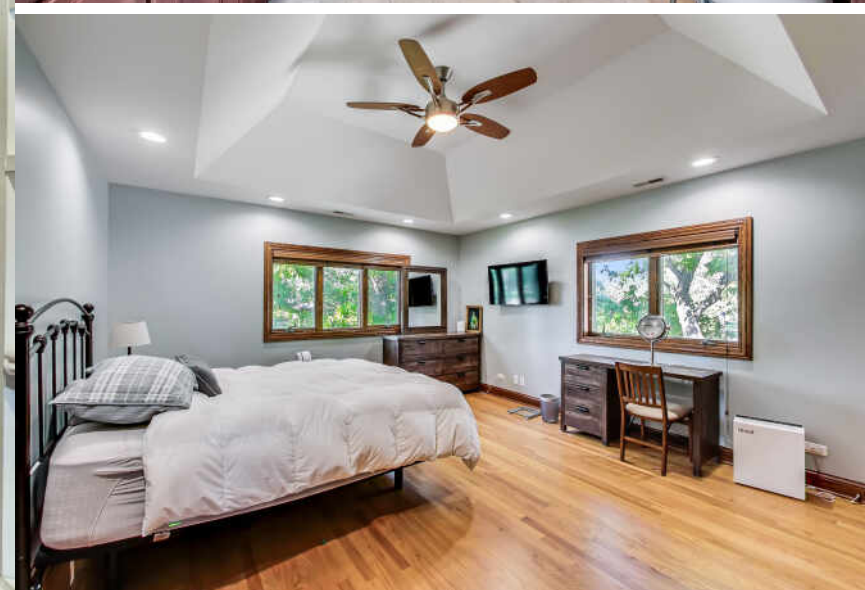
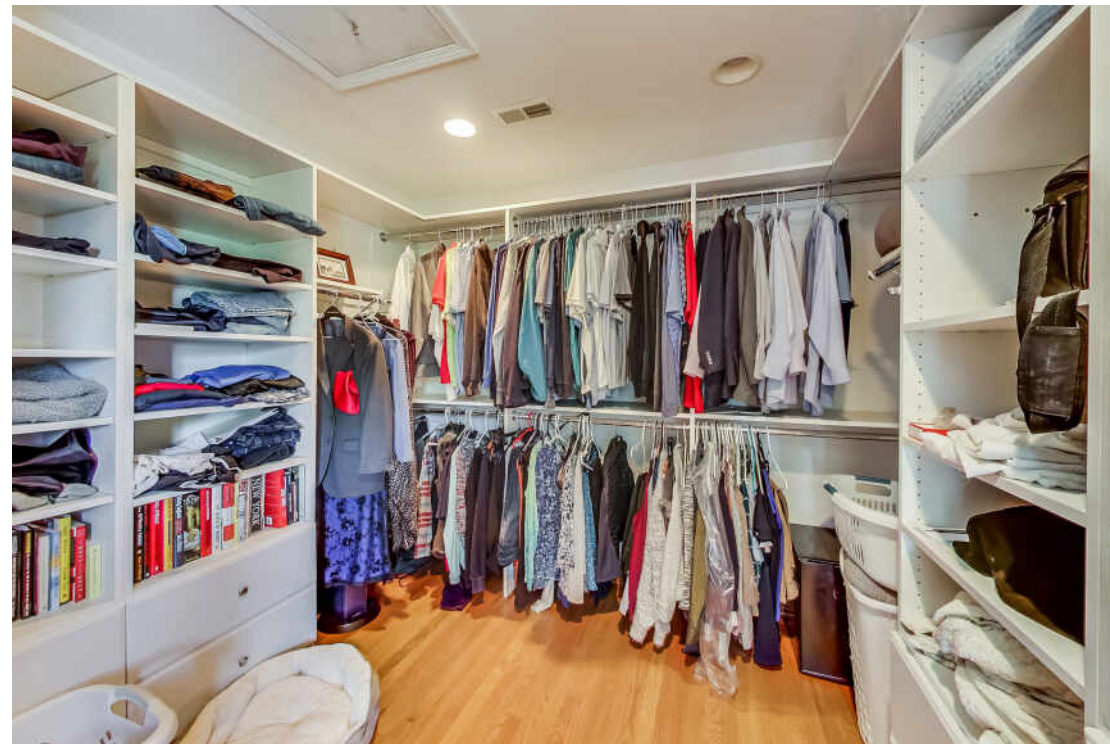




















## OAK BROOK IS A SMALL BUT MIGHTY COMMUNITY.

With world-class amenities, lower real estate taxes, and a great location, it's no wonder the village is a desirable place to call home.

Among the community's most notable attractions is Oakbrook Center – a premier shopping center with a spectacular outdoor mall. Located near I-88 and just 30 minutes from Chicago's Loop, it offers an expansive selection of department stores, over 160 specialty stores, and an abundance of one-of-a-kind dining and entertainment experiences.

Oak Brook is also known for its award-winning Oak Brook Sports Core, which is a reflection of village founder Paul Butler's keen interest in sports. The 269-acre complex is nestled among the village's gorgeous natural setting and features polo fields, a municipal golf course, swimming and tennis facilities, and other recreational facilities not commonly found in a village of this size.

Nature enthusiasts will find their calling at Fullersburg Woods, where they can explore trails that accommodate activities like hiking, biking, horseback riding, cross-country skiing, and snowshoeing.

Residents also enjoy a variety of local events including a summer concert series, a two-person triathlon, the Pink 5K race, Autumn Fest, and the Taste of Oak Brook.

Residential subdivisions abound in Oak Brook, offering everything from stately mansions to ranch homes and condominiums. In addition to I-88, Oak Brook is near I-294 and I-290, providing easy access to O'Hare International Airport and downtown Chicago.





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