

LOCATION & A LOT!

5736 Willow Springs Rd | La Grange Highlands | IL | 60525



This house is located in unincorporated La Grange Highlands. Close to major shopping and expressways (LaGrange Rd, I-294, I-55). Ranch-style house is built on a slab. BERBER carpeting and newly-painted interior. Future value is in location and lot size. Large private, fenced backyard with many trees and unique plants. MUST SEE! Get this deal while it's still affordable. School districts Highlands and Lyons Township HS. Lot is 115' x 145' (1/3+ acre). Currently offered for rent also.

Seller willing to Lease With Option To Buy (Rent To Own) for 1 year, with Low Option Payment & monthly rent (partial rent credit).

- 2 Bedrooms w/ spacious closets
- 1 Bathroom
- 2.5 car garage w/opener
- Extra parking pad & recently-sealed driveway
- Recently painted exterior.
- Eat-in kitchen with new refrigerator, newer gas range and dish washer
- Includes full-size front load washer and dryer.

We Make Houses Look New Again.

Rev 10/31/14

Equal Housing Opportunity



\$259,900 OBO

CRS Development, Inc.

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[/ForSale.htm](http://ForSale.htm) Broker-owned

Home Sweet Home

HOUSE FACTS

5736 Willow Springs Rd, La Grange Highlands, IL 60525

2 bedroom, 1 bath ranch - Many kitchen cabinets, white counter-top, white or stainless Appliances (Stove, Refrigerator, Dishwasher, Front-load Washer and Dryer)

White bathroom with ceramic tile in bath enclosure - new vanity, light fixture, and medicine chest. Berber carpeting in Living room and both bedrooms. Tile floor in bath, hall, & kitchen. Private patio with hammock and vine trellis. Garage has new overhead door w/ new opener and remote. Extra parking pad for oversized vehicle. Fenced, terraced rear lawn. Many unique plantings and trees. Very peaceful. Truly an outdoor-lover's setting!

MORE INFO at www.CRSManagement.com/house04.htm

Number of Rooms	4	Garage	2.5 C Detached	Sided
Bedrooms	2	Bathrooms	1	
Approximate Sq Ft	650		Approx. Lot Size	115 x 145
Style	Ranch		Exterior	Stone & Sided
Year Built	26 - 50 Yrs	Before 1978	Type	1Story
				Window
	Size	Level	Flooring	Treatments
Living Room	24 x 11	1st Floor	Carpet	No
Kitchen w/laundry	15 x 12	1st Floor	Tile	No
East Bedroom	12 x 11	1st Floor	Carpet	Yes
West Bedroom	12 x 11	1st Floor	Carpet	Yes

School District Information:

Elementary and Middle
High

District: Highlands-1/4 mile away

District: Lyons Township-1 mile away

Real Estate Tax Information:

Real Estate Taxes	\$4,537	(2013)	County:	Cook
P.I.N.	18-17-112-015-0000		Exemptions:	None
Approximate Annual Insurance Costs	\$600			

The property is broker-owned. Equal Housing Opportunity. Information is Not Guaranteed -
Check flood insurance - room sizes are approximate and rounded to the nearest foot.

