

OLD HOLLYWOOD CHARM IN ARLINGTON HEIGHTS

1634-1640 S. GRAMERCY PLACE | ARLINGTON HEIGHTS

UPGRADES & FEATURES

- **INTIMATE 4-UNIT COMMUNITY**
- **ALL UNITS AVAILABLE**
- **GORGEOUS GROUNDS WITH COMMON YARDS AND PATIOS**
- **MANY UNITS HAVE PRIVATE YARDS AND PATIOS**
- **TWO TANDEM PARKING SPACES PER UNIT**
- **PROPERTY IS GATED**
- **NEWLY RENOVATED**
- **NEW KITCHENS AND BATHROOMS**
- **OPEN FLOOR PLAN**
- **LOTS OF WINDOWS THROUGHOUT**
- **BRIGHT AND AIRY UNITS**
- **NEW KITCHEN CABINETS AND COUNTERS**
- **NEW APPLIANCES**
- **FRIDGE, STOVE AND DISHWASHER INCLUDED**
- **WASHER AND DRYER INCLUDED**
- **LAUNDRY IN-UNIT**
- **FAUX FIREPLACE**
- **ORIGINAL CROWN MOLDING**
- **NEW WHITE OAK FLOORING THROUGHOUT**
- **HIGH CEILINGS**
- **SPACIOUS BEDROOMS**
- **ORIGINAL DOUBLE-HUNG WOOD WINDOWS**
- **NEW LIGHT FIXTURES AND HARDWARE THROUGHOUT**
- **NEW TANKLESS WATER HEATERS**
- **NEW ELECTRICAL PANELS AND WIRING 2020**
- **FOUNDATION REPAIRED AND SERVICED 2020**
- **WASTE LINES REPLACED WITH ABS 2020**
- **PLUMBING UPGRADED TO COPPER 2020**
- **NEW EXTERIOR PAINT 2020**
- **MAIN ROOF SERVICED 2020**
- **GARAGE ROOF REPLACED 2020**
- **NEW SEWER LINE (PARTIAL REPAIR AND PARTIAL RE-SLEEVED) 2020**
- **NEWLY LANDSCAPED WITH PRIVACY HEDGE**
- **TERMITE CLEARANCE 2020**