



opening doors & closing deals

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847.208.1397 | CONNIE@CONNIEDORNAN.COM

OVER \$1 BILLION IN CAREER SALES*

101% AVERAGE LIST TO SALE PRICE | 150+ HOMES SOLD IN 2025****

TOP 1% INDIVIDUAL BROKER IN ILLINOIS, NORTH SHORE & COOK COUNTY*

#1 @PROPERTIES TEAM - NORTH SHORE | NAMED CRAIN'S NOTABLE BROKER 2014 - 2025***



905 S SEMINARY AVENUE *park ridge*

*MRED LLC Total Closed Sales Volume, 2005-present. **MRED LLC, Closed Sales Data 01/01/25-12/31/25. *Top 1% in total sales volume by Real Trends 2015-2024. *Named Notable Residential Real Estate Agent by Crain's Chicago Business 2014-2024. This data is informational and cannot be guaranteed accurate. Data maintained by MRED, LLC may not reflect all real estate activity in the market.





FOYER



FOYER



FOYER



DINING ROOM



DINING ROOM



LIVING ROOM



LIVING ROOM



LIVING ROOM



FAMILY ROOM



FAMILY ROOM



FAMILY ROOM



FAMILY ROOM



FAMILY ROOM



KITCHEN



KITCHEN



KITCHEN/FAMILY ROOM



KITCHEN/FAMILY ROOM



PRIMARY BATHROOM



PRIMARY BEDROOM



PRIMARY BATHROOM



LAUNDRY AREA



3RD BEDROOM



2ND BEDROOM



4TH BEDROOM



HALL BATHROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



DECK



LOWER LEVEL BATHROOM



DECK



GARAGE/DECK



BACKYARD/GARAGE

FEATURES

MAIN LEVEL: FOYER, LIVING ROOM, DINING ROOM, KITCHEN, FAMILY ROOM, HALF BATHROOM

Foyer: Ceramic tile Flooring, 2 guest coat closets, arched doorways

Living Room: Carpeted flooring, cove ceiling, bay window, wood burning fireplace,

Dining Room: Hardwood flooring, coved ceiling, bay window, chair rail

Kitchen: Hardwood flooring, granite countertops, Kitchenaid oven/range, Whirlpool microwave, KitchenAid dishwasher, Amana refrigerator, double sink with disposal, walk in pantry

Family Room: Hardwood flooring, recessed lighting, sliding glass doors to deck, drop zone closet

Powder Room: Ceramic tile flooring, neutral vanity

SECOND LEVEL: PRIMARY BEDROOM SUITE, BEDROOMS TWO THREE AND FOUR, HALL BATHROOM

Primary Bedroom: Carpeted flooring, ceiling fan fixture, walk in closet, double door closet

Primary Bathroom: Ceramic tile flooring, vaulted ceiling, skylight, double vanity sink, Jacuzzi tub, shower,

Washer/dryer closet: Maytag washer and dryer

Bedroom Twp: Hardwood flooring, ceiling light fan fixture, double door closet and wall in closet

Bedroom Three: Carpeted flooring, ceiling light fan fixture, 2 walk in closets

Hall Bathroom: Ceramic tile flooring, shower/tub with ceramic tile, neutral vanity, built in cabinetry

Bedroom Four: Carpeted flooring, ceiling light fan fixture, walk in closet

WALKOUT BASEMENT: RECREATION ROOM, HALF BATHROOM, GAME ROOM, STORAGE

Recreation Room: Carpeted flooring, wood burning fireplace,

Half Bathroom: Ceramic Tile flooring, pedestal sink, Kohler commode

2 Bradford White 40 gallon hot water heaters, Carrier furnace, 2003

Sump pump

Comfort Maker furnace, Honeywell electric air cleaner

Concrete driveway, concrete walkway

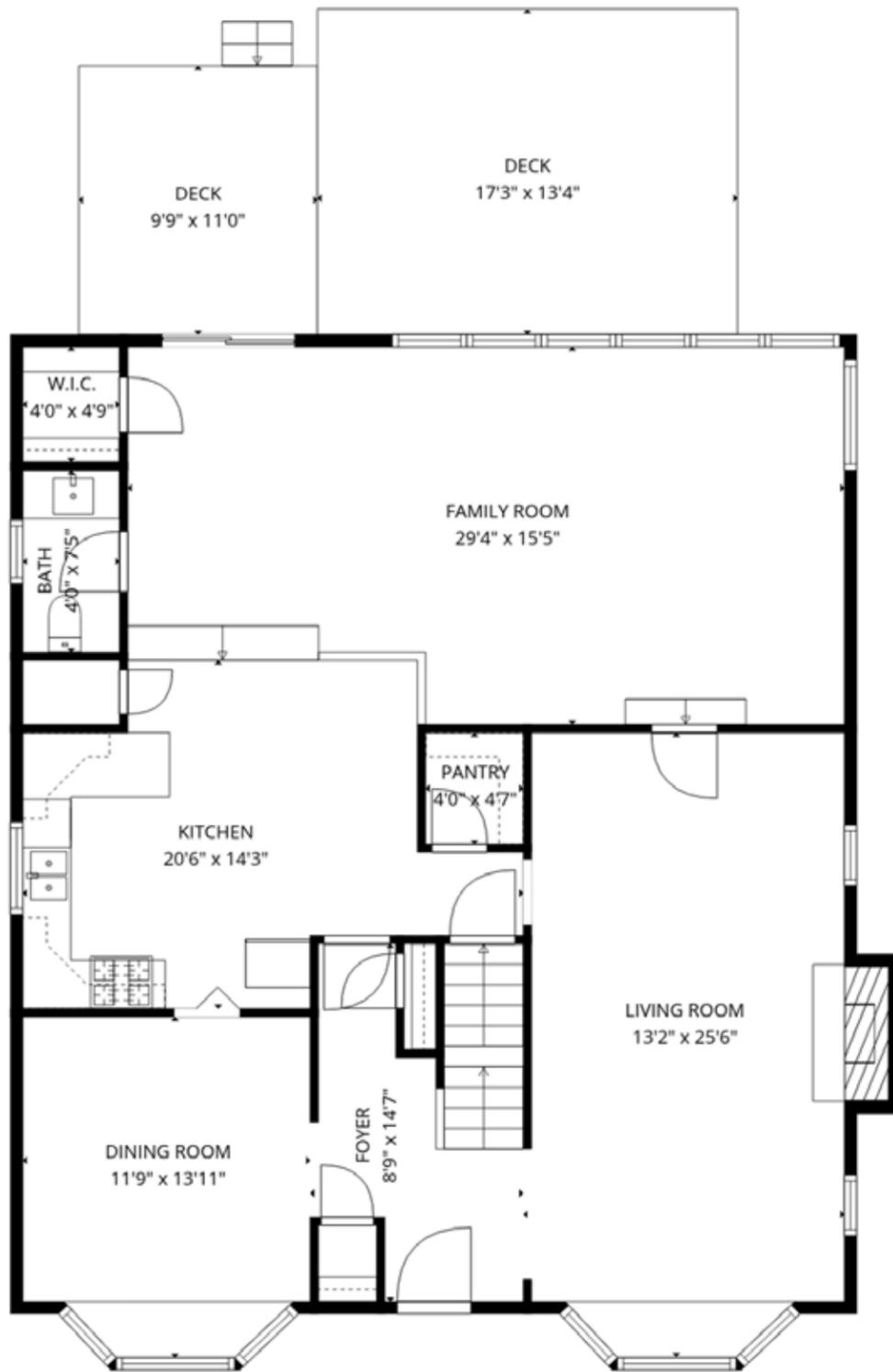
Deck

All brick

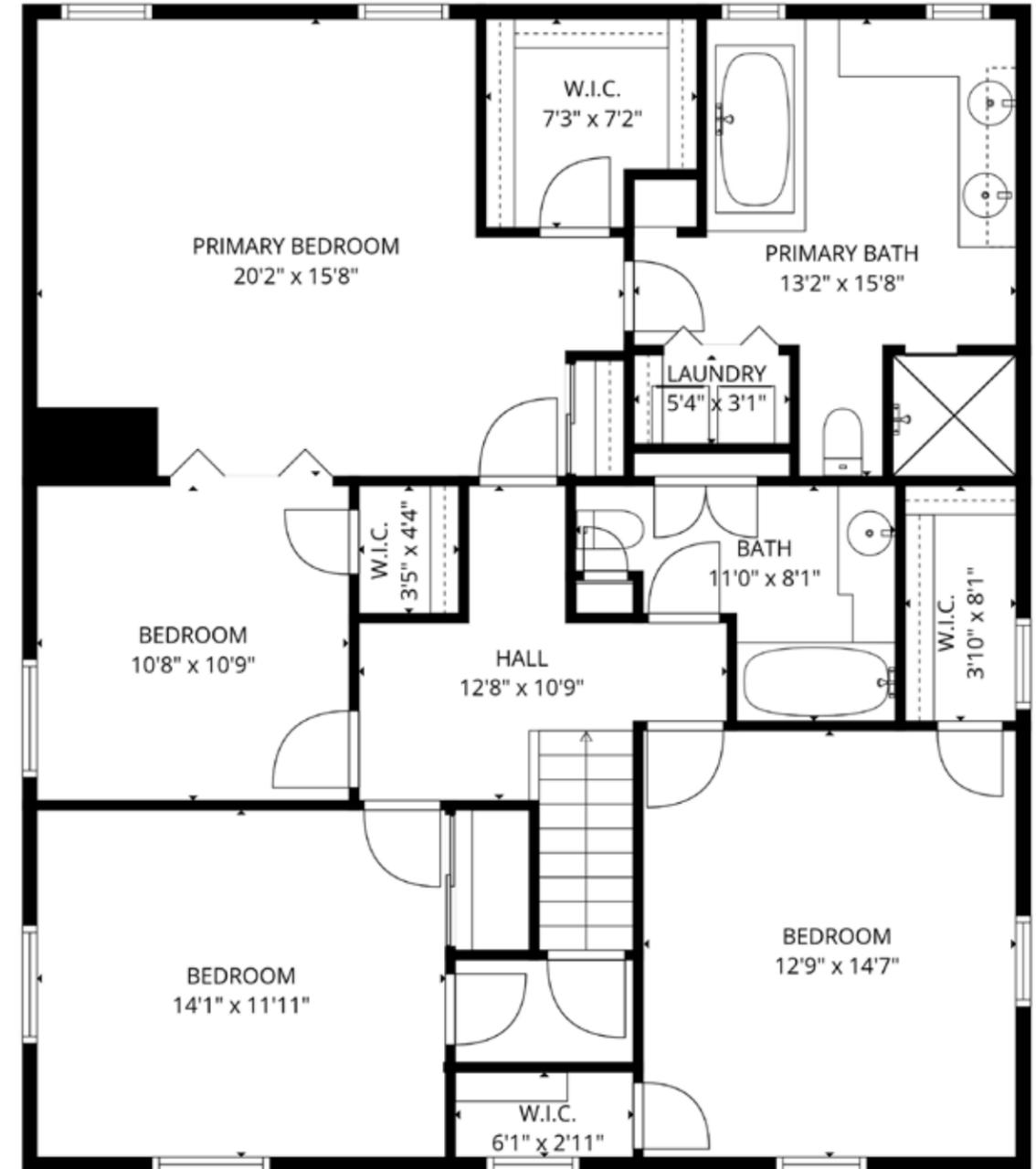
Roof approximately 20 years old

Main house furnace and a/c approximately 20 years old; addition furnace and a/c approximately 12 years old

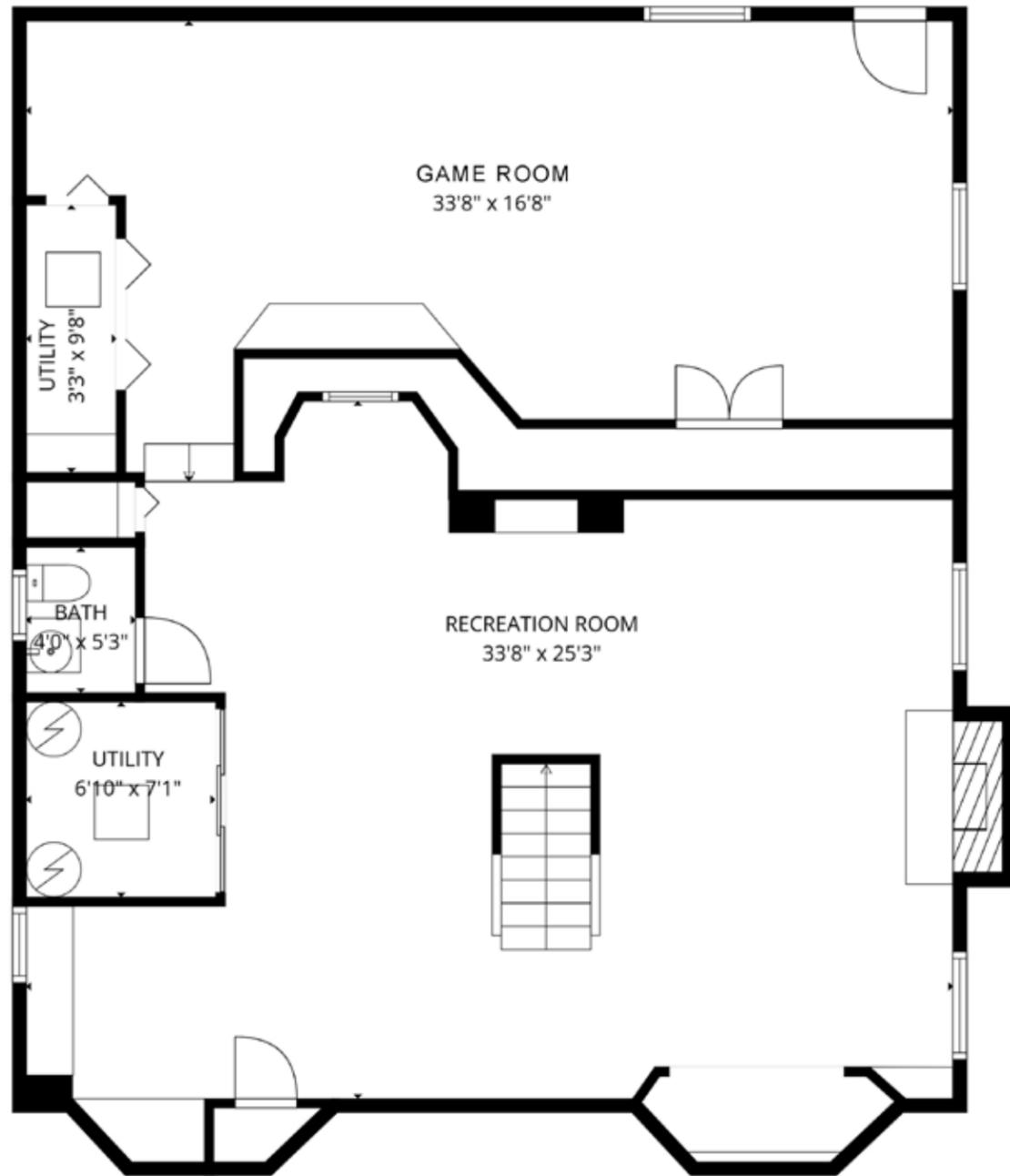
FIRST LEVEL



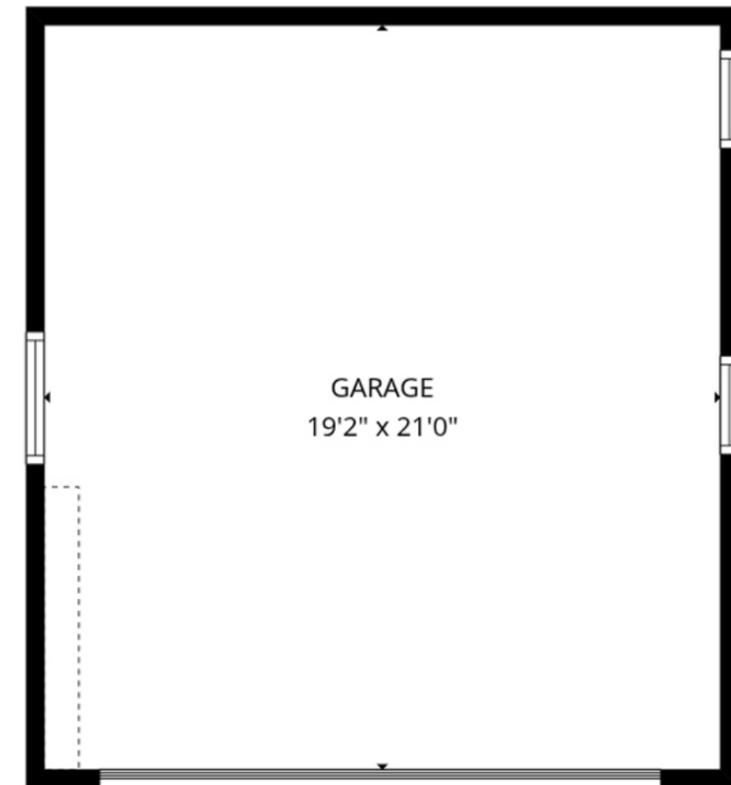
SECOND LEVEL



LOWER LEVEL



EXTERIOR - GARAGE





About Park Ridge

Convenience and charm

Park Ridge is a picturesque suburb of 37,480 residents located 14 miles northwest of downtown Chicago, convenient to O'Hare Airport, major expressways, CTA and Metra trains.



Incorporated as the village of Park Ridge in 1873 (and reorganized as the City of Park Ridge in 1910), Park Ridge is a prime residential community that retains its distinctive, small-town charm. The City's vibrant Uptown shopping area includes the Metra station, Public Library and several charming parks where live musical concerts and special events are held in the summer. Throughout the City, tree-lined streets, pleasing architecture, excellent schools and ample parks help make Park Ridge one of the most desirable family communities in the Chicago area.

Unique shops, famous-name stores and popular restaurants fill the Uptown area, where award-winning new buildings in The Shops of Uptown blend serenely with historic ones. The Uptown Park Ridge skyline is graced with cupolas, church spires and the 100-foot tower of the Art Deco Pickwick Theatre, which is on the National Register of Historic Places.

In addition to the charming Uptown shopping area, Park Ridge offers other shopping and dining convenient to every neighborhood, including South Park, Village Green, the Dee Park area bordering Oakton Ave. and the Higgins Corridor bordering Chicago.



**WASHINGTON
ELEMENTARY SCHOOL**

1500 W. Stewart
Park Ridge, IL 60068
P: (847) 318-4360 | F: (847) 318-4247



**LINCOLN
MIDDLE SCHOOL**

200 South Lincoln Avenue
Park Ridge, Illinois 60068
P: (847) 318-4215 | F: (847) 318-4210



1111 S Dee Rd.

Park Ridge, IL 60068



About Park Ridge Country Club

Park Ridge Country Club is a private, member-owned club that was established in 1906. Its members enjoy golf, tennis and swimming in addition to outstanding dining and entertainment events in a classic georgian-style clubhouse.

Visiting Park Ridge Country Club

Park Ridge Country Club is private, and all guests must be invited and accompanied by a member.

If you are playing golf - Upon your arrival drop your clubs off at the designated area and make sure they are properly tagged.

Lockers - The locker rooms are located on the ground level. Enter the men's locker room through the pro shop and ladies' locker room through the main entrance. A locker attendant will assign you a locker in proximity to that of your host or hostess.

Attire - Our dress code requires proper golf attire. Blue jeans, cut-offs, shorts (other than bermuda shorts), tank tops and tennis wear are not acceptable attire. Commencing at dinner hour, gentlemen are requested to wear a coat and tie in the main dining room. Ladies are required to dress appropriately.

Driving range and putting green - These are located on the club premises for practice.

If you are delayed - Please contact the golf shop at (847) 823-0410 and they will inform your host or hostess.



Oakton Ice Arena

2800 West Oakton • 847-692-3359

The coolest place on earth? That would be Oakton Ice Arena, our 200' x 85' regulation size, award-winning ice arena.

Any level of skater will enjoy our arena during public skating hours. Looking to take things a step further? We have the right class for you! Our figure skating and hockey programs are known as one of the finest in the Chicagoland area. With a long history of Olympic and World Class skaters and coaches Oakton Ice Arena can meet all of your expectations!

Regular Office Hours

Monday-Friday, 9:00am - 6:00pm
Saturday, 10:00am - 3:00pm

Holiday Office & Arena Closings

July 4, Open for Competitive Edge, Office Closed

Competitive Edge Practice Ice Time

Public Skate Punch Cards

Enjoy a \$30 savings when you purchase a Public Skate Punch Card containing 10 public skating coupons for \$55 (includes skate rentals).

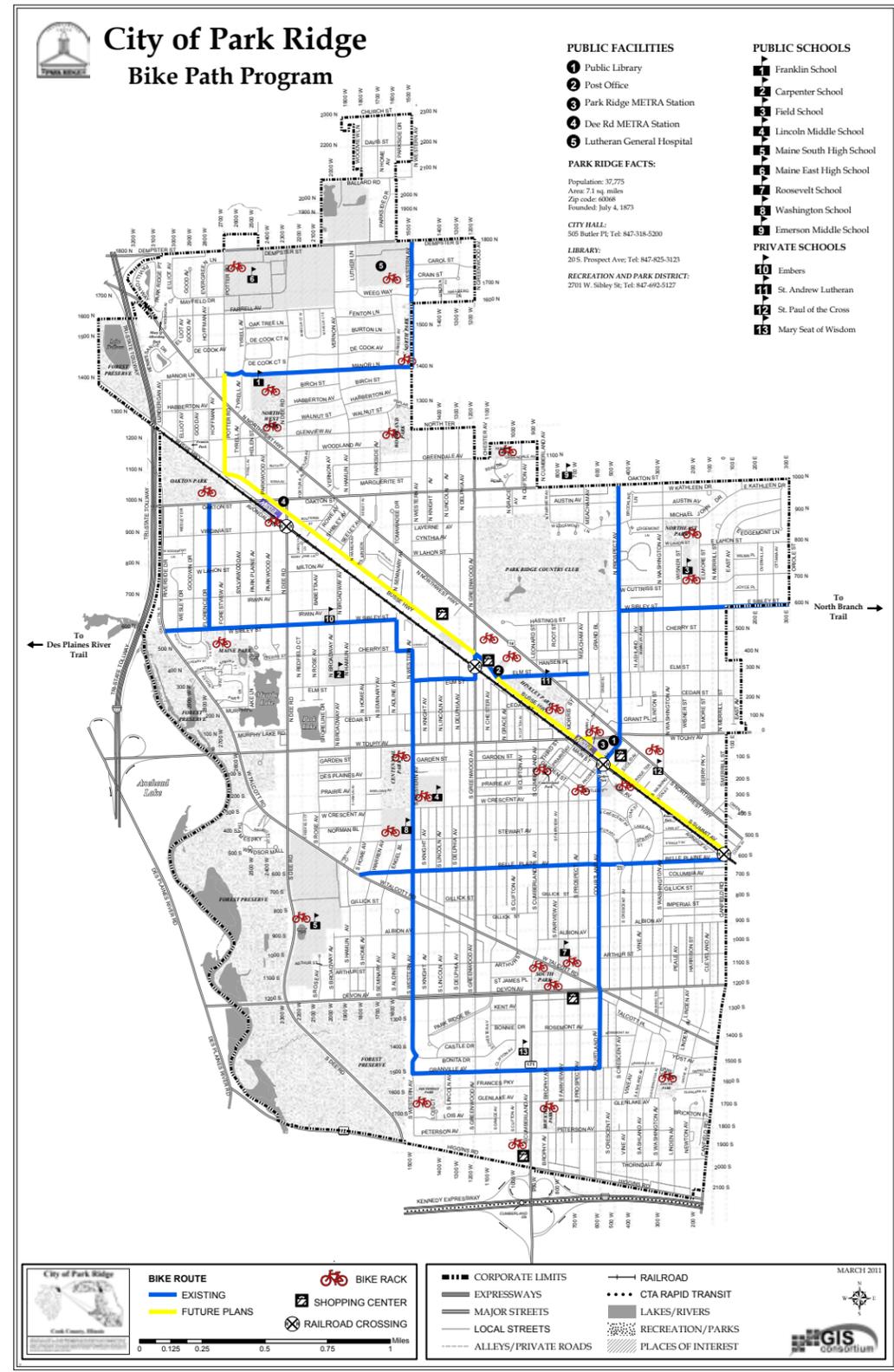
Public Skate Season Passes - Season passes valid through August 2013 can be purchased at Oakton Ice Arena. Does not include skate rental (\$3).

Individual \$65 - Resident \$95 - Nonresident
Add'l Family Member \$35 - Resident \$55 - Nonresident

Ice Rentals

Would you like to rent Oakton Ice Arena for your hockey team, skating team or association? Contact Brent Dolan, Oakton Facilities Manager, at 847-692-8595 or via email at bdolan@prparks.org

For celebrations such as birthdays, Oakton Ice Arena offers party packages that includes ice time.





Dee Road Station
881 North Dee Road, Park Ridge

Dee Road is one of two commuter railroad stations on Metra's Union Pacific/Northwest line in the City of Park Ridge, Illinois. It is officially located at 881 North Dee Road, and lies 14.6 miles (23.5 km) from the Ogilvie Transportation Center in Chicago. In Metra's zone-based fare system, Dee Road is in zone C.

Dee Road Station was rebuilt in 2006 as a replacement for the former Dee Road Station on the opposite side of Dee Road, by the Chicago and North Western Railway in 1967.

The smaller parking area between Dee Road and Rowe Avenue, where the old station used to be was recommended by Metra, as well as parking at nearby Park Ridge Station. Bus connections are provided by Pace.



Park Ridge Station
100 South Summit Avenue, Park Ride

Park Ridge Station is one of two commuter railroad stations on Metra's Union Pacific/Northwest line in the City of Park Ridge, Illinois. It is officially located at 100 South Summit Avenue, and lies 13.1 miles (21.1 km) from the Ogilvie Transportation Center in Chicago. In Metra's zone-based fare system, Park Ridge is in zone C.

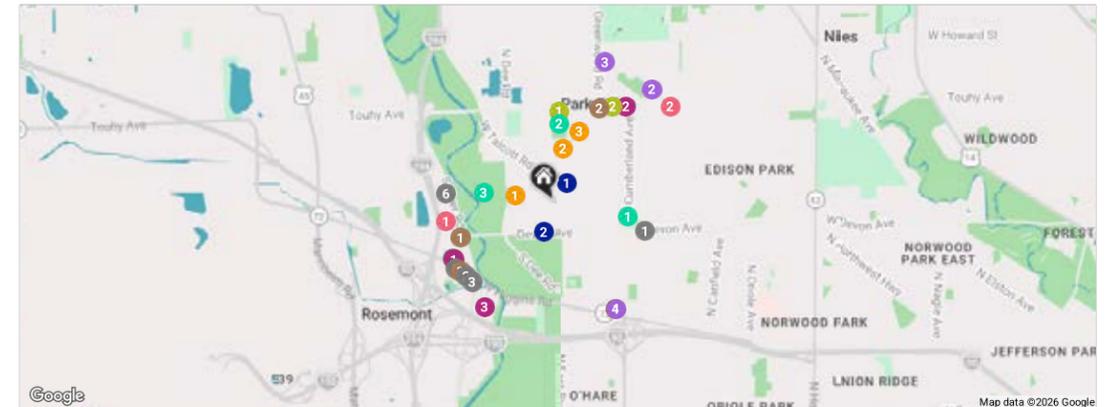
In Metra's zone-based fare system, Park Ridge is in zone C.

Parking is available on both sides of the tracks. On the north side, on-street parking can be found along Summit Avenue and Busse Highway, and a parking lot can be found on the southwest corner of Summit and Touhy Avenues. On the south side of the tracks, the parking areas are much further away from the station south of Main Street. Among these are street-side parking along Garden Avenue beginning halfway between Prospect and Fairview Avenues and halfway between Prairie Avenue and Third Street, one parking lot on the south side of Garden Avenue between Fairview and Prospect Avenues, street-side parking along Prairie Avenue north of Garden Street, which end at parking lots on both sides of Prairie Avenue, and another parking lot next to the one on the east side of Prairie that's along Fairview Avenue.

Park Ridge's main station provides bus connections for both Pace and Chicago Transit Authority Buses. Park Ridge Station serves as the northern terminus of CTA's Route 68-Northwest Highway bus.

FEATURED PROPERTY

905 S SEMINARY Avenue



<p>RESTAURANTS</p> <ul style="list-style-type: none"> 1 Easy Street Pizza 711 DEVON AVENUE, 0.8 MI 2 Giordano's 9415 WEST HIGGINS ROAD, 0.9 MI 3 McDonald's 6150 NORTH RIVER ROAD, 0.9 MI 4 Cilantro Taco Grill - Rosemont 9514 WEST HIGGINS ROAD, 0.9 MI 5 Taco Bell 9467 WEST HIGGINS ROAD, 0.9 MI 6 Garden Grille and Bar 2930 SOUTH RIVER ROAD, 0.9 MI 	<ul style="list-style-type: none"> 3 Stan's Donuts & Coffee 9433 WEST HIGGINS ROAD, 0.9 MI 4 Starbucks Coffee Company 1900 SOUTH CUMBERLAND AVENUE, 1.0 MI <p>SHOPPING</p> <ul style="list-style-type: none"> 1 FedEx Office Print & Ship Center 9510 WEST HIGGINS ROAD, 0.9 MI 2 Walgreens 901 WEST TOUHY AVENUE, 0.9 MI 3 Rosemont Florist 6111 NORTH RIVER ROAD, 1.0 MI 	<ul style="list-style-type: none"> 3 Jewel-Osco Deli 481 BUSSE HWY, 1.2 MI <p>GYM</p> <ul style="list-style-type: none"> 1 Centennial Fitness Center 1515 WEST TOUHY AVENUE, 0.7 MI 2 CorePower Yoga - Park Ridge 991 WEST TOUHY AVENUE, 0.9 MI <p>SCHOOLS</p> <ul style="list-style-type: none"> 1 Maine South High School 1111 SOUTH DEE ROAD, 0.3 MI 2 Washington Elementary School 1500 STEWART AVENUE, 0.4 MI 3 Lincoln Middle School 200 SOUTH LINCOLN AVENUE, 0.6 MI 	<p>ENTERTAINMENT</p> <ul style="list-style-type: none"> 1 Rivers Casino Des Plaines 3000 SOUTH RIVER ROAD, 0.9 MI 2 Pickwick Theatre 5 S PROSPECT AVE, 1.2 MI <p>TRANSIT</p> <ul style="list-style-type: none"> 1 Talcott/Western UNITED STATES, 0.2 MI 2 Devon/Home UNITED STATES, 0.2 MI <p>PARKS</p> <ul style="list-style-type: none"> 1 South Park Wading Pool and Park 833 WEST TALCOTT ROAD, 0.6 MI 2 Centennial Park 100 SOUTH WESTERN AVENUE, 0.6 MI 3 Dam No. 4 Woods-East DES PLAINES RIVER TRAIL, 0.6 MI
<p>COFFEE</p> <ul style="list-style-type: none"> 1 Dark Matter Coffee 6350 NORTH RIVER ROAD, 0.8 MI 2 Dunkin' 1129 WEST TOUHY AVENUE, 0.9 MI 	<p>GROCERY</p> <ul style="list-style-type: none"> 1 Mariano's 1900 S CUMBERLAND AVE, 1.0 MI 2 Trader Joe's 190 N NORTHWEST HWY, 1.2 MI 		



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