

1202 MAPLE AVENUE
EVANSTON



1202 MAPLE AVENUE · EVANSTON

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INTERNATIONAL REAL ESTATE

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THE
BAYLOR
NETWORK

1202 MAPLE AVENUE · EVANSTON





FRONT EXTERIOR

1202 MAPLE AVENUE VINTAGE 2-FLAT IN RIDGE HISTORIC DISTRICT

FEATURES

Set on a picturesque, tree-lined street in the coveted Ridge Historic District, this stately 1890's Vintage 2-flat blends architectural charm with exceptional versatility. Currently enjoyed as a spacious and highly functional single-family home, the property showcases timeless details, generous proportions, and the kind of craftsmanship rarely found today. Sunlight streams through oversized windows, and coupled with 10-foot ceilings throughout, gives the home an airy feel. Each residence lives comfortably with the scale and flow of a single-family home, offering 3 bedrooms, 1 full bath, in-unit laundry, full kitchens, and gracious living and dining rooms ideal for everyday living and entertaining alike. Whether you're seeking an owner-occupied investment, multi-generational living, or a single-family residence, the flexible layout supports a variety of lifestyles. Recent improvements include a completely remodeled kitchen, in-unit laundries, fence and gate installation, HVACs replaced, and newer roof and gutters. A full, unfinished attic could easily be finished for additional living space, and the basement has plenty of space for storage. A fully fenced backyard with an exterior parking space and lush landscaping of the grounds completes the offering. Located just moments from downtown Evanston, parks, the Metra, Lake Michigan, and Northwestern University, this is a rare chance to own a piece of Evanston history with income potential and long-term flexibility in one of the city's most architecturally significant neighborhoods.



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2ND FLOOR FOYER



2ND FLOOR LIVING ROOM



2ND FLOOR KITCHEN WITH WALK-IN PANTRY



2ND FLOOR DINING ROOM



2ND FLOOR BUTLER'S PANTRY



2ND FLOOR PRIMARY BEDROOM



2ND FLOOR BEDROOM #2



2ND FLOOR BATHROOM



2ND FLOOR LAUNDRY



2ND FLOOR BEDROOM #3



1ST FLOOR ENTRY



1ST FLOOR FOYER



1ST FLOOR FOYER



1ST FLOOR DINING ROOM



1ST FLOOR DINING ROOM



1ST FLOOR LIVING ROOM



1ST FLOOR KITCHEN



1ST FLOOR OFFICE



1ST FLOOR PRIMARY BEDROOM



1ST FLOOR BEDROOM #2



1ST FLOOR LAUNDRY



1ST FLOOR BATHROOM



1ST FLOOR BEDROOM #3



REAR EXTERIOR



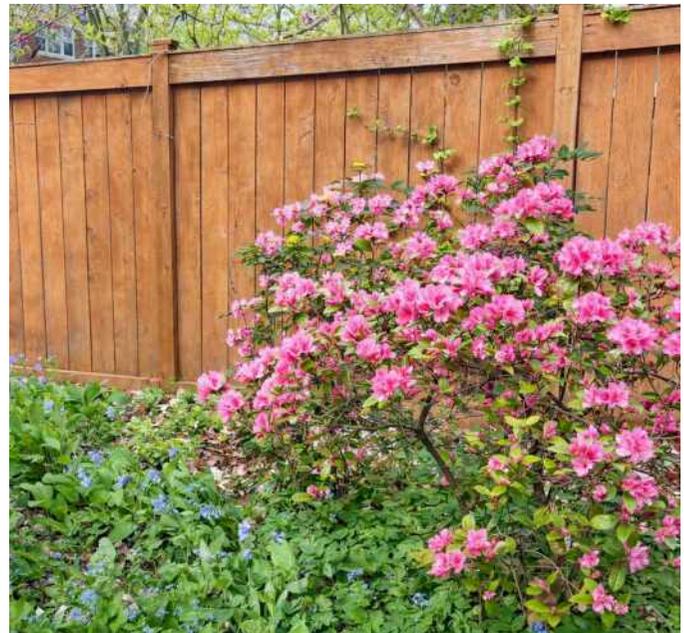
PRIVATE DRIVEWAY



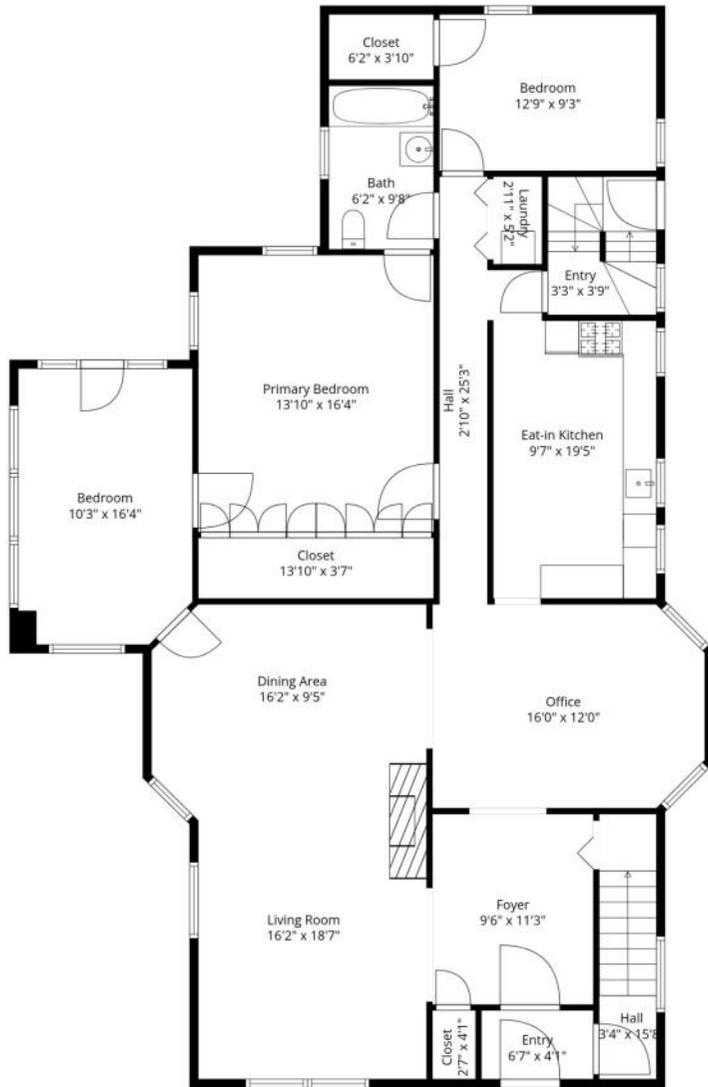
BACKYARD IN THE SPRING



BACK DECK



SPRING LANDSCAPING



TOTAL: 3715 sq. ft

ment 1: 64 sq. ft, 1st floor: 1808 sq. ft, 2nd floor: 1808 sq. ft, 3rd floor: 35 sq. ft
 INCLUDED AREAS: UTILITY: 684 sq. ft, LAUNDRY: 111 sq. ft, BASEMENT: 318 sq. ft, WORKSHOP: 148 sq. ft, UNDEFINED: 14 sq. ft, LOW CEILING: 813 sq. ft, ATTIC: 28 sq. ft, ROOM: 28 sq. ft, ATTIC: 890 sq. ft, WALLS: 384 sq. ft

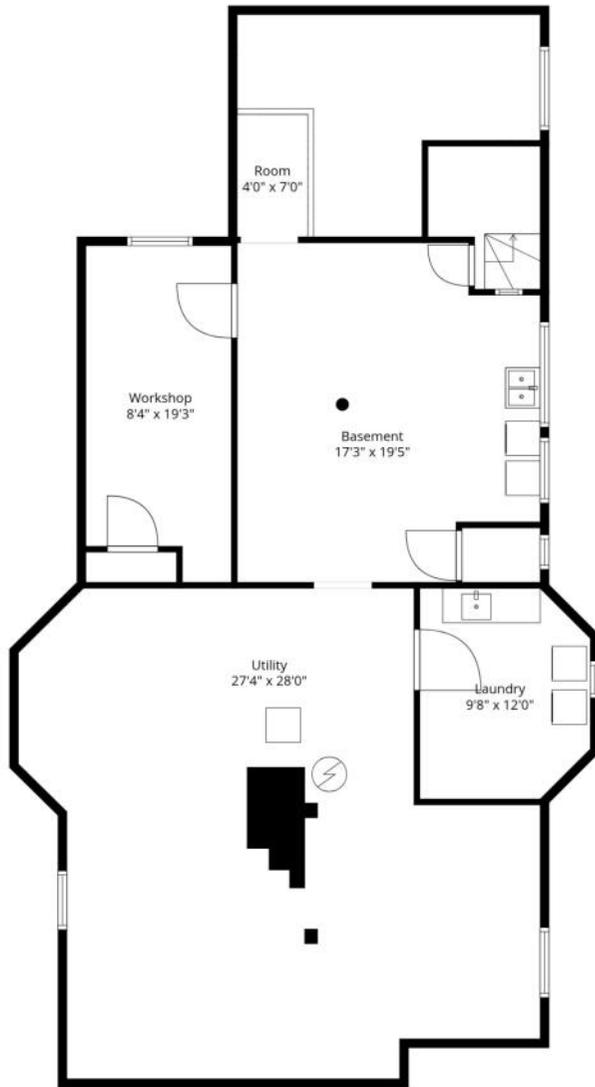
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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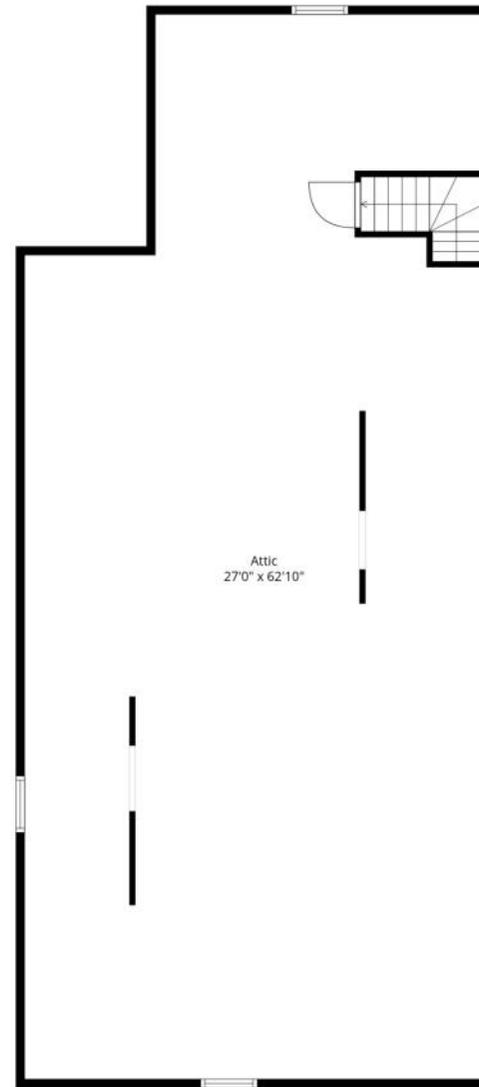


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Basement 1: 64 sq. ft, 1st floor: 1808 sq. ft, 2nd floor: 1808 sq. ft, 3rd floor: 35 sq. ft
 UNDELETED AREAS: UTILITY: 684 sq. ft, LAUNDRY: 111 sq. ft, BASEMENT: 318 sq. ft,
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BASEMENT

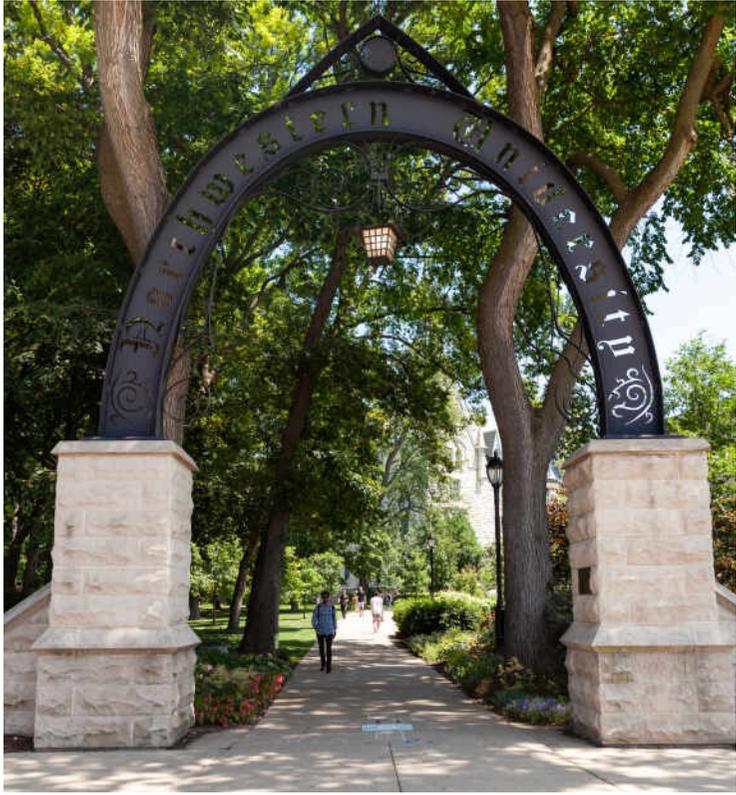


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3RD FLOOR



NESTLED ALONG THE SHORES OF LAKE MICHIGAN, **EVANSTON** BLENDS NATURAL BEAUTY WITH VIBRANT CITY LIVING.

Locals love having the conveniences of city living in a beautiful suburban setting. The community has a bustling downtown business district and offers easy access to Chicago, making it a popular place to call home.

Known for its historic homes, tree-lined streets, and scenic beaches, it's a community full of character and charm.

Home to prestigious Northwestern University, Evanston offers a rich mix of culture, education, and entertainment — from Big Ten sports and academic events to art galleries, theaters, and music.

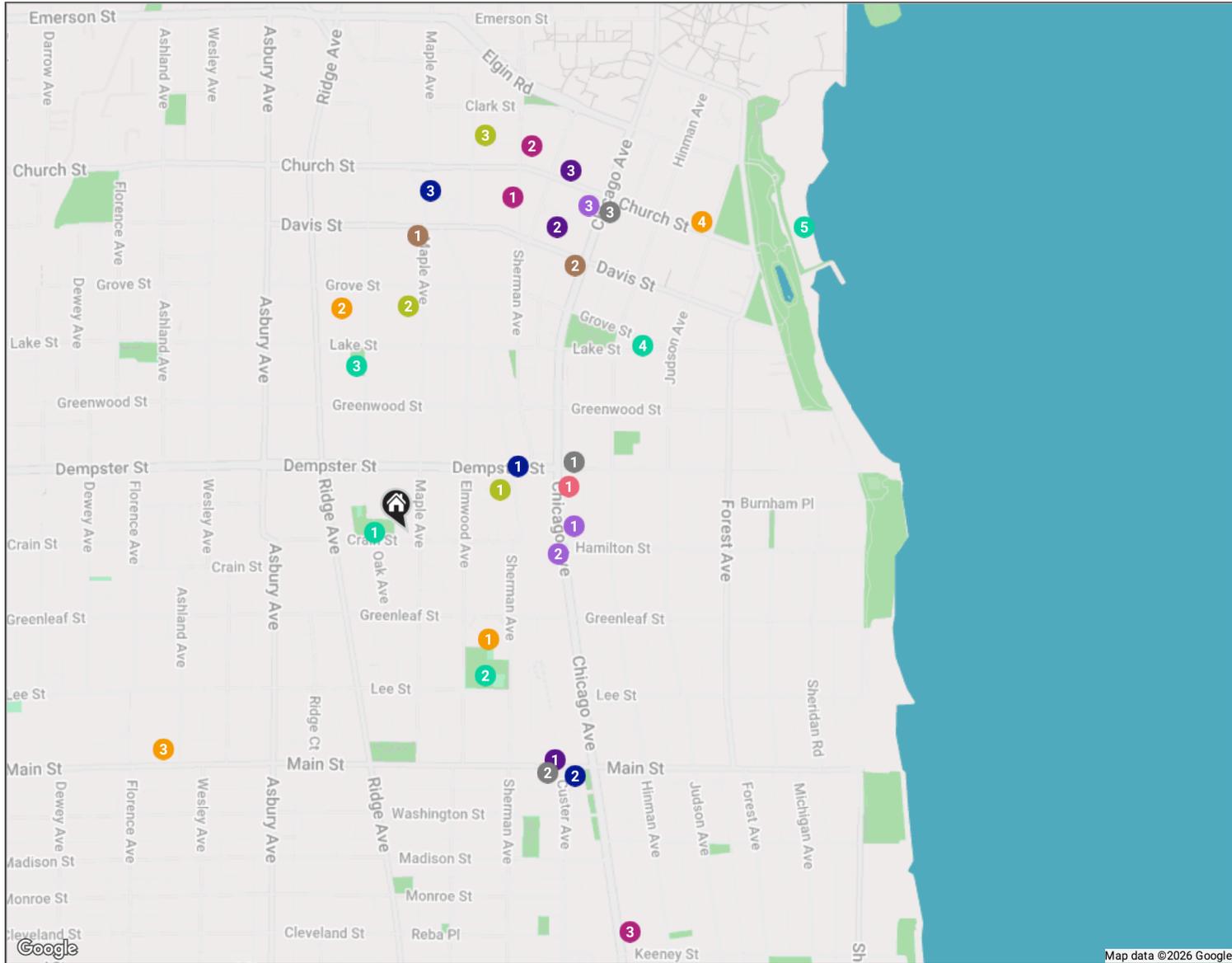
The lively downtown features bookstores, boutiques, restaurants, and cafes that attract both locals and visitors. Outdoor lovers can explore miles of parks, nature trails, and public beaches.

Evanston offers a wide range of housing options — from grand lakefront mansions and classic single-family homes to modern townhomes and high-rise condos near shops and transit.

With easy access to downtown Chicago via CTA trains, buses, Pace routes, and three Metra stations, Evanston is a connected, convenient, and inspiring place to call home.

NEIGHBORHOOD GUIDE MAP

1202 MAPLE AVENUE
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NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1 Blind Faith Cafe
525 DEMPSTER STREET, 0.3 MI
- 2 Trattoria D.O.C.
706 MAIN STREET, 0.5 MI
- 3 Prairie Moon
1635 CHICAGO AVENUE, 0.6 MI

COFFEE _____

- 1 Bennison's Bakery
1000 DAVIS STREET, 0.5 MI
- 2 Pâtisserie Coralie
600 DAVIS STREET, 0.5 MI

SHOPPING _____

- 1 Target
1616 SHERMAN AVE, 0.6 MI
- 2 CVS
1711 SHERMAN AVENUE, 0.7 MI
- 3 Walgreens
635 CHICAGO AVENUE, 0.8 MI

GROCERY _____

- 1 Trader Joe's
1211 CHICAGO AVENUE, 0.3 MI
- 2 Jewel-Osco
1128 CHICAGO AVENUE, 0.3 MI
- 3 Whole Foods Market
1640 CHICAGO AVENUE, 0.6 MI

GYM _____

- 1 Lighthouse Yoga Evanston
1234 SHERMAN AVENUE STE 106,
0.2 MI
- 2 McGaw YMCA
1000 GROVE STREET, 0.4 MI
- 3 Studio EAC Pilates
1723 BENSON AVENUE, 0.7 MI

SCHOOLS _____

- 1 Nichols Middle School
800 GREENLEAF ST, 0.2 MI

2 Evanston Township High School District 202

EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202, 0.4 MI

3 Washington Elementary School

914 ASHLAND AVE, 0.5 MI

4 Northwestern University Center for Public Safety

405 CHURCH STREET, 0.7 MI

ENTERTAINMENT _____

- 1 Evanston SPACE
1243 CHICAGO AVE, 0.3 MI

TRANSIT _____

- 1 Dempster
CTA - PURPLE LINE, 0.2 MI
- 2 Main St
METRA - UNION PACIFIC NORTH,
0.5 MI
- 3 Davis St
METRA - UNION PACIFIC NORTH,
0.6 MI

PARKS _____

- 1 Larimer Park
EVANSTON, 0.1 MI
- 2 Fitzsimons Park
1033 ELMWOOD AVENUE, 0.3 MI
- 3 Merrick Park
1426 OAK AVENUE, 0.3 MI
- 4 Congregational Park
GROVE STREET, 0.5 MI
- 5 Dog Beach
1631 SHERIDAN ROAD, 0.8 MI

SERVICES _____

- 1 United States Postal Service
701 MAIN STREET, 0.5 MI
- 2 Chase Bank
1603 ORRINGTON AVENUE, 0.6 MI
- 3 Evanston Public Library
1703 ORRINGTON AVENUE, 0.7 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

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