1214 MAPLE AVENUE EVANSTON

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EVANSTON

LUXURY PORTFOLIO INTERNATIONAL

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1214 MAPLE AVENUE OWN A PIECE OF HISTORY!

ROOM DIMENSIONS

Unit 1: Primary Bedroom	19'×16'
Second Bedroom	18'×14'
Third Bedroom	16'×13'
Fourth Bedroom	15'×12'
Living Room	20'×15'
Family Room	15'×12'
Dining Room	12'×10'
Kitchen	17'×10'
3rd Floor Rec Room	54'×39'
Unit 2: Bedroom	12'×12'
Living Room	17'×16'
Dining	14'×9'
Kitchen	12'×7'
Unit 3: Primary Bedroom	13'×11'
Second Bedroom	11'×10'
Living Room	24'×15'
Kitchen	11'×11'
Loft	22'×11'
Storage	19'×18'
Garage	23'×23'

FEATURES

- 1880s Victorian house built by Edbrooke & Burnham for the Larimer family
- Incredible opportunity on a picturesque, nearly .43 acre lot on Maple Avenue in Ridge Historic District in Evanston
- Includes main house, side rental house, 2 car garage with 2 bedroom coach house above and enormous side yard
- MAIN HOUSE features 4 beds, 3 full baths on 3 levels
- Amazing vintage details throughout including four fireplaces, detailed moldings and trim, gorgeous narrow strip hardwood floors and chair rails
- Great light throughout with bay window, skylights, planter box window, transoms and huge picture window overlooking a gracious oversized front porch
- Eat-in country kitchen with white cabinets and stainless steel appliances
- SIDE HOUSE features one bed, one full bath on two levels, formal living room with fireplace and large eat-in kitchen
- COACH HOUSE offers 2 beds, 1 bath plus loft featuring vaulted ceilings with exposed wood beams, Franklin Stove and wide plank hardwood floors throughout
- 2 car detached garage (with coach house above) plus 4 car parking pad in back
- Side lot is dividable and buildable
- Amazing location close to heart of downtown Evanston, shopping, restaurants, Metra, El and the Lake!

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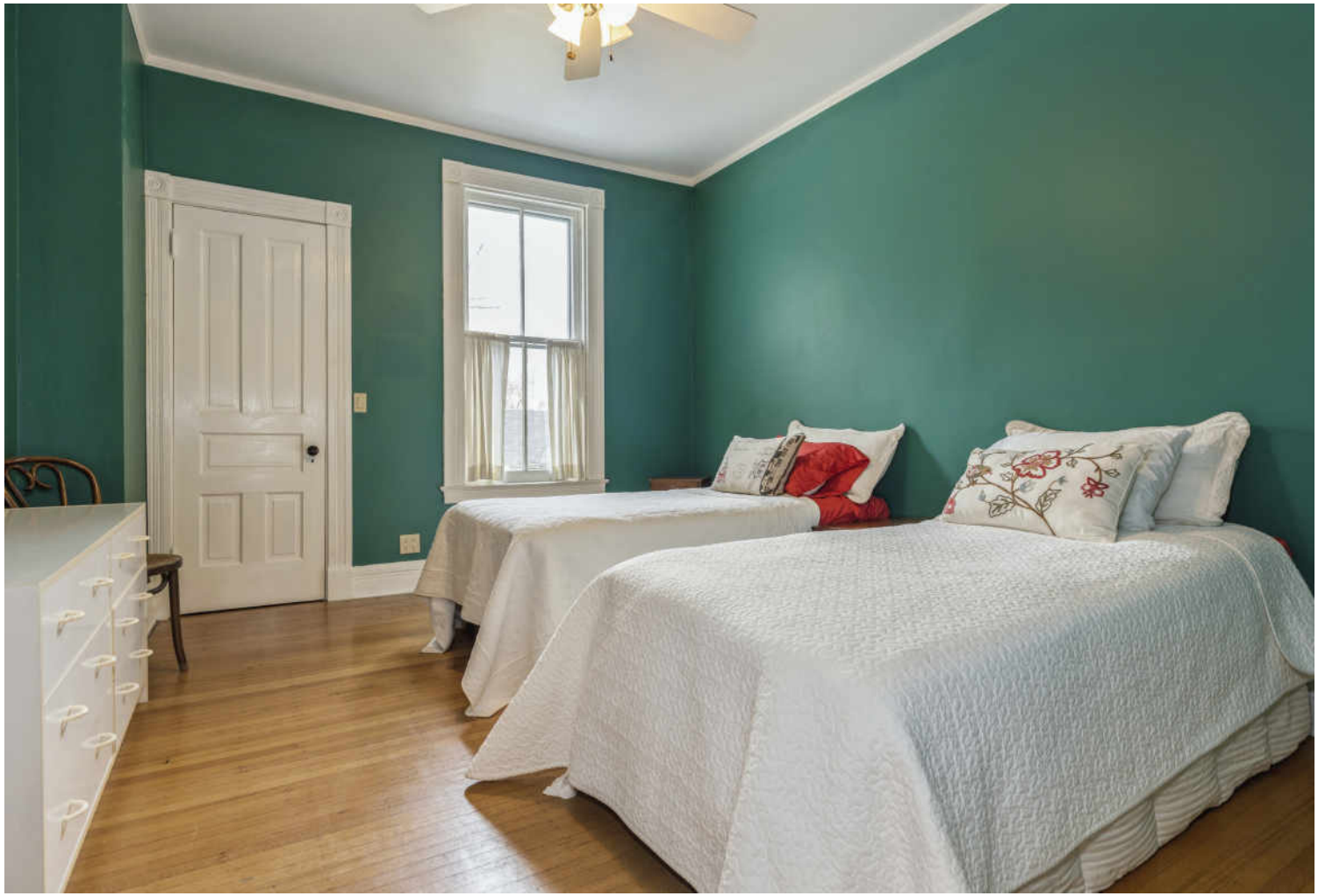
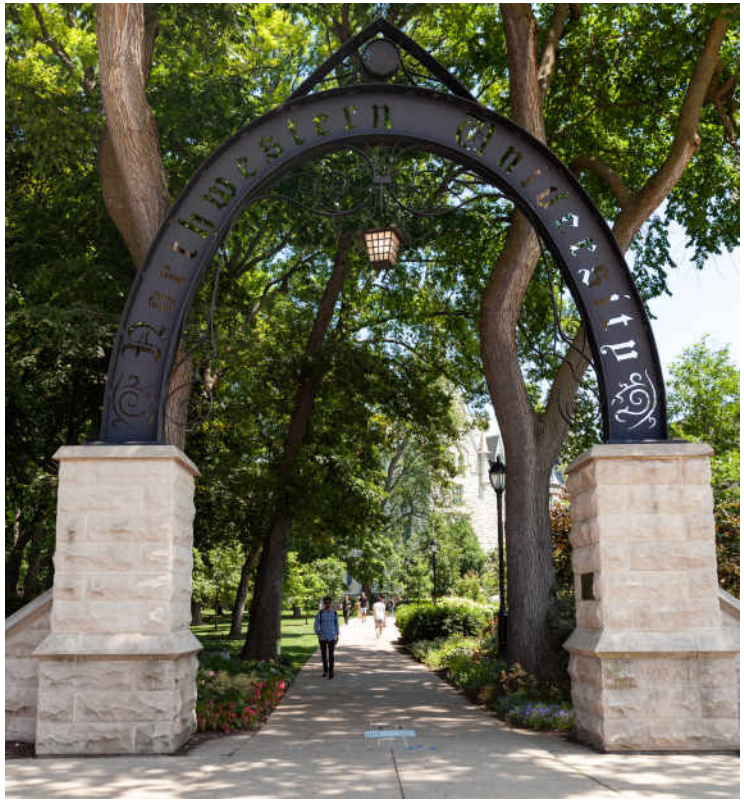
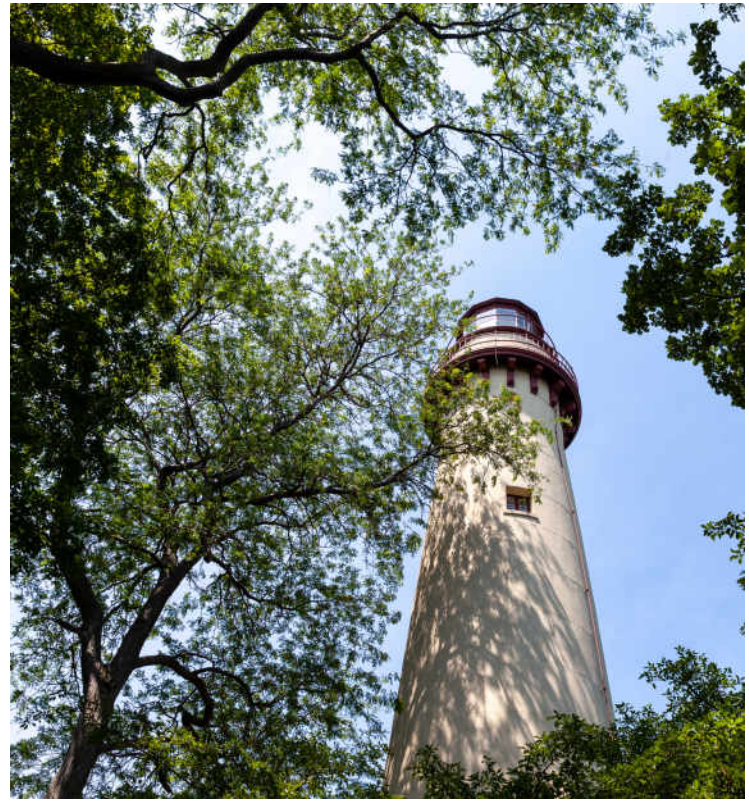



Northwestern University



LIFEGUARD
ON
DUTY

LOCATED JUST NORTH OF CHICAGO, **EVANSTON** OFFERS A BEAUTIFUL NATURAL SETTING ON THE SHORES OF LAKE MICHIGAN.

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.

Its historic homes, tree-lined streets and sprawling beaches may be the first things that catch your eye, but there's a lot more to love here.

Home to world-class Northwestern University, Evanston residents have plenty to cheer about – from watching Big Ten sports and enjoying cultural events to exploring academic pursuits.

The thriving downtown district includes bookstores, boutiques, galleries, theaters and restaurants that attract city dwellers and suburbanites alike, while outdoor enthusiasts enjoy the many jogging trails, bicycle paths, parks and public beaches the community offers.

Evanston boasts a variety of homes in a wide range of styles and price points. You can find everything from stately historic mansions along the lakefront and well-maintained single-family homes on tree-lined streets, to contemporary townhomes and newer high-rises that are in close proximity to local shops and restaurants.

Residents have several convenient options to commute to downtown Chicago including the CTA's Purple Line and bus routes, as well as Pace bus routes and three Metra stations.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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