

1300 EVERS AVENUE
WESTCHESTER





ROOM DIMENSIONS

LIVING ROOM : 19' × 11'

DINING ROOM : 8' × 14'

KITCHEN : 11' × 10'

PRIMARY BEDROOM : 11' × 13'

SECOND BEDROOM : 11' × 10'

RECREATION ROOM : 21' × 24'

DEN/OFFICE/POTENTIAL 3RD BEDROOM : 11' × 11'

LAUNDRY ROOM : 14' × 13'

2 BEDROOM

1.1 BATH

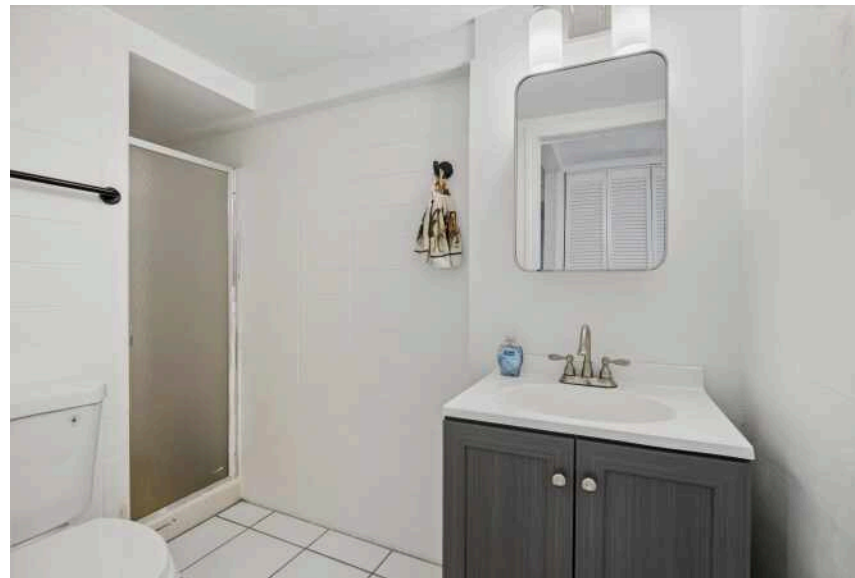
TAXES: \$5,691

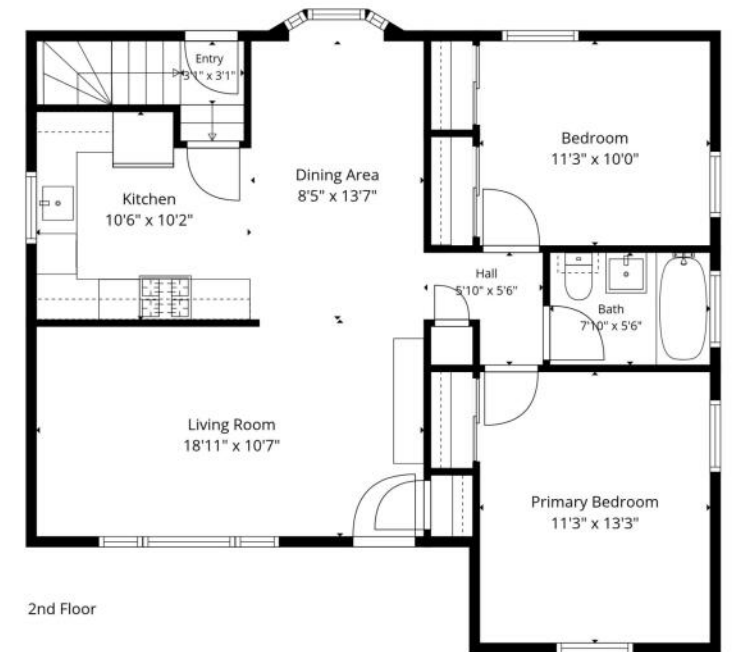
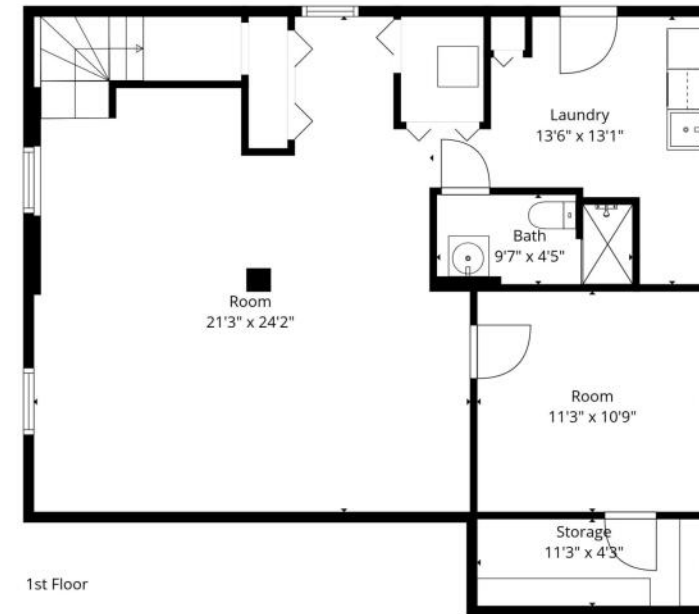
CHARMING BRICK RANCH ON OVERSIZED LOT

Charming brick ranch on an oversized lot offers an open floor plan filled with abundant natural light. The updated kitchen features white shaker cabinetry, quartz countertops, and stainless steel appliances and opens to the dining area, where a bay window frames picturesque views of the expansive backyard. Hardwood flooring extends throughout the main level. The finished basement adds valuable living space with a half bath, dedicated laundry room, and a versatile bonus room ideal for a home office, fitness room, or potential third bedroom. Step outside to enjoy the enormous fenced backyard with two concrete patios, including one tucked between the home and detached brick garage-perfect for outdoor entertaining or relaxing. Ideally located with convenient access to major expressways, commuter trains, and both airports, and just minutes from forest preserve trails, the public library, Oakbrook Center Mall, parks, playgrounds, golf courses, and more. A wonderful opportunity to enjoy move-in-ready comfort on an exceptional lot in a highly convenient location.

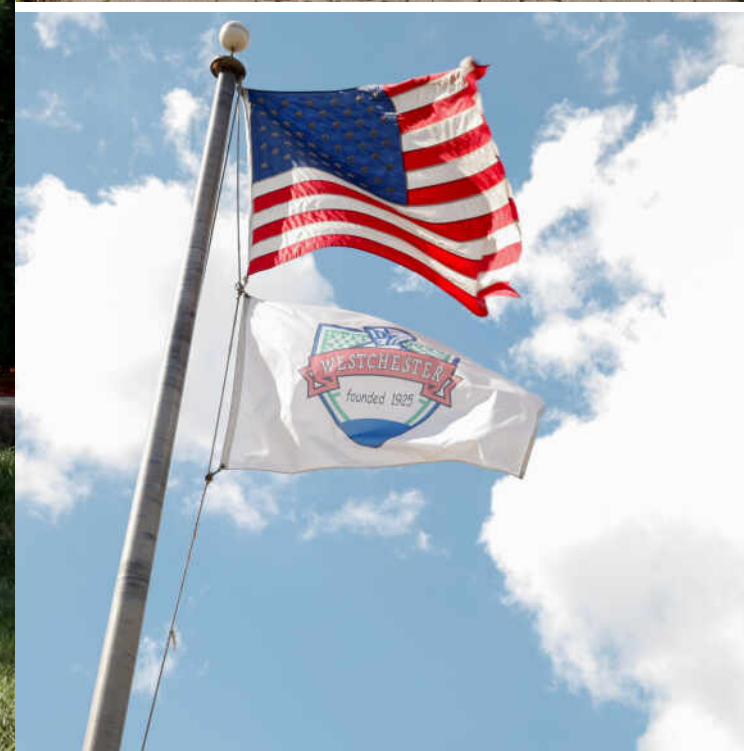








Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

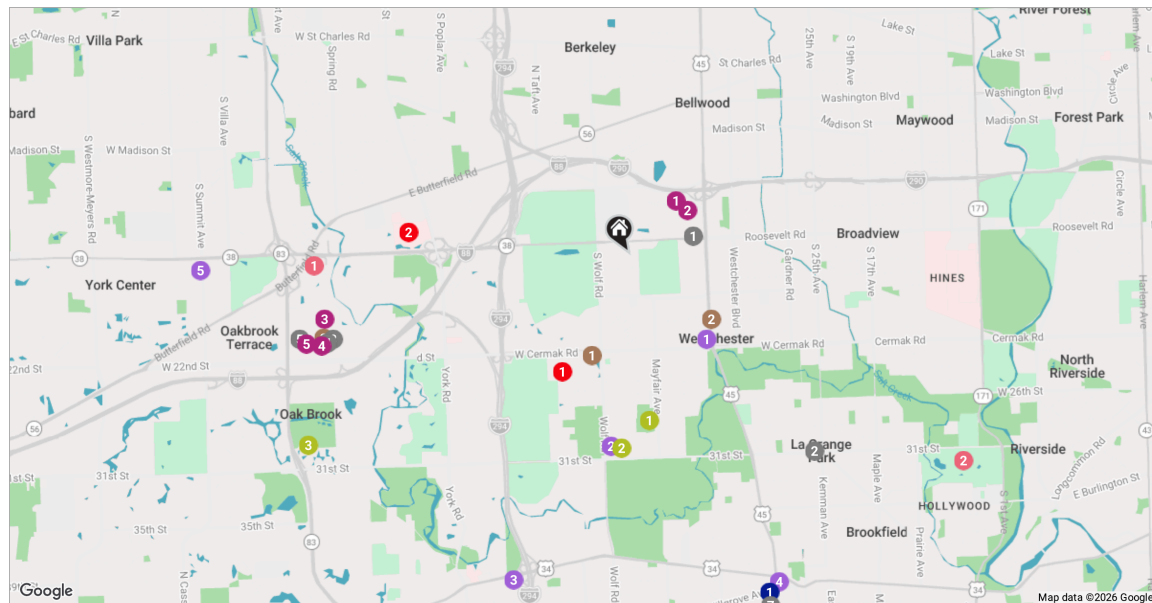


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

Today the village boasts local restaurants and shops, recreation centers, and parks. Westchester is also home to the Westbrook Corporate Center, which includes five 10-story towers with more than one million square feet of office space. Nearly all of the open land in the village has been consumed by expansion except for the 85-acre Wolf Road Prairie.

The small community comes together and hosts several annual events and activities including a Fourth of July parade and fireworks, BBQ Block Party, and Fall Festival at the Fountain.

Westchester offers access to downtown Chicago via the Eisenhower Expressway and provides Pace bus service to the Forest Park Transit Center.



RESTAURANTS

- 1 **Emilio's Tapas Bar**
4100 ROOSEVELT ROAD, 0.6 MI
- 2 **Posto 31**
1017 E 31ST ST, 2.5 MI
- 3 **The Cheesecake Factory**
2020 SPRING ROAD, 2.8 MI
- 4 **Wildfire**
232 OAKBROOK CENTER, 2.9 MI
- 5 **Seasons 52**
3 OAKBROOK CENTER, 3.1 MI
- 6 **Hillgrove Tap-Western Springs**
800 HILLGROVE AVE, 3.5 MI
- 7 **The Elm**
23 W HARRIS AVE, 3.5 MI

 COFFEE _____

- 1 Panera Bread**
11215 WEST CERMAK ROAD, 1.0 M

- 2 Aviator Coffee & Cocktails**
1855 S MANNHEIM RD, 1.0 MI

- 3 Corner Bakery Cafe
240 OAKBROOK CENTER, 2.9 MI
- 4 Courageous ELMHURST
108 WEST PARK AVENUE, 3.5 MI

 SHOPPING _____

- 1 **Target**
130 S MANNHEIM RD, 0.7 MI
- 2 **HomeGoods**
150 S MANNHEIM RD, 0.7 MI
- 3 **Nordstrom**
10 OAKBROOK CENTER, 2.9 MI
- 4 **Barnes & Noble**
297 OAKBROOK CENTER, 3.0 MI
- 5 **Macy's**
1 OAKBROOK CENTER, 3.1 MI

 GROCERY _____

- 1 **Jewel-Osco**
2128 SOUTH MANNHEIM ROAD, 1.1 MI
- 2 **Mariano's**
3020 WOLF RD, 1.8 MI
- 3 **Whole Foods Market**
500 EAST OGDEN AVENUE, 3.2 MI
- 4 **Trader Joe's**
25 NORTH LA GRANGE ROAD, 3.3 MI
- 5 **Pete's Fresh Market #9 - Oakbrook Terrace**
17W675 ROOSEVELT AVE, 4.0 MI

 GYM _____

- 1 Westchester Park District - Mayfair Recreation Center
10835 WAKEFIELD STREET, 1.5 MI
- 2 Anytime Fitness
3061 SOUTH WOLF ROAD, 1.8 MI
- 3 Oak Brook Park District Recreation Center
1450 FOREST GATE ROAD, 3.4 MI

4 Elite Fitness And Gym
805 BURLINGTON AVENUE, 3.6 MI

-  **MEDICAL** _____
- 1** Lurie Children's Outpatient Center
2301 ENTERPRISE DR, 1.2 MI
- 2** Endeavor Health Elmhurst Hospital
155 E BRUSH HILL RD, 2.1 MI

ENTERTAINMENT _____

- 1 Drury Lane Theatre & Events
100 DRURY LANE, 2.9 MI
- 2 Brookfield Zoo Chicago
8400 31ST ST, 3.6 MI

- 1 LaGrange Road
METRA - BNSF RAILWAY, 3.4 MI

NOTES

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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

