



1314 RIDGE AVENUE #3 EVANSTON

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## 1314 RIDGE AVENUE #3

### FEATURES

Discover the perfect blend of timeless elegance and modern luxury in this beautifully updated 3-bedroom, 3-bath residence, nestled within the restored George Maher mansion in Evanston!

Offering unparalleled convenience to downtown, train lines, cafes and vibrant dining options, this home is an extraordinary find and includes a large, unique private outdoor terrace (23x17) over the Porte-Cochere - A great place for relaxing and entertaining. Enjoy stunning architectural details alongside high-end, contemporary finishes.

The open, sunlit floor plan seamlessly connects the living and dining areas to a state-of-the-art chef's kitchen, complete with top-tier appliances, quartz countertops, under-cabinet lighting, an exhaust hood, and a central breakfast bar island with built-in storage. The living space features a handsome gas fireplace with a custom mantle, and the dining space highlights a Butler's pantry and wet bar that helps make entertaining a breeze. Charming French doors and windows showcase breathtaking views of the estate grounds.



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**FEATURES (CONTINUED)**

The luxurious primary suite is a true retreat, featuring a spacious walk-in closet, a spa-like bath with heated floors, a separate walk-in steam shower, towel warmers, and a double sink.

Two additional large bedrooms offer versatility, with one currently serving as an inviting entertainment room or den. Thoughtfully designed bathrooms and an office nook enhance the home's appeal.

Additional highlights include - Chairlift on back staircase (perfect for large package and grocery transport!), crown molding, hardwood floors, recessed lighting, built-in speakers, in-unit laundry, central air, and a private two-car garage.

Live in style and comfort in this one-of-a-kind residence that perfectly balances historic character with modern amenities. Love where you live!





















































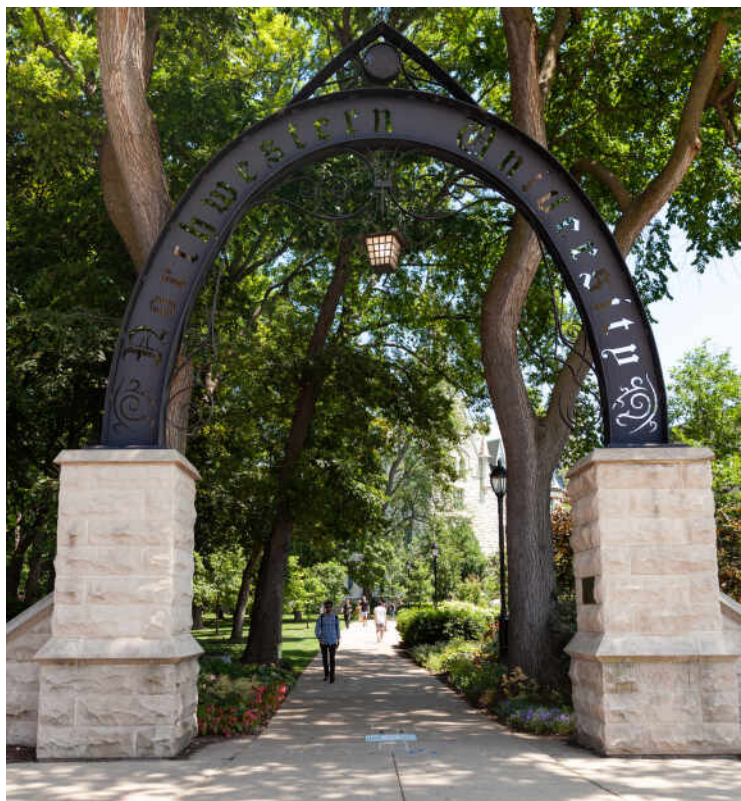












LOCATED JUST NORTH OF CHICAGO, **EVANSTON** OFFERS A BEAUTIFUL NATURAL SETTING ON THE SHORES OF LAKE MICHIGAN.

*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 nature 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 near 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











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