

1319 LEONARD PLACE  
EVANSTON





#### ROOM DIMENSIONS

FOYER : 7' × 6'

SITTING ROOM : 15' × 11'

LIVING ROOM : 17' × 10'

DINING ROOM : 14' × 14'

KITCHEN : 19' × 15'

FAMILY ROOM : 20' × 12'

PRIMARY BEDROOM : 19' × 13'

SECOND BEDROOM : 16' × 10'

THIRD BEDROOM : 16' × 11'

FOURTH BEDROOM : 14' × 12'

MUDROOM : 9' × 6'

LAUNDRY ROOM : 19' × 15'

UTILITY ROOM : 33' × 24'

4 BEDROOM

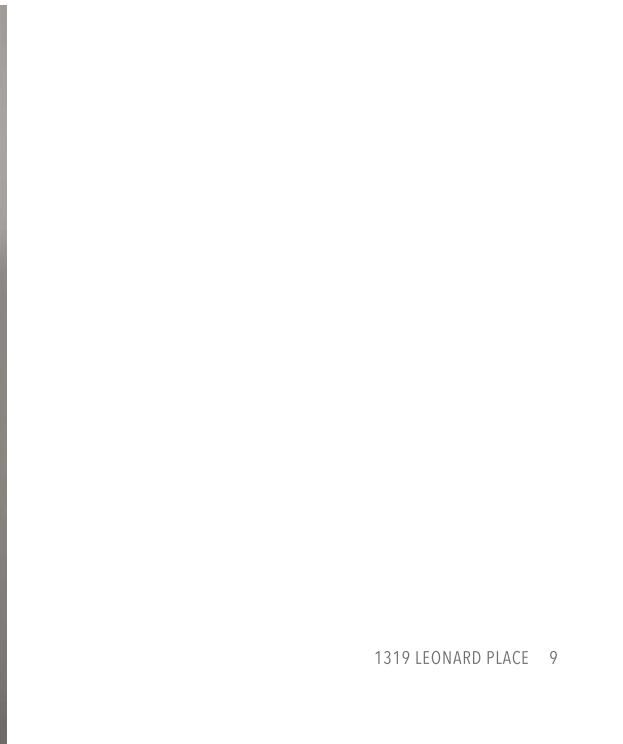
2.1 BATH

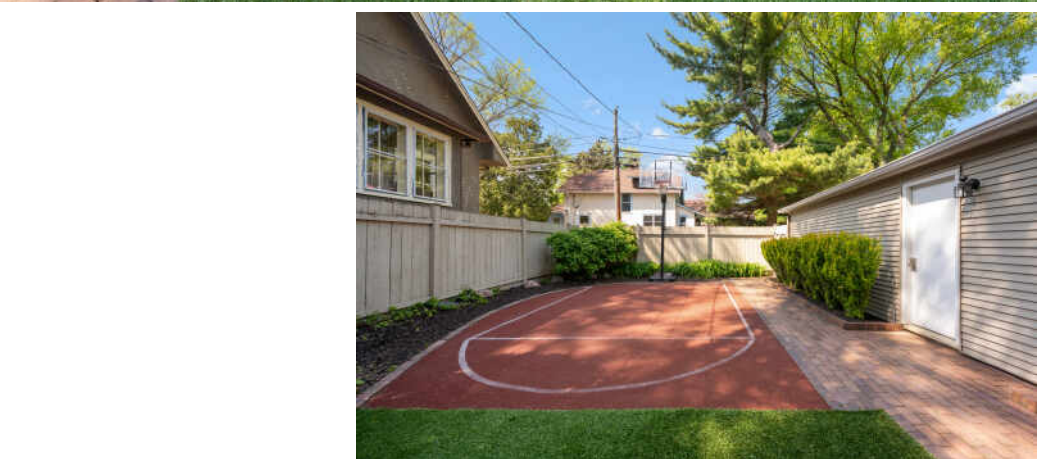
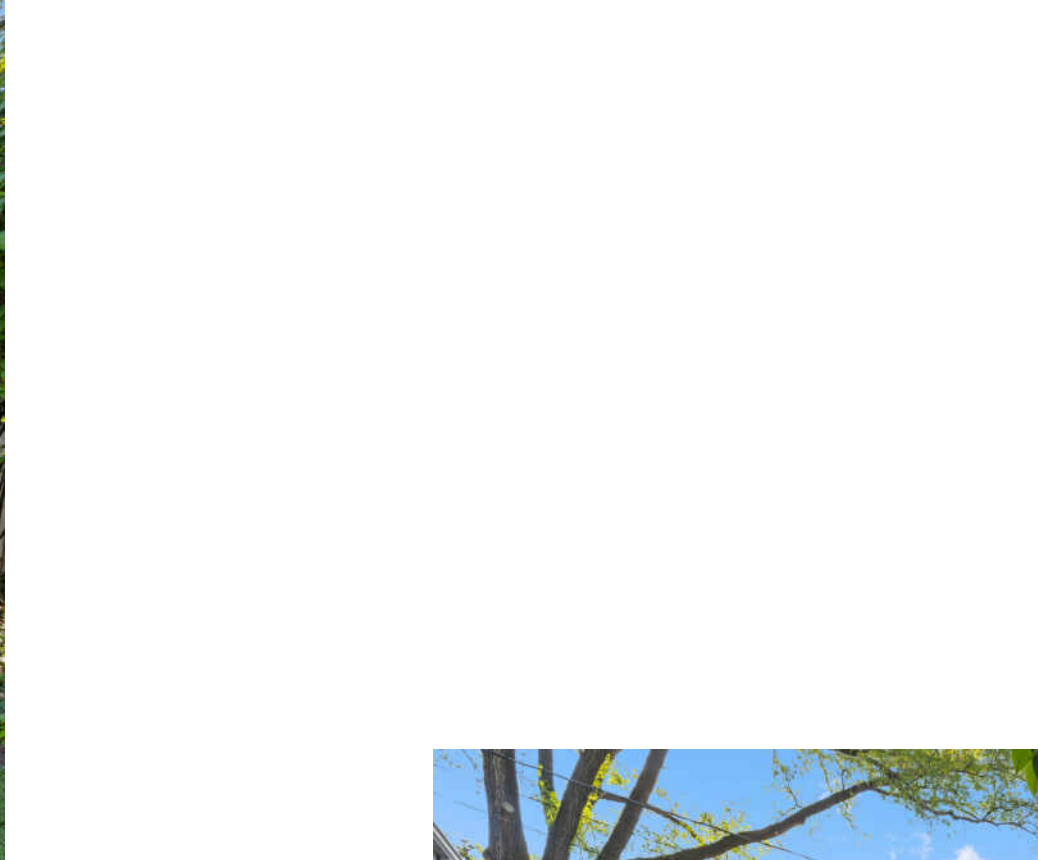
## WELL-MAINTAINED, CLASSIC HOME WITH EXCEPTIONAL OUTDOOR SPACE

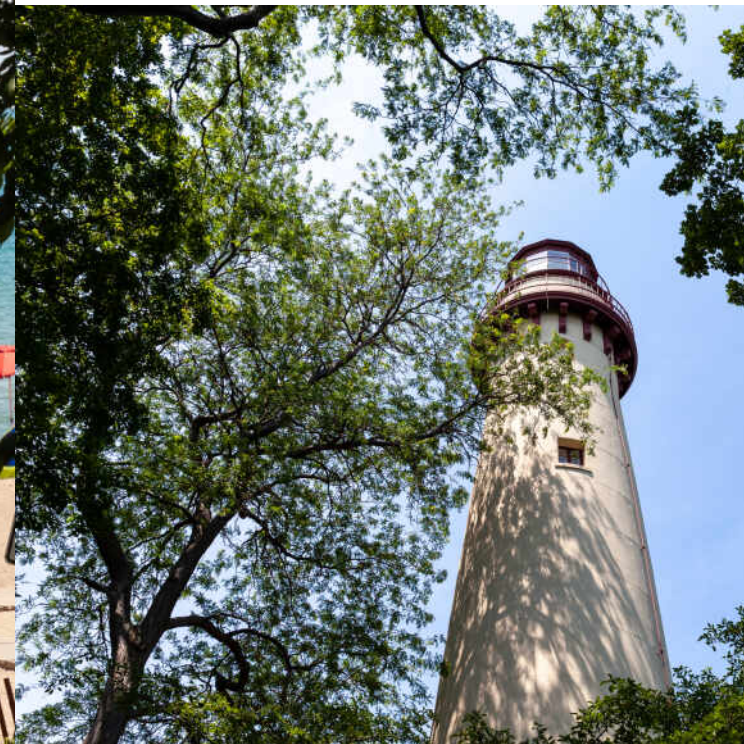
- Located on a quiet street in Northeast Evanston within the sought-after Orrington School District
- Well-maintained home offering generous living space and a functional floor plan with opportunity to personalize
- Four second-level bedrooms including a primary suite with private bath
- Additional full hall bath on the second level
- Kitchen expansion and primary bedroom addition completed in 2003
- Rear addition featuring a four-season sun porch wrapped in windows, expanded dining area, and mudroom completed in 2013
- Professionally landscaped and hardscaped backyard featuring a private putting green and basketball half court
- Two-car garage
- Recently updated roof, furnace, and air conditioning
- Numerous thoughtful updates and capital improvements throughout











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

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.





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