

1525 W BIRCHWOOD AVENUE
ROGERS PARK





ROOM DIMENSIONS

ENCLOSED PORCH : 10' × 20'

FOYER : 14' × 8'

LIVING ROOM : 17' × 16'

DINING ROOM : 15' × 15'

FAMILY ROOM : 10' × 10'

KITCHEN : 11' × 12'

MUD ROOM/PANTRY : 8' × 6'

PRIMARY BEDROOM : 11' × 17'

2ND BEDROOM : 13' × 13'

3RD BEDROOM : 12' × 10'

ATTIC : 31' × 22'

BASEMENT : 32' × 23'

3 BEDROOM

2.1 BATH

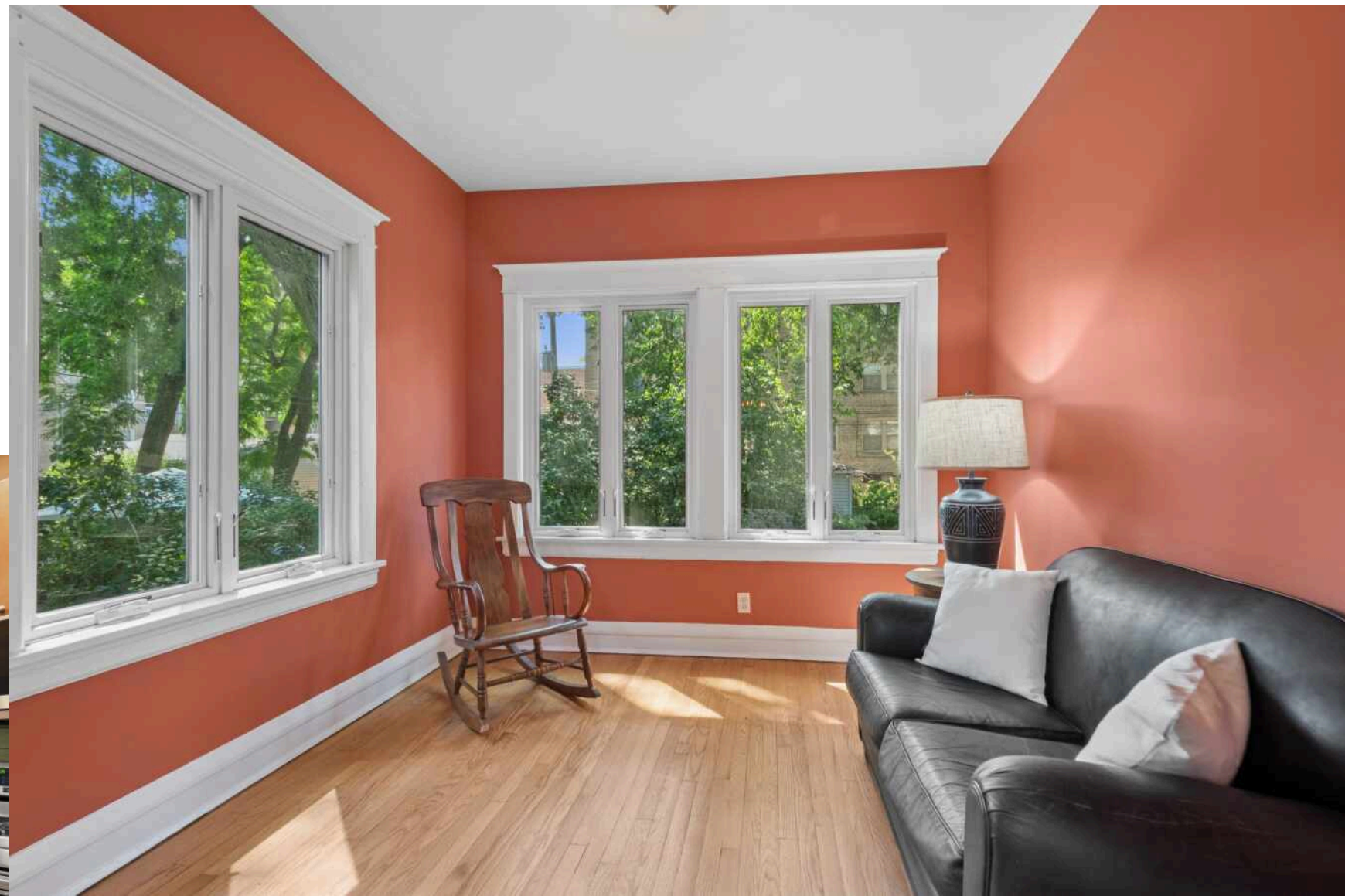
TAXES: 12,170

Step into a piece of Rogers Park history with this beautifully preserved 3-bedroom, 2.5-bath Prairie Style home-once the residence of Howard Ure, for whom Howard Street was named. This two-story gem blends timeless charm with modern updates, offering the best of both worlds. From the moment you arrive, you're welcomed by a charming enclosed front porch-an inviting spot to enjoy your morning coffee. Inside, the bright and spacious layout is ideal for everyday living and entertaining. The living room features a generously sized footprint and a well-maintained wood-burning fireplace, perfect for cozy evenings. Original stained glass windows and hand-crafted built-in cabinetry in the dining room add warmth, character, and artistry to the home. The renovated kitchen is both stylish and functional, boasting granite countertops, stainless steel appliances, and beautiful wood cabinetry. Well-appointed mudroom/pantry features custom cabinetry, ample counter space, open shelving, and natural light and is conveniently located off the kitchen with direct access to the deck perfect for additional storage, prep space, or a coffee station. Upstairs, the primary suite offers a peaceful retreat with two walk-in closets, an updated bath, and an attached sunroom or office space. Two additional bedrooms share a hall bath and offer ample closet space-one even features a unique closet with stairs leading to a full-sized attic, perfect for storage or future expansion.The spacious basement includes a large open area, a separate cellar, and an additional half bath offering plenty of room for storage, hobbies, or future expansion. Outside, the magic continues with a huge backyard garden filled with mature perennials, a paver patio, and a deck creating a park-like setting ideal for gatherings, birdwatching, or quiet relaxation under gorgeous old trees. The fully fenced yard connects to the neighboring lot for an expansive, serene feel. Additional features include hardwood floors throughout, an insulated attic ready for finishing, a full basement, a two-car garage with extra parking, and close proximity to the lakefront. Enjoy easy access to the Metra, CTA, schools, shops, restaurants, and parks. This is a rare opportunity to own a piece of local history in one of Chicago's most vibrant and walkable neighborhoods.



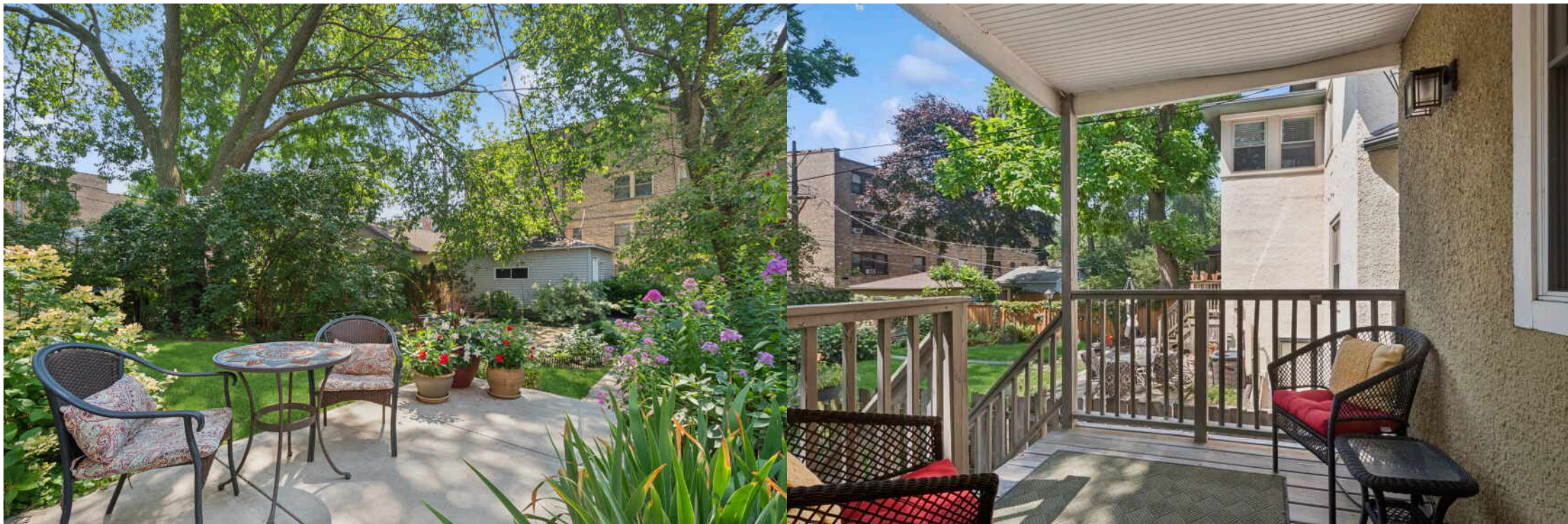


VHT STUDIOS











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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.

