

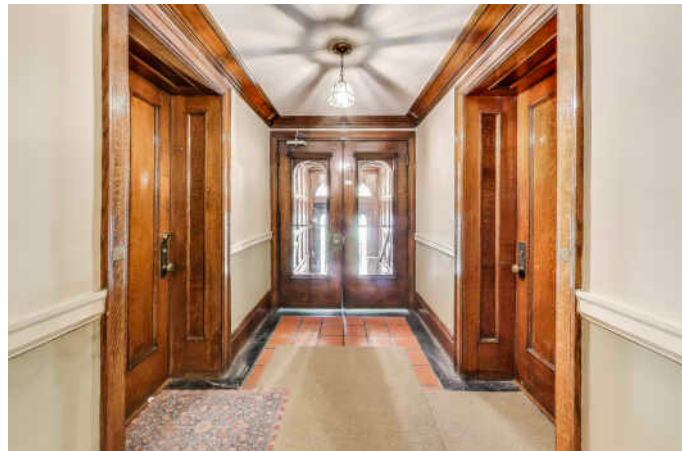
1641 HINMAN AVENUE #3
EVANSTON



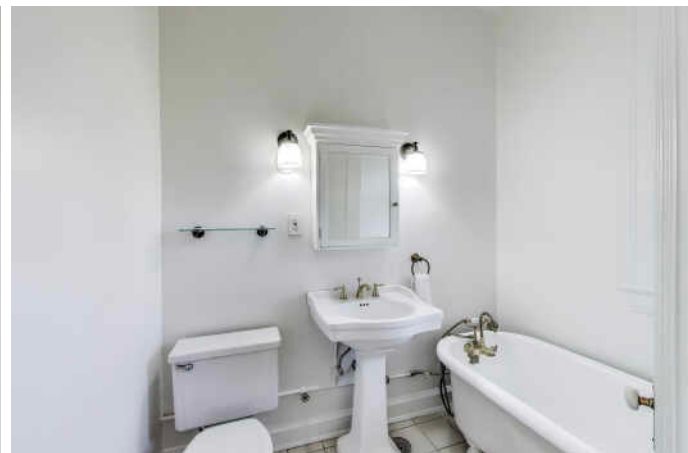


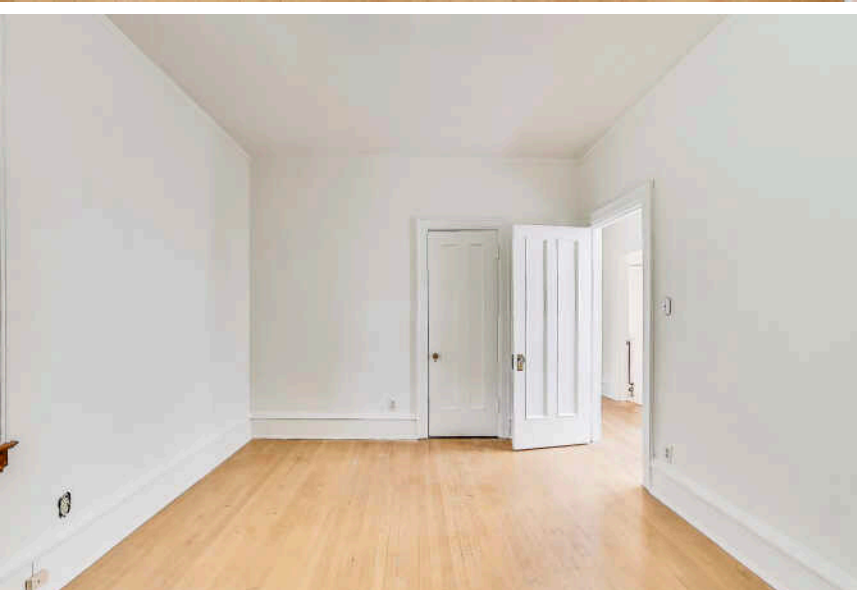
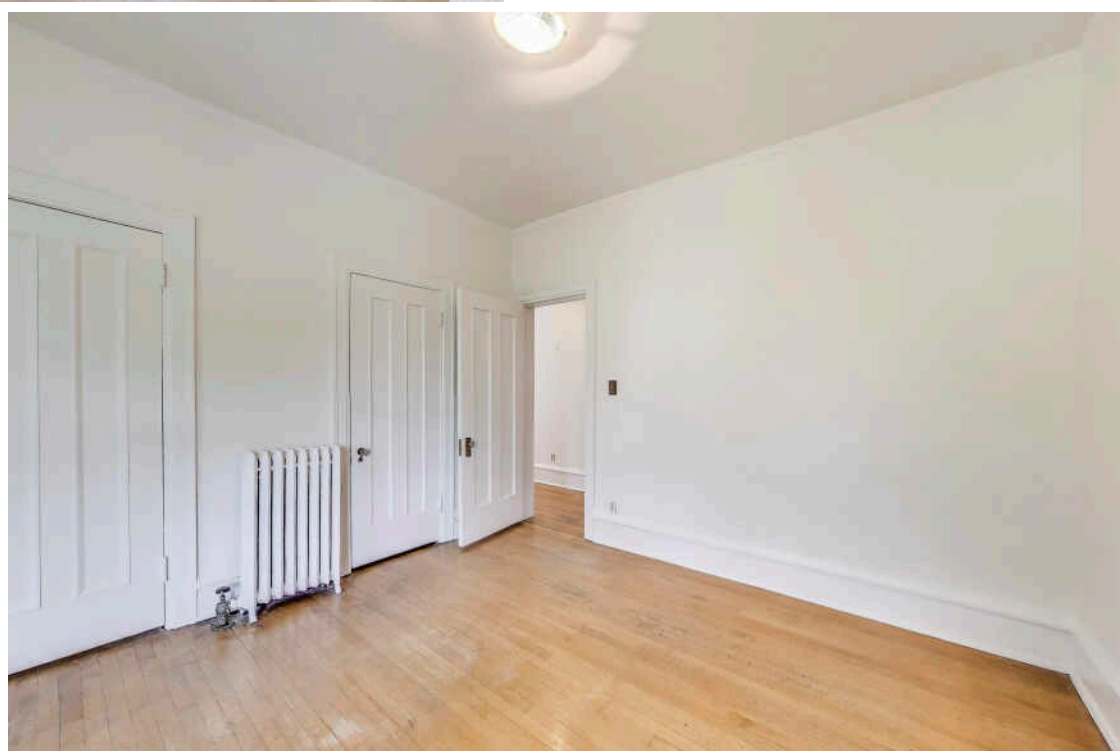
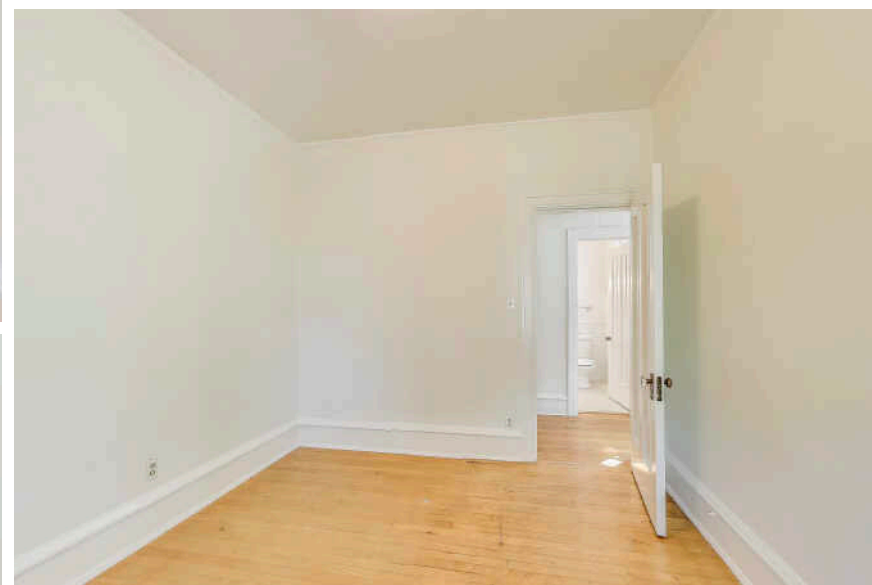
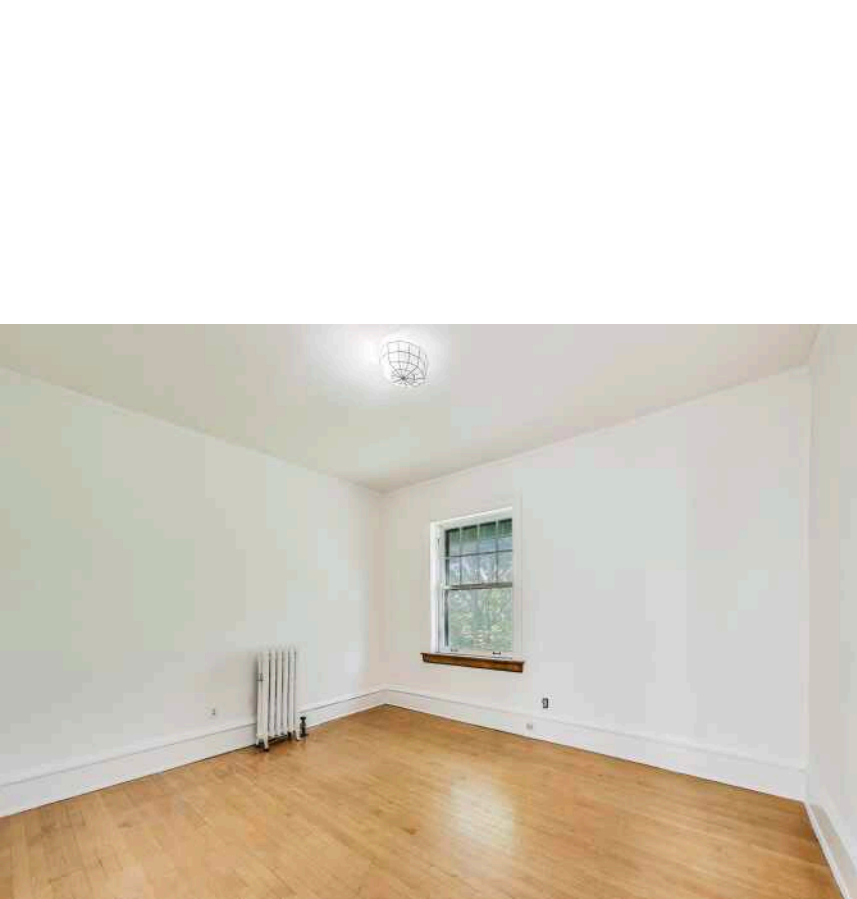
WELCOME TO 1641 HINMAN AVE #3-EVANSTON

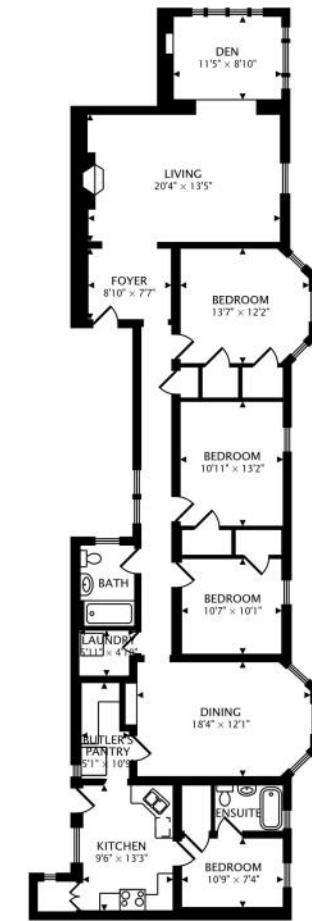
Don't miss this rare chance to own a large, top-floor, 4-bedroom condo brimming with vintage charm, in Evanston's premier location. Living in the Lakeshore historic district you're just steps from downtown Evanston, Northwestern University, and the beaches of Lake Michigan. This spacious home offers both historic character and convenience. Step into a generous, welcoming foyer that opens to an expansive living room with a handsome fireplace. A bright sunroom-ideal for a home office or relaxing retreat-overlooks tree-lined Hinman Avenue. The generous dining room showcases original wood-beamed ceilings and built-in cabinetry, adding to the home's classic vintage appeal. The kitchen features an open layout with excellent expansion potential. Lots of space and charm currently with original cabinet pantry plus closet pantry for extra storage. With four bedrooms and two full bathrooms (including one en-suite), you'll have space for everyone and everything. Enjoy morning coffee on the rear porch, and appreciate the convenience of in-unit laundry, an outdoor parking space, and a large storage unit. High ceilings, hardwood floors, crown molding, and abundant natural light give this condo its distinctive charm. Outside your door, enjoy downtown Evanston's best shops, restaurants, cafes, Fountain Square, Whole Foods, the lakefront, the Davis Street Metra and CTA stations. The building is well-maintained, with recent renovations to the exterior stairs, porches and walkways. Experience the beauty, walkability, and vibrant community of Evanston's Lakeshore Historic District - Love where you live!











2026 sq ft



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

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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The **Thomas** Team



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.

