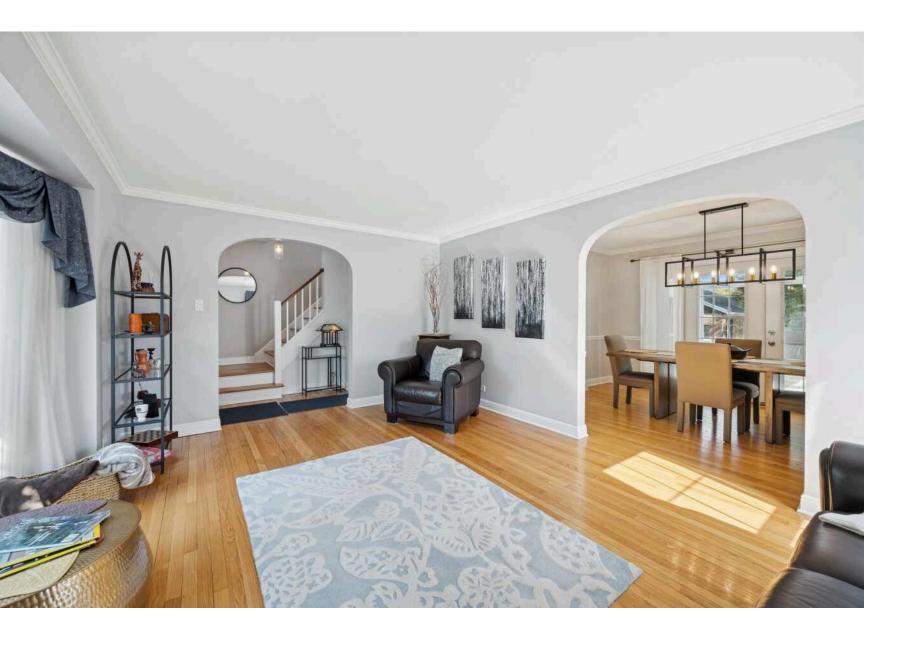
1813 MANCHESTER AVENUE

WESTCHESTER







ROOM DIMENSIONS

LIVING ROOM: 17' × 14'

DINING ROOM: 14' × 10'

KITCHEN: 10' × 10'

PRIMARY BEDROOM : 14' × 10'

SECOND BEDROOM: 9' × 13'

THIRD BEDROOM: 12' × 10'

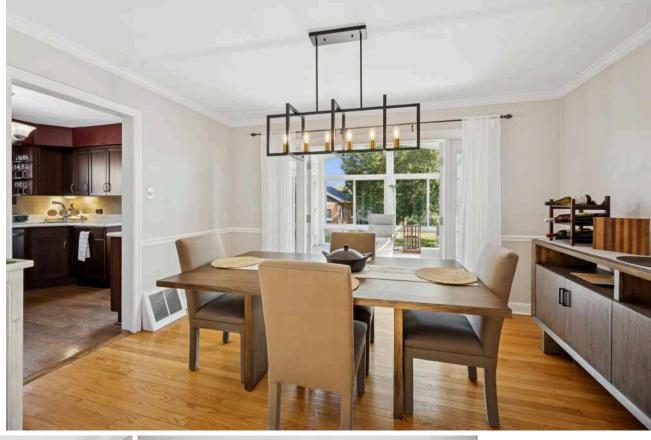
FOUR SEASON ROOM: 13' × 13'

MODERN LIVING WITH TIMELESS CHARM

Welcome to 1813 Manchester - where timeless character meets modern living. From the moment you step inside, you'll be greeted by the warmth of hardwood floors, arched doorways, and a thoughtful circular layout on the main level. The updated kitchen features rich cherry cabinetry, trendy tile backsplash, stainless steel appliances, and beverage center. The true heart of the home is the breathtaking four-season room - an inspiring space wrapped in windows that frame the outdoors and fill the room with natural light beneath vaulted bead boarded ceilings. Whether you're sipping morning coffee or enjoying a cozy evening with loved ones, this space will quickly become your favorite retreat. Perfectly situated between the four season room, kitchen, and living room, the dining room offers ideal connection between the home's main living spaces, creating a perfect setting for both casual meals and special occasions. Downstairs, the finished basement adds versatility for a family room, home office, or workout space including a separate area for storage, laundry and utilities. Outside, the fenced backyard offers a private escape perfect for relaxing, entertaining, or play. Convenient location with easy access to major expressways, commuter trains, airports, and Oakbrook Center Mall. Blocks from forest preserve trails and Westchester Park District complete with playgrounds, parks, walking paths, outdoor pool, and more. A rare blend of character, comfort, and light-filled living this brick Georgian is ready to welcome you home.

3 BEDROOM 1 BATH TAXES: \$5,691



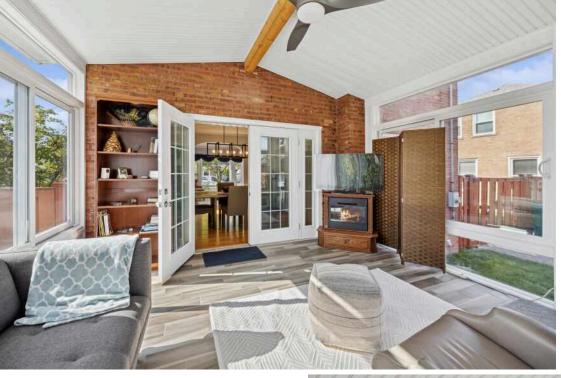








4 1813 MANCHESTER AVENUE 1813 MANCHESTER AVENUE 5



























Floor 3



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

1813 MANCHESTER AVENUE 11 10 1813 MANCHESTER AVENUE

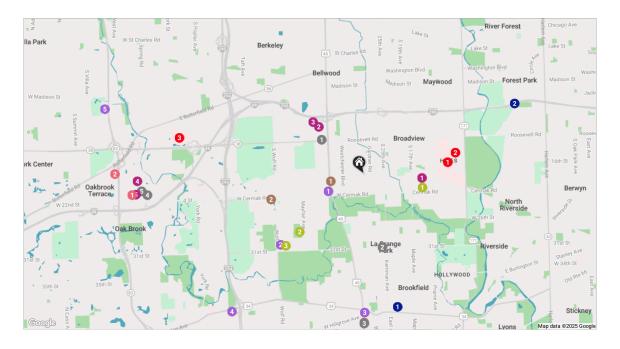


THE VILLAGE OF WESTCHESTER WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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 Emilio's Tapas Bar 4100 ROOSEVELT ROAD, 1.0 MI Posto 31 1017 E 31ST ST, 1.4 MI

- Blueberry Hill Breakfast Cafe 49 LAGRANGE ROAD, 2.7 MI
- Gibsons Bar & Steakhouse 2105 SPRING RD, 4.0 MI
- 5 The Cheesecake Factory 2020 SPRING RD, 4.1 MI
- Q COFFEE_
- Aviator Coffee & Cocktails 1855 S MANNHEIM RD, 0.6 MI
- Panera Bread 11215 CERMAK ROAD, 1.8 MI
- Owl and Lark 41 LAGRANGE ROAD, 2.7 MI

SHOPPING_

- 1 The Home Depot 700 BROADVIEW VILLAGE SQUARE, 1.1 MI
- 2 HomeGoods 150 S MANNHEIM RD, 1.2 MI
- 3 Target 130 S MANNHEIM RD, 1.4 MI
- 4 Nordstrom 10 OAKBROOK CENTER, 4.2 MI
- Barnes & Noble 297 OAKBROOK CENTER, 4.2 MI
- ₹ GROCERY_
- 1 Jewel-Osco 2128 SOUTH MANNHEIM ROAD, 0.7 MI
- 2 Mariano's 3020 WOLF RD, 2.0 MI
- 3 Trader Joe's 25 NORTH LA GRANGE ROAD, 2.5 MI

- Whole Foods Market 500 EAST OGDEN AVENUE, 3.5 MI
- Walmart Supercenter 900 SOUTH, 5.0 MI
- 1 LA Fitness 200 BROADVIEW VILLAGE SQUARE, 1.1 MI
- Westchester Park District -Mayfair Recreation Center 10835 WAKEFIELD STREET, 1.6 MI
- 3 Anytime Fitness
 Westchester
 3061 SOUTH WOLF ROAD, 2.0 MI
- 4 Elite Fitness And Gym 805 BURLINGTON AVENUE, 3.5 MI
- MEDICAL_
- Edward Hines, Jr. VA
 Hospital
 5000 5TH AVENUE, 1.6 MI

- 2 Loyola Medicine Children's Hospital 2160 1ST AVENUE, 1.7 MI
- 3 Endeavor Health Elmhurst Hospital 155 E BRUSH HILL RD, 3.5 MI

Q ENTERTAINMENT___

- 1828 OAKBROOK CENTER, 4.3 MI
- Activate Games 1600 16TH ST UNIT 6, 4.6 MI

TRANSIT_

- Congress Park
 METRA BNSF RAILWAY, 2.5 MI
- Forest Park CTA - BLUE LINE, 3.1 MI
- 3 Elmhurst METRA - UNION PACIFIC WEST, 4.8 MI

NOTES			

14 1813 MANCHESTER AVENUE 1813 MANCHESTER AVENUE 15



JULIE WHITE 630.254.6652 JULIEWHITE@ATPROPERTIES.COM





