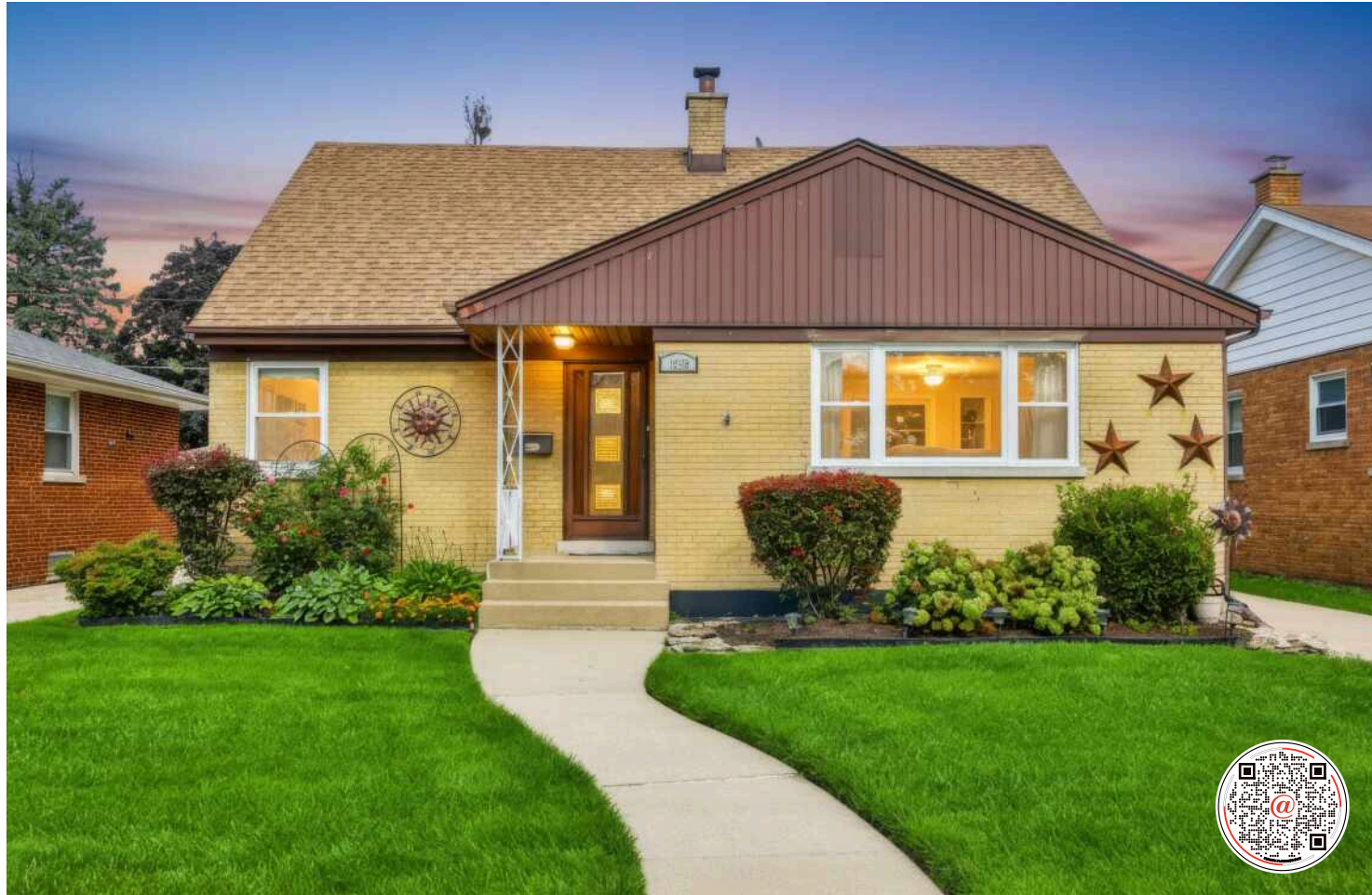


1859 DOWNING AVENUE
WESTCHESTER





ROOM DIMENSIONS

LIVING ROOM : 17' × 12'

DINING ROOM : 11' × 9'

KITCHEN : 15' × 10'

PRIMARY BEDROOM : 13' × 20'

SECOND BEDROOM : 10' × 13'

THIRD BEDROOM : 12' × 12'

FOURTH BEDROOM : 12' × 12'

ENCLOSED PORCH : 11' × 7'

RECREATION ROOM : 17' × 26'

4 BEDROOM

2 BATH

TAXES: \$7,629

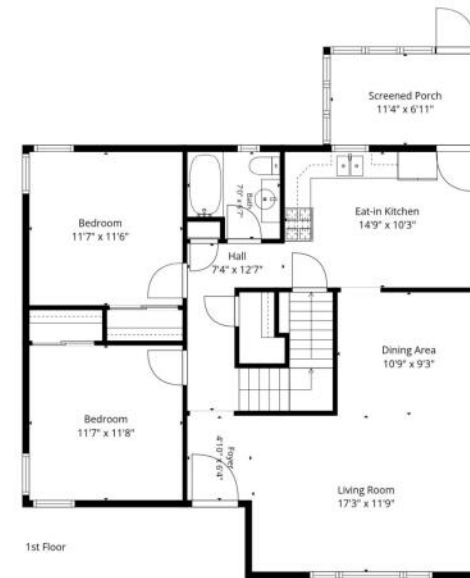
BEAUTIFUL CAPE COD

Beautifully maintained Cape Cod in the heart of Westchester offers a versatile layout with four bedrooms and two full baths, with two bedrooms and a full bath on each level. The inviting main level features a comfortable flow complete with an eat-in kitchen, separate dining room that opens to the living room, and plenty of natural light from the expansive front window. The second floor provides additional living space and privacy. An adorable screened-in porch creates the perfect spot to enjoy morning coffee or relax while overlooking the yard. The clean, spacious basement offers excellent flexibility for a recreation room, home office, hobby space, or additional storage. Enjoy updated bathrooms, new roof and furnace in 2020, hot water heater 2019, air conditioning 2024, front window replaced, and sump pump 2025. Ideally located with easy access to major expressways, commuter trains, and both airports. Walking distance to the public library, parks, schools, grocery store, and forest preserve trails. Minutes to shopping, dining at Oakbrook Center Mall or Downtown La Grange. A wonderful opportunity to make this charming Cape Cod your own!

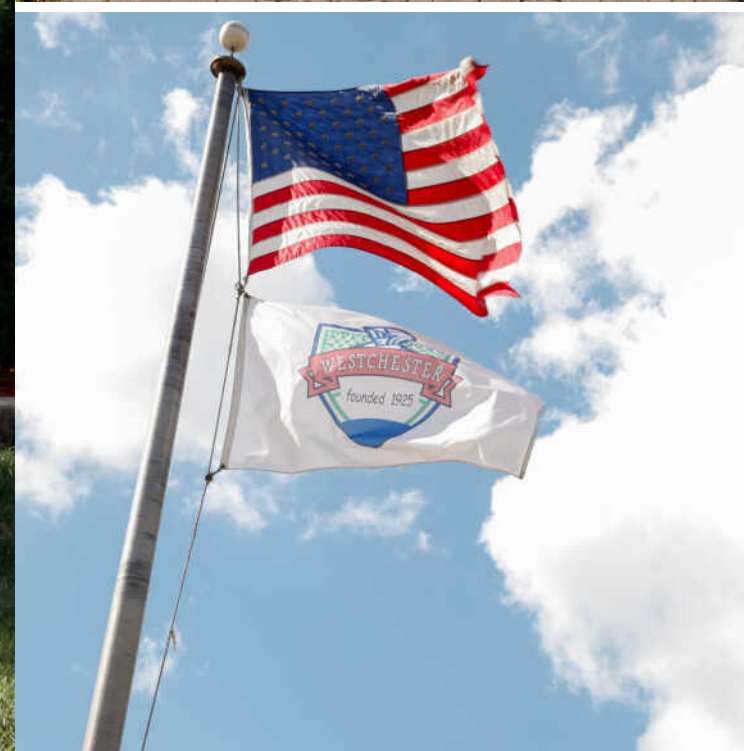








Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

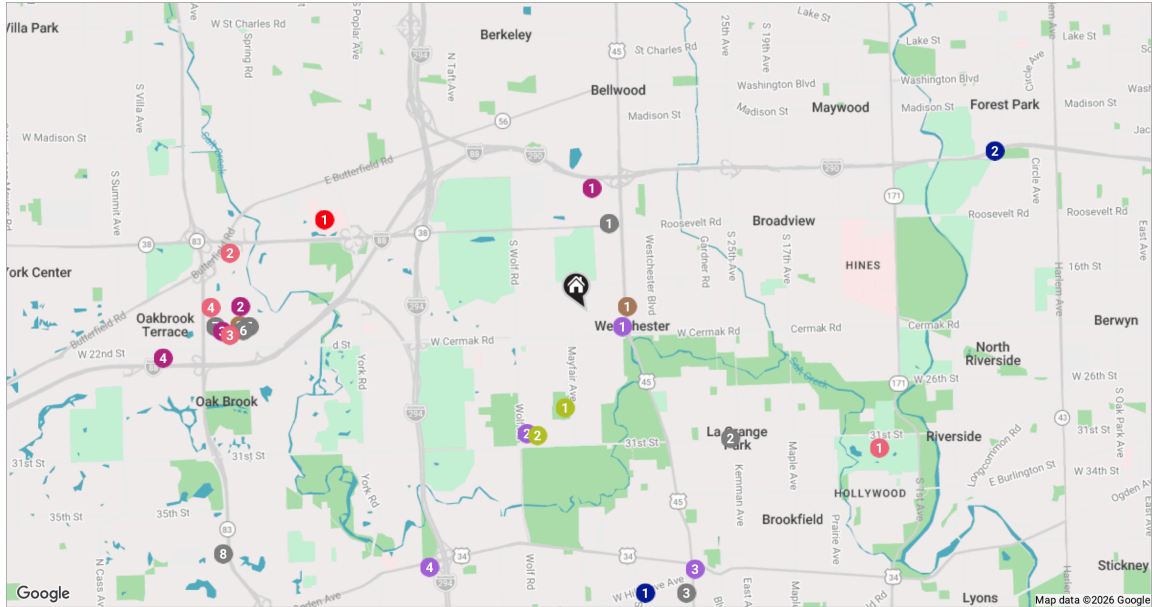


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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

- 1 Emilio's Tapas Bar
4100 ROOSEVELT ROAD, 0.8 MI
- 2 Posto 31
1017 E 31ST ST, 1.8 MI
- 3 The Elm
23 W HARRIS AVE, 2.8 MI
- 4 Hillgrove Tap-Western Springs
800 HILLGROVE AVE, 2.9 MI
- 5 The Cheesecake Factory
2020 SPRING ROAD, 3.1 MI
- 6 Wildfire
232 OAKBROOK CENTER, 3.2 MI
- 7 Seasons 52
3 OAKBROOK CENTER, 3.4 MI
- 8 Pappadeaux Seafood Kitchen
921 PASQUINELLI DRIVE, 4.0 MI

COFFEE

- 1 Aviator Coffee & Cocktails
1855 S MANNHEIM RD, 0.4 MI
- 2 Corner Bakery Cafe
240 OAKBROOK CENTER, 3.2 MI

SHOPPING

- 1 Target
130 S MANNHEIM RD, 1.2 MI
- 2 Nordstrom
10 OAKBROOK CENTER, 3.2 MI
- 3 Macy's
1 OAKBROOK CENTER, 3.4 MI
- 4 Costco Wholesale
1901 WEST 22ND STREET, 3.9 MI

GROCERY

- 1 Jewel-Osco
2128 SOUTH MANNHEIM ROAD, 0.4 MI

GYM

- 1 Mariano's
3020 WOLF RD, 1.2 MI
- 2 Trader Joe's
25 NORTH LA GRANGE ROAD, 2.6 MI
- 3 Whole Foods Market
500 EAST OGDEN AVENUE, 2.8 MI
- 1 Westchester Park District - Mayfair Recreation Center
10835 WAKEFIELD STREET, 0.9 MI
- 2 Anytime Fitness
3061 SOUTH WOLF ROAD, 1.2 MI
- 3 Elite Fitness And Gym
805 BURLINGTON AVENUE, 3.0 MI

MEDICAL

- 1 Endeavor Health Elmhurst Hospital
155 E BRUSH HILL RD, 2.6 MI

ENTERTAINMENT

- 1 UChicago Medicine AdventHealth Hinsdale
120 NORTH OAK STREET, 3.6 MI
- 1 Brookfield Zoo Chicago
8400 31ST ST, 3.0 MI
- 2 Drury Lane Theatre & Events
100 DRURY LN, 3.3 MI
- 3 Puttshack - Oakbrook
1828 OAKBROOK CENTER, 3.3 MI
- 4 Pinestripes
7 OAKBROOK CENTER, 3.5 MI

TRANSIT

- 1 Stone Ave
METRA - BNSF RAILWAY, 2.7 MI
- 2 Forest Park
CTA - BLUE LINE, 4.1 MI
- 3 Elmhurst
METRA - UNION PACIFIC WEST, 4.3 MI

NOTES



JULIE WHITE

630.254.6652

JULIEWHITE@ATPROPERTIES.COM



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.

