1913 BIRCH ROAD

HOMEWOOD



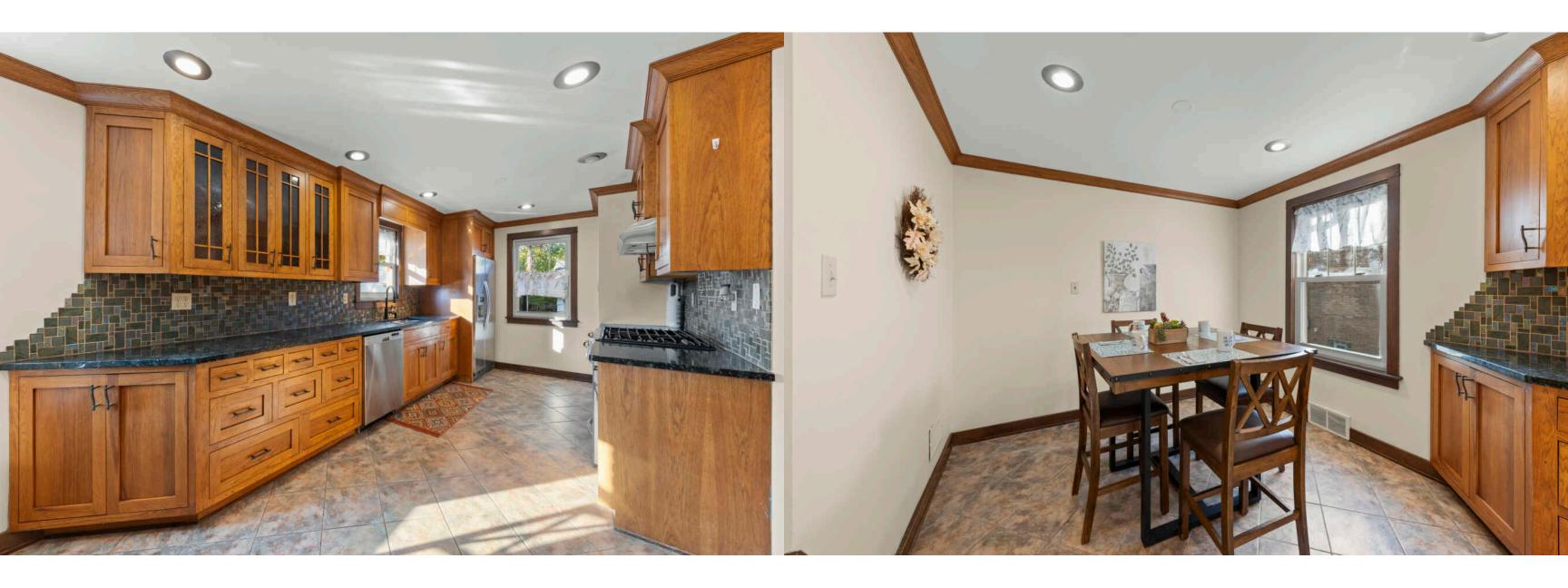




CORNER LOT IN SOUGHT AFTER SOUTHGATE NEIGHBORHOOD!

Welcome to 1913 Birch Road - a charming 4 bedroom, 2 bathroom home perfectly situated on a corner lot in Homewood's Southgate neighborhood. This home offers comfortable living across multiple levels with thoughtful updates throughout. The main floor features a bright living room, dining area, and a spacious eat-in kitchen with granite countertops. Two bedrooms and a full bathroom on this level provide easy main floor living or flexible space for guests or a home office. Upstairs, you'll find two additional bedrooms and another full bath. A partially finished basement offers additional room to relax, play, or work from home. Between the home and the 1 car garage, the enclosed porch/sun room adds bonus space that can be enjoyed nearly year-round. Outside, the backyard deck is the perfect spot for morning coffee or summer cookouts. With a brand new roof, a functional layout, and a location close to parks, schools, and all that Homewood has to offer, this Southgate home is ready to welcome its next owner.

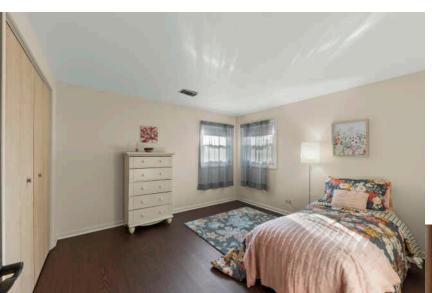
4 BEDROOM 2 BATH



4 1913 BIRCH ROAD 5











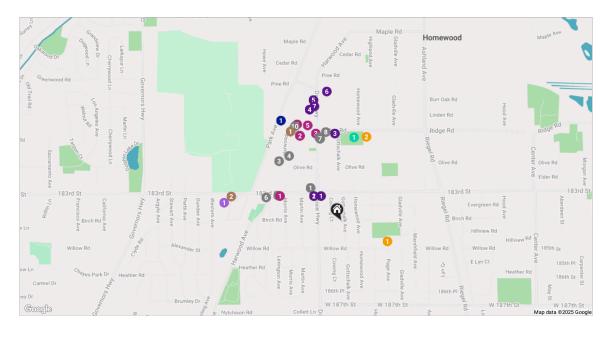


RECOGNIZED BY FORBES AS ONE OF THE MOST LIVABLE SUBURBS, THE VILLAGE OF **HOMEWOOD** IS A VIBRANT AND DISTINGUISHED COMMUNITY.

Money magazine named Homewood was once named the third "Best Place to Live" out of 25 neighborhoods in the United States by Money magazine, and offers residents a fast commute, an award-winning park district, and ample green space. Locals enjoy area parks like Millennium Park, which has a .4-mile path, splash pad, soccer field, roller hockey, playground, picnic shelter, and Moss Memorial Garden and Nardoni Memorial Garden.

Homewood hosts approximately 60 outdoor festivals each year, and is home to a boutique hotel and several craft breweries. The popular Fall Fest brings live music, crafts, seasonal foods, and a chili cook-off to the village, and features vendors, a pumpkin patch, and pony rides.

A commuter-friendly downtown offers Metra and Amtrak service, and residents have convenient access to I-80 and I-294.



PARKS_

SERVICES_

Hall

Richard D Irwin Park 18120 HIGHLAND AVENUE, 0.4 MI

1 Chase Bank 18301 DIXIE HIGHWAY, 0.2 MI

U.S. Bank Branch 18300 DIXIE HIGHWAY, 0.2 MI

 United States Postal Service 1921 RIDGE ROAD, 0.4 MI
 Homewood Illinois Village

2020 CHESTNUT ROAD, 0.5 MI

3 Homewood Fire
Department
SOUTH SUBURBS, 0.6 MI

4 Homewood Public Library
17917 DIXIE HIGHWAY, 0.6 MI

7 Homewood Police

Department 17950 DIXIE HIGHWAY, 0.6 MI

| RESTAURANTS | | 10 | Twisted Q - Barbeque, Bar, | ♀ GROCERY | | |
|-------------|---|---------------|---|------------------|---|--|
| 0 | Marco's Pizza 2010 183RD STREET, 0.2 MI | | & Grill 2053 RIDGE ROAD, 0.5 MI | 0 | Berkot's Super Foods 2345 183RD STREET, 0.6 MI | |
| 2 | Lassen's Tap 2131 183RD STREET, 0.3 MI | Q c | OFFEE | Q G | 5YM | |
| 3 | Aurelio's Pizza of Homewood 18162 HARWOOD AVENUE, 0.4 MI | 0 2 | Starbucks 18051 HARWOOD AVENUE, 0.5 MI Dunkin' 2353 183RD STREET, 0.5 MI | 0 | Serendipity Yoga and Wellness 18300 DIXIE HIGHWAY, 0.2 MI | |
| 4 | Grady's Snack N' Dine 18147 HARWOOD AVENUE, 0.4 MI | © s | HOPPING | ♀ s | CHOOLS | |
| 6 | Eat Rice 18065 DIXIE HIGHWAY, 0.4 MI | 0 | GoodSpeed Cycles | 1 | Willow Elementary School 1804 WILLOW ROAD, 0.2 MI | |
| 6 | Blueberry Hill Pancake House 2155 WEST 183RD STREET, 0.4 MI | 2 | UpsaDaisy Boutique 18100 MARTIN AVENUE, 0.4 MI | 2 | Irwin Community Center & Irwin Park 18120 HIGHLAND AVENUE, 0.4 MI | |
| 7 | Fifth Quarter Tap 18105 DIXIE HIGHWAY, 0.4 MI | 3 | Anjel's Boutique 18050 DIXIE HIGHWAY, 0.4 MI | a - | RANSIT | |
| 8 | Empanadus Homewood,IL 1943 RIDGE ROAD, 0.4 MI | 4 | Loulou Belle 2049 RIDGE ROAD, 0.5 MI | 0 | Homewood Station | |
| 9 | BNY Deli 18064 MARTIN AVENUE, 0.5 MI | 6 | Homewood,IL Skate Shop 2026 RIDGE ROAD, 0.5 MI | | METRA - ELECTRIC MAIN BRANCH, 0.6 MI | |
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| NOTES | | | | | |
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10 1913 BIRCH ROAD 1913 BIRCH ROAD 11



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