

# 1913 BIRCH ROAD

HOMEWOOD







4 BEDROOM  
2 BATH

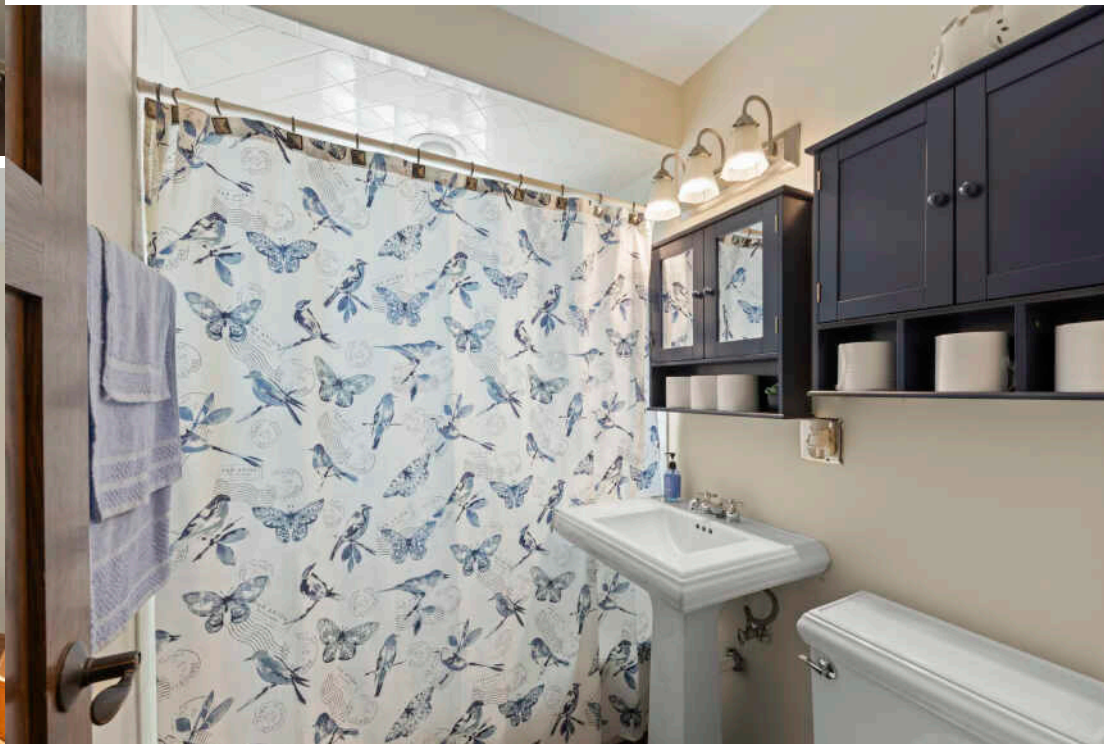
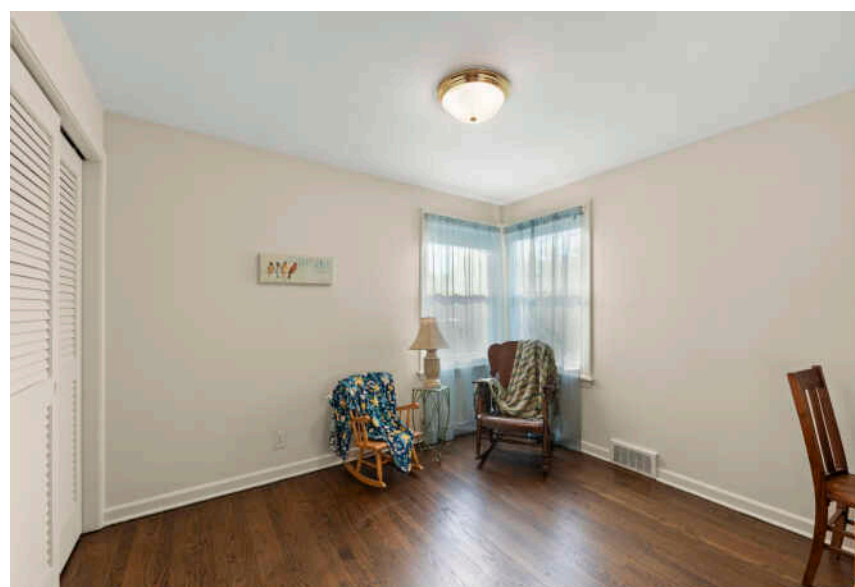
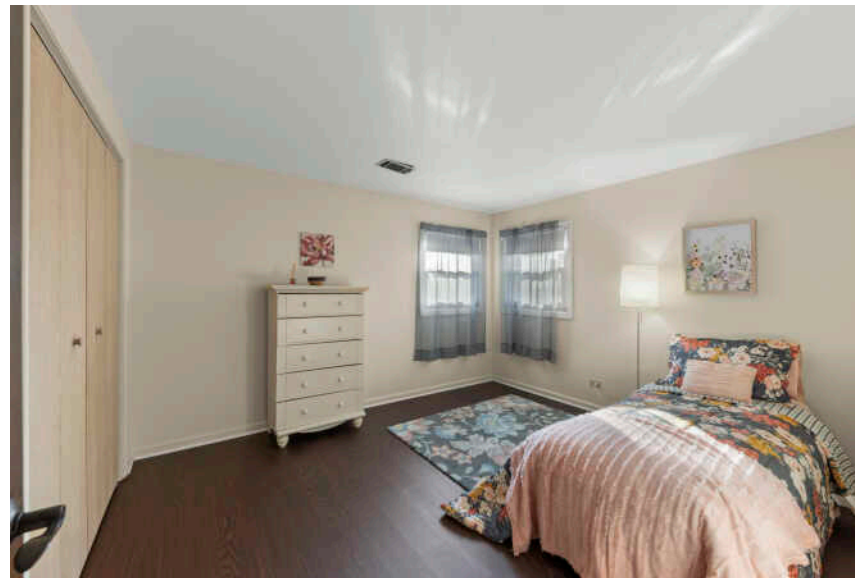
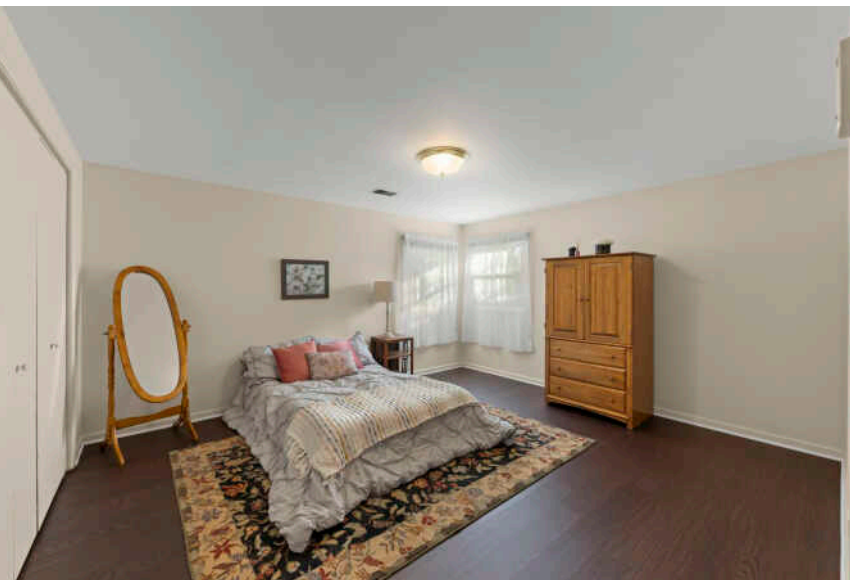
## CORNER LOT IN SOUGHT AFTER SOUTHGATE NEIGHBORHOOD!

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.

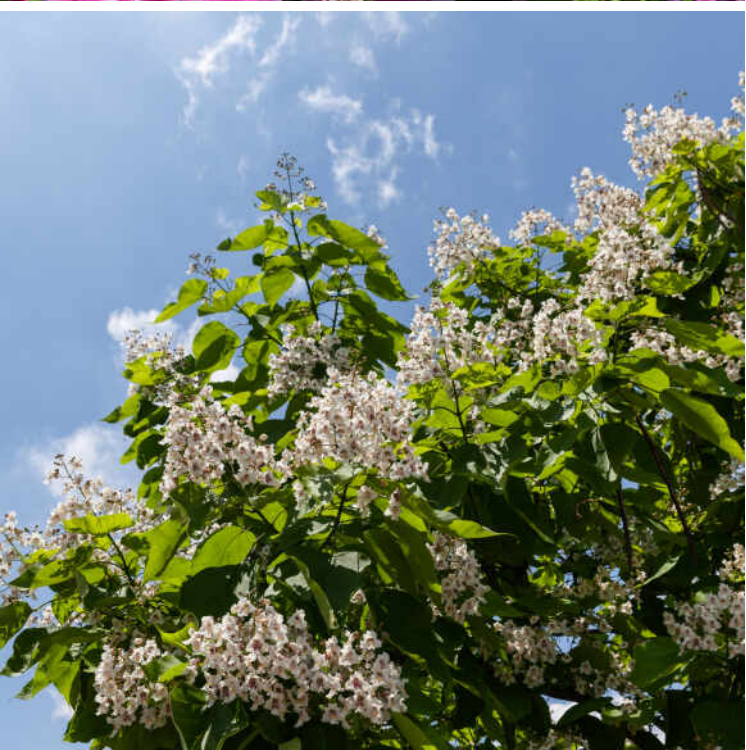












RECOGNIZED BY *FORBES* AS ONE OF THE MOST LIVABLE SUBURBS, THE **VILLAGE OF HOMEWOOD** IS A VIBRANT AND DISTINGUISHED COMMUNITY.

*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.







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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.

