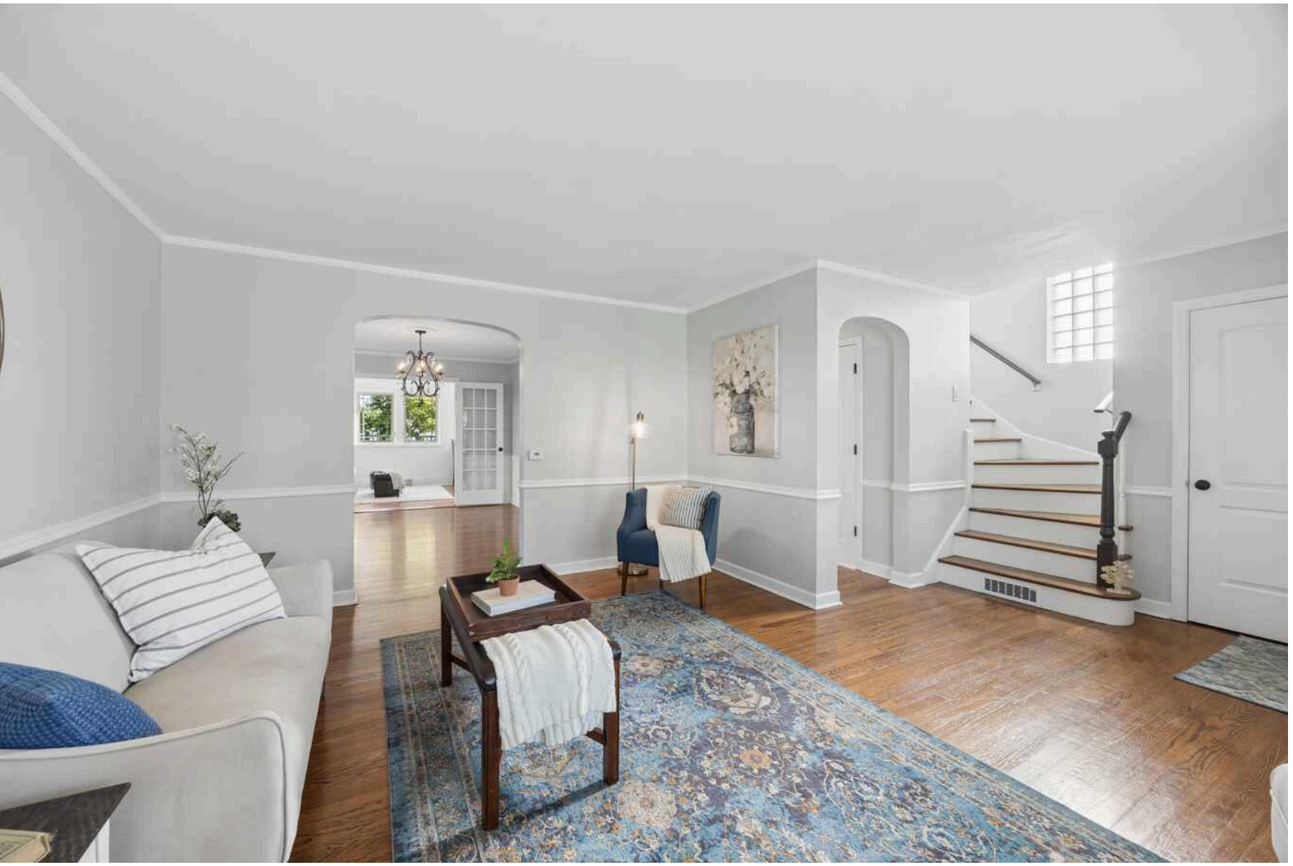
1931 HULL AVENUE

WESTCHESTER



@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 19' × 16'

DINING ROOM : 11' × 14'

KITCHEN : 11' × 20'

PRIMARY BEDROOM : 13' × 12'

SECOND BEDROOM : 11' × 15'

THIRD BEDROOM : 11' × 11'

RECREATION ROOM : 19' × 17'

OFFICE/BONUS ROOM : 11' × 21'

3 BEDROOM

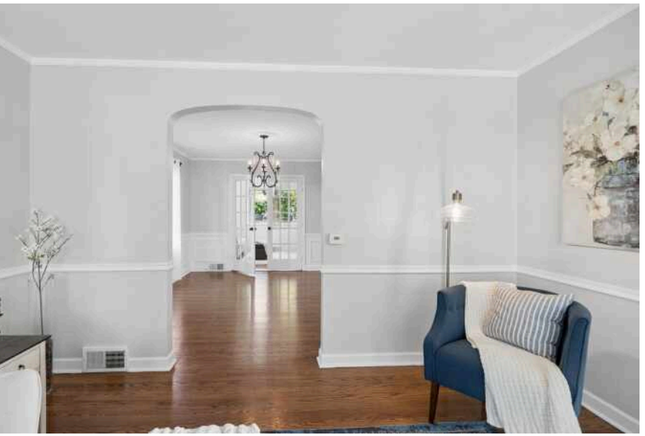
3 BATH

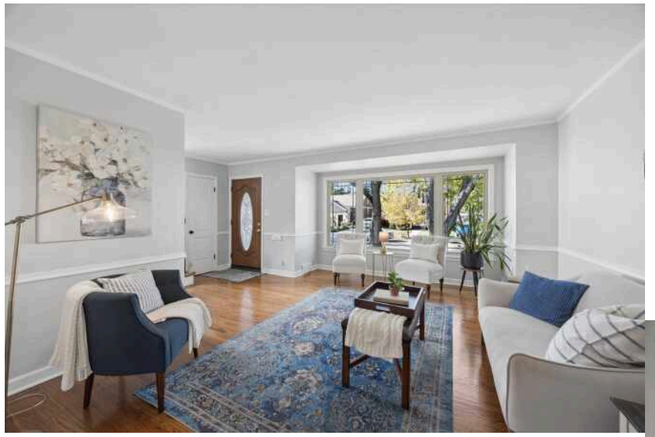
TAXES: $8,462

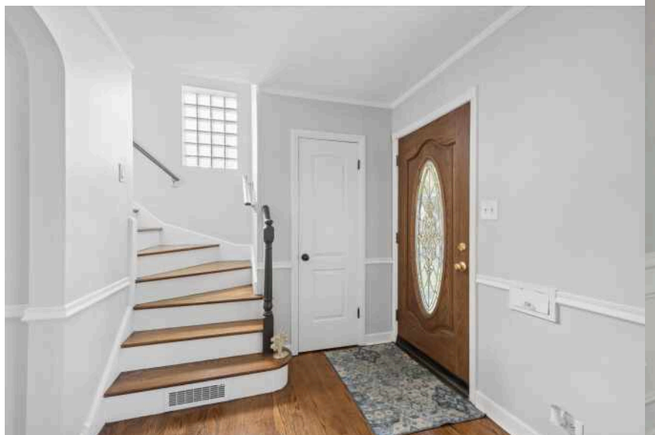
CHARMING OVERSIZED GEORGIAN

Charming and spacious brick Georgian offers 3 bedrooms, 3 full bathrooms, and generous living space throughout. The stylish kitchen features quartz countertops, abundant cabinetry, tile backsplash, stainless steel appliances, and built-in seating, with a sliding glass door providing easy access to the deck and backyard. The main level offers a welcoming living room, formal dining room, and additional space for a cozy family room off the kitchen. Freshly painted throughout, with hardwood flooring and ample storage. Upstairs, you'll find three bedrooms and a full bathroom, while the full basement adds even more versatility with a recreation area, large bonus room (office/workout space/potential 4th bedroom), separate laundry/utility room, and a third full bathroom. Enjoy the fenced-in yard and outdoor deck, perfect for relaxing or entertaining. Conveniently located near major expressways, commuter trains, and both airports, with forest preserve trails, restaurants, and shopping just minutes away. Westchester Park District is a short walk away with parks, playgrounds, ball fields, community pool, and more. Make this home, with the perfect blend of character and modern updates yours today!

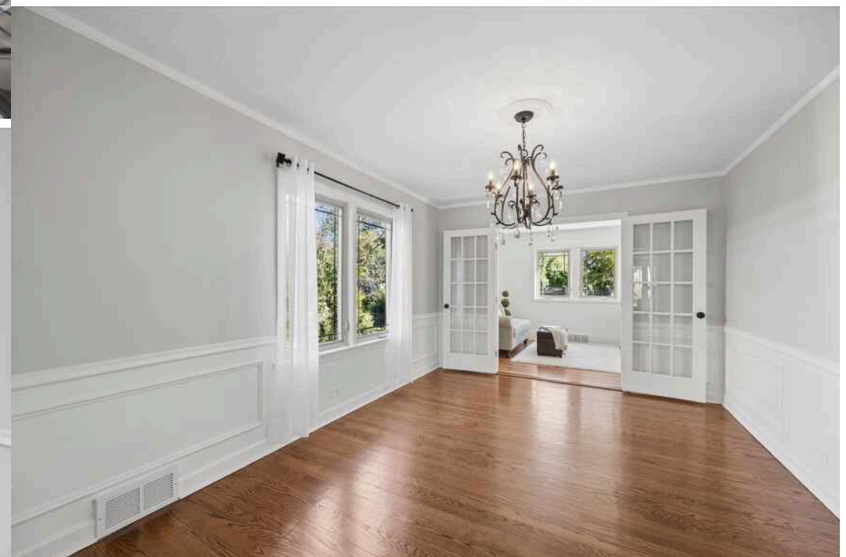








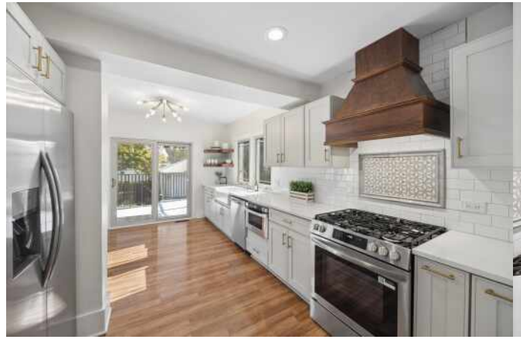




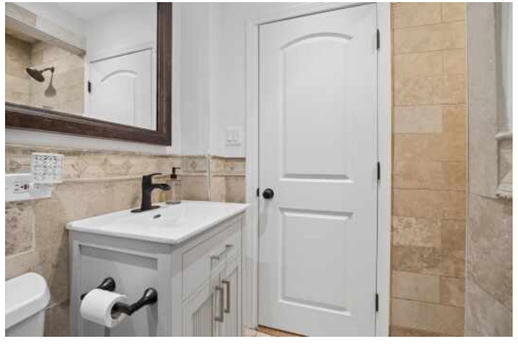




























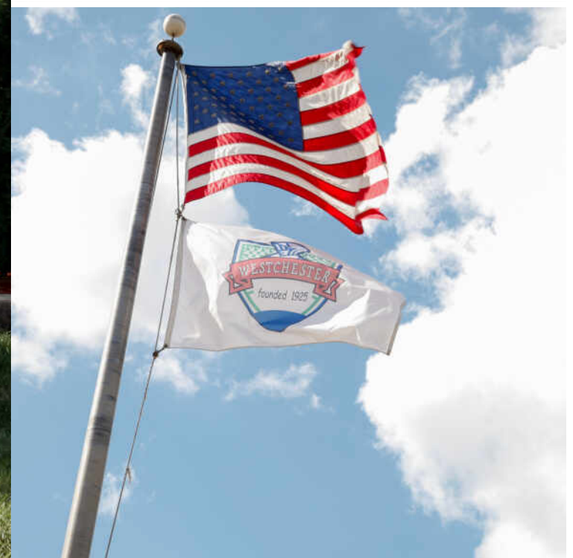




Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





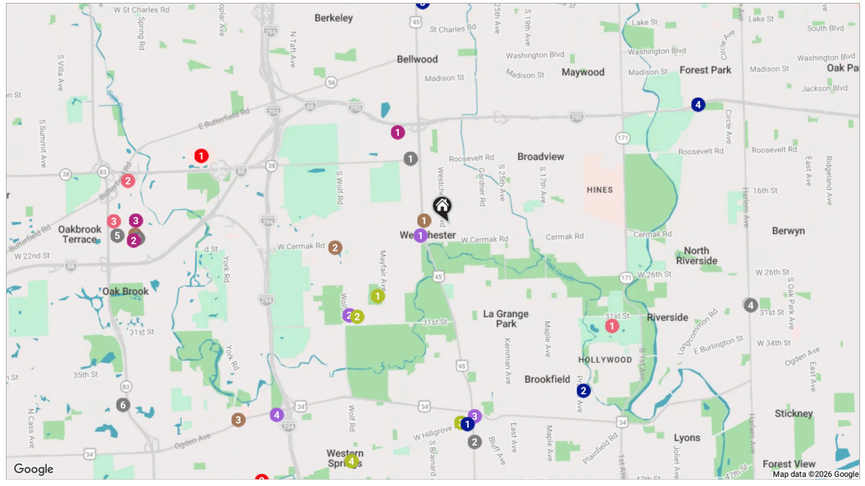


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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, 1.0 MI
2. Prasino
   93 LAGRANGE ROAD, 2.7 MI
3. Wildfire
   232 OAKBROOK CENTER, 3.9 MI
4. Lalo's Restaurant
   3011 SOUTH HARLEM AVENUE, 3.9 MI
5. Seasons 52
   3 OAKBROOK CENTER, 4.1 MI
6. Pappadeaux Seafood Kitchen
   921 PASQUINELLI DRIVE, 4.6 MI

COFFEE

1. Aviator Coffee & Cocktails
   1855 S MANNHEIM RD, 0.3 MI
2. Panera Bread
   11215 WEST CERMAK ROAD, 1.4 MI
3. The PRIDE of Hinsdale
   149 EAST OGDEN AVENUE, 3.6 MI
4. Corner Bakery Cafe
   240 OAKBROOK CENTER, 3.9 MI

SHOPPING

1. Target
   130 S MANNHEIM RD, 1.3 MI
2. Barnes & Noble
   297 OAKBROOK CENTER, 3.9 MI
3. Nordstrom
   10 OAKBROOK CENTER, 3.9 MI

GROCERY

1. Jewel-Osco
   2128 SOUTH MANNHEIM ROAD, 0.4 MI
2. Mariano's
   3020 WOLF RD #528, 1.7 MI
3. Trader Joe's
   25 NORTH LA GRANGE ROAD, 2.4 MI
4. Whole Foods Market
   500 OGDEN AVENUE, 3.2 MI

GYM

1. Westchester Park District - Mayfair Recreation Center
   10835 WAKEFIELD STREET, 1.3 MI
2. Anytime Fitness
   3061 SOUTH WOLF ROAD, 1.6 MI
3. Orangetheory Fitness
   10 NORTH ASHLAND AVENUE, 2.4 MI
4. Elite Fitness And Gym
   805 BURLINGTON AVENUE, 3.2 MI

MEDICAL

1. Endeavor Health Elmhurst Hospital
   155 E BRUSH HILL RD, 3.2 MI
2. UChicago Medicine AdventHealth Hinsdale
   120 N OAK ST, 3.9 MI

ENTERTAINMENT

1. Brookfield Zoo Chicago
   8400 31ST STREET, 2.4 MI
2. Drury Lane Theatre & Events
   100 DRURY LANE, 4.0 MI
3. Pinstripes
   7 OAKBROOK CENTER, 4.2 MI

TRANSIT

1. LaGrange Road
   METRA - BNSF RAILWAY, 2.5 MI
2. Brookfield
   METRA - BNSF RAILWAY, 2.6 MI
3. Bellwood
   METRA - MILWAUKEE DISTRICT WEST, 2.8 MI
4. Forest Park
   CTA - BLUE LINE, 3.4 MI

NOTES



JULIE WHITE

630.254.6652

JULIEWHITE@ATPROPERTIES.COM

JULIE WHITE

@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE

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.