2221 DOWNING AVENUE

WESTCHESTER







CHARMING & MODERN GEORGIAN

Nestled in the heart of Westchester, this charming Georgian seamlessly blends timeless elegance with modern updates. Boasting stunning woodwork throughout, this home features stylish bathrooms, inviting living spaces including a formal dining room and a cozy, color-drenched family room perfect for relaxing or entertaining. Basement also includes a potential fourth bedroom or office, separate laundry room, and full bathroom. Discover your own private retreat with the spacious, fully fenced yard designed for both relaxation and entertainment. Convenience of a one car attached garage. The location is unparalleled, with easy access to commuter trains, major expressways, and both O'Hare and Midway airports. Just blocks away, you'll find Westchester Primary School and the vibrant Mayfair Center, offering indoor and outdoor playgrounds, ball fields, walking paths, a health club, banquet facilities, new pickle ball courts, and more. This home delivers classic charm, contemporary comfort, and unbeatable convenience. Make it yours today!

- Circular flow on main level
- Updated bathroom with double sinks
- Full finished basement with optional 4th bedroom or office
- Expansive fenced-in backyard
- New front concrete steps and driveway

3+1 BEDROOM 2 BATH TAXES: \$8,135











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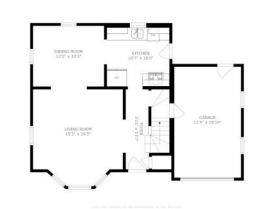














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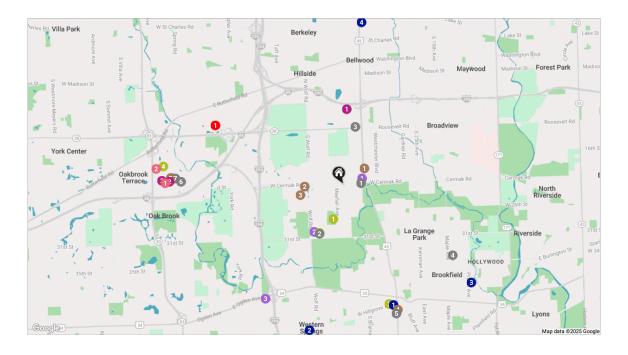


THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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_

- Rocky's Pizza & Restaurant 10421 W CERMAK RD, 0.3 MI
- Westchester Inn 3069 WOLF RD, 1.0 MI
- Emilio's Tapas Bar Restaurant 4100 ROOSEVELT ROAD, 1.1 MI
- Mary's Morning Mixup 9110 BROADWAY AVE, 2.4 MI
- Palmer Place 56 LAGRANGE ROAD, 2.6 MI
- 6 Gibsons Bar & Steakhouse 2105 SPRING ROAD, 3.0 MI
- The Cheesecake Factory 2020 SPRING ROAD, 3.1 MI
- Maggiano's Little Italy 240 OAKBROOK CENTER, 3.2 MI

Q COFFEE_

- Aviator Coffee & Cocktails
 1855 S MANNHEIM RD, 0.5 MI
- 11215 CERMAK ROAD, 0.7 MI
- Owl and Lark
- Corner Bakery
 240 OAKBROOK CENTER, 3.2 MI

SHOPPING.

- 130 S MANNHEIM RD, 1.4 MI
- Barnes & Noble 297 OAKBROOK CENTER, 3.2 MI
- Macy's 1 OAKBROOK CENTER, 3.4 MI

- Panera Bread
- Starbucks 3 WESTBROOK CORPORATE CENTER,
- 41 LAGRANGE ROAD, 2.5 MI

Q GROCERY ■ **Q** GROCE

- 1 Jewel-Osco 2128 SOUTH MANNHEIM ROAD, 0.4 MI
- Mariano's 3020 S WOLF RD, 1.0 MI
 - Whole Foods Market 500 EAST OGDEN AVENUE, 2.5 MI
 - **Q** GYM₋
 - Westchester Park District 10835 WAKEFIELD STREET, 0.6 MI
 - Anytime Fitness Westchester 3061 SOUTH WOLF ROAD, 1.0 MI
 - Orangetheory Fitness 10 NORTH ASHLAND AVENUE, 2.3 MI
 - 4 Life Time 2000 OAKBROOK CENTER, 3.4 MI

MEDICAL_

- 1 Edward-Elmhurst Heart Hospital 155 E BRUSH HILL RD, 2.6 MI
- **Q** ENTERTAINMENT

 ■
- Puttshack Oakbrook 1828 OAKBROOK CENTER, 3.3 MI
- Pinstripes 7 OAKBROOK CENTER, 3.5 MI

TRANSIT_

- LaGrange Road METRA BNSF RAILWAY, 2.4 MI
- Western Springs METRA - BNSF RAILWAY, 2.7 MI
- Brookfield METRA - BNSF RAILWAY, 3.0 MI
- Bellwood METRA - UNION PACIFIC WEST, 3.0 MI

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