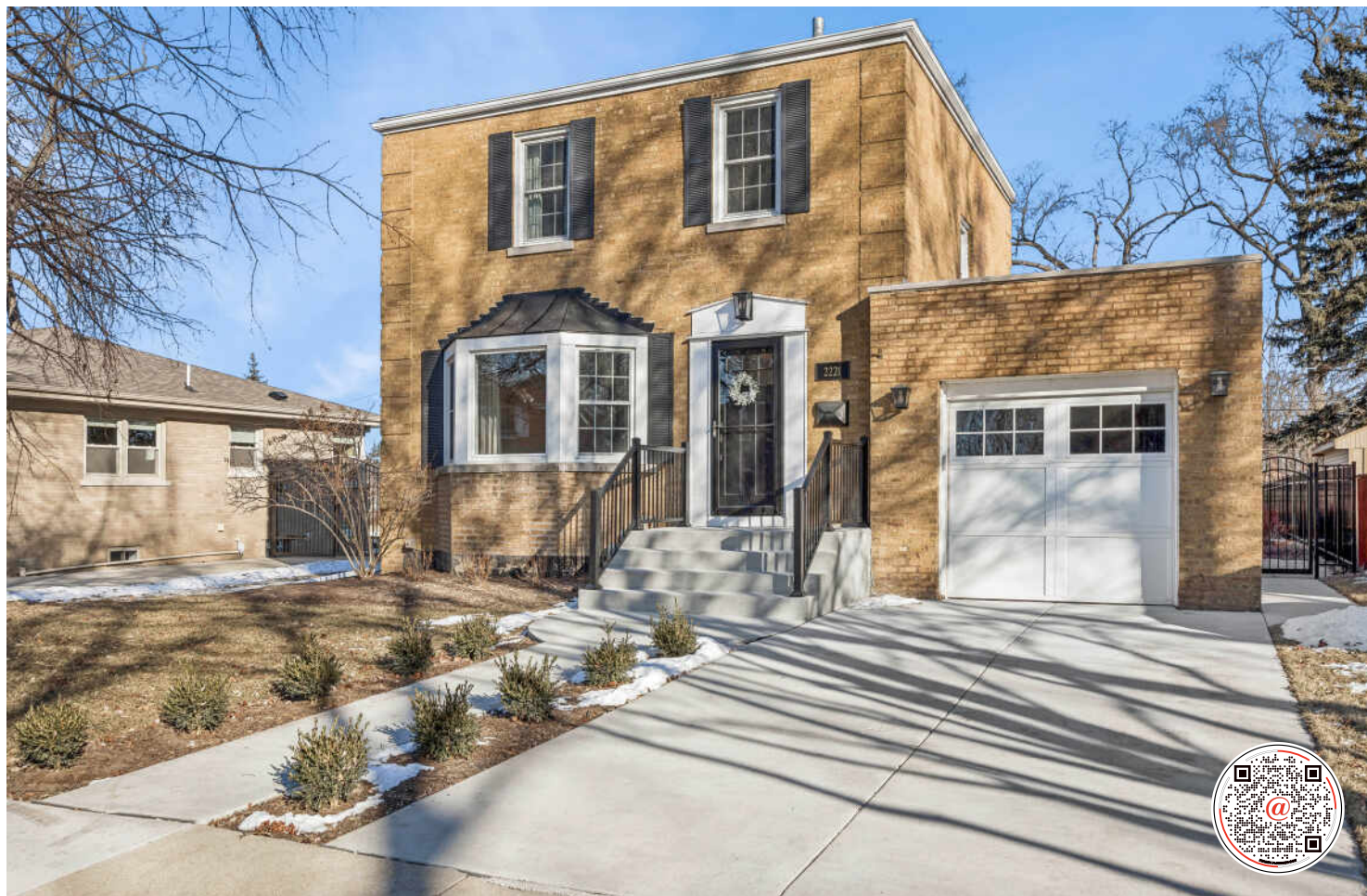


2221 DOWNING AVENUE
WESTCHESTER





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

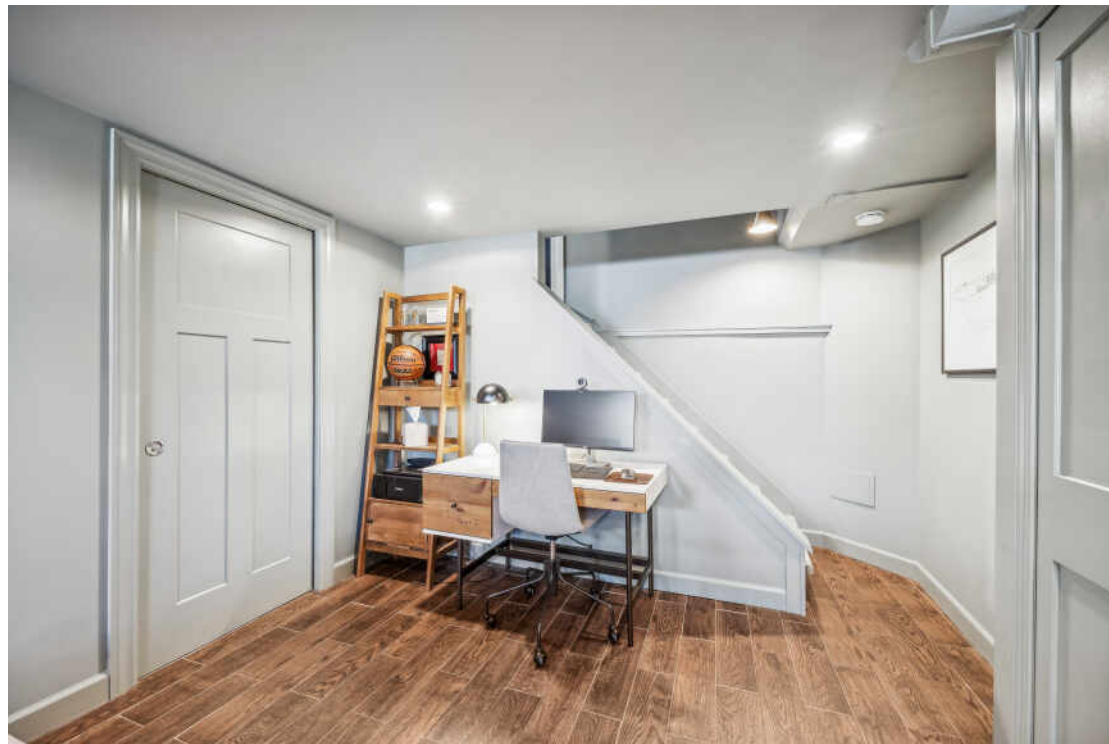
CHARMING & MODERN GEORGIAN

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









NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

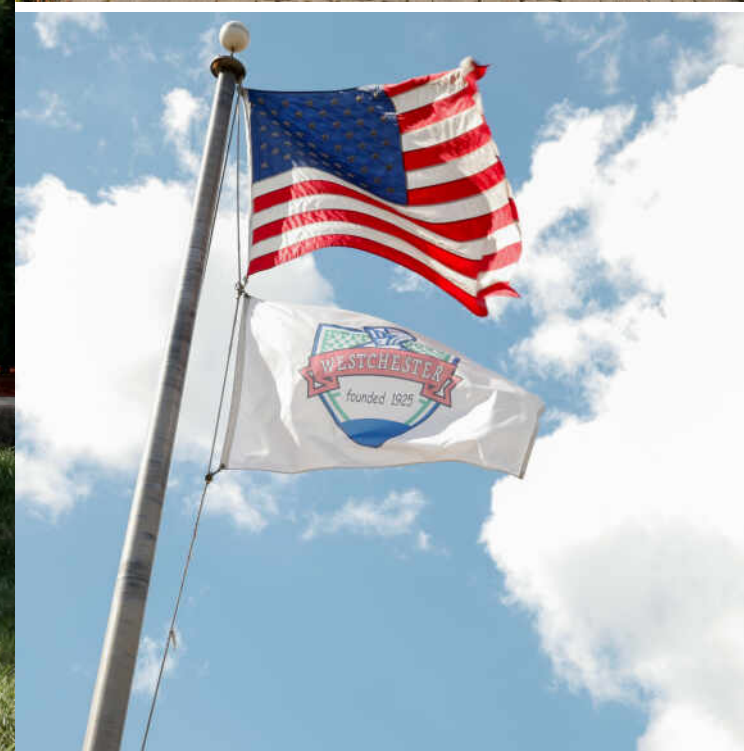


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THE VILLAGE OF **WESTCHESTER** WAS FARMLAND UNTIL 1924, WHEN ITS FOUNDER PURCHASED THE LAND TO DEVELOP AN ENGLISH-STYLED TOWN.

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.



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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.

