

2546 MARCY AVENUE
EVANSTON

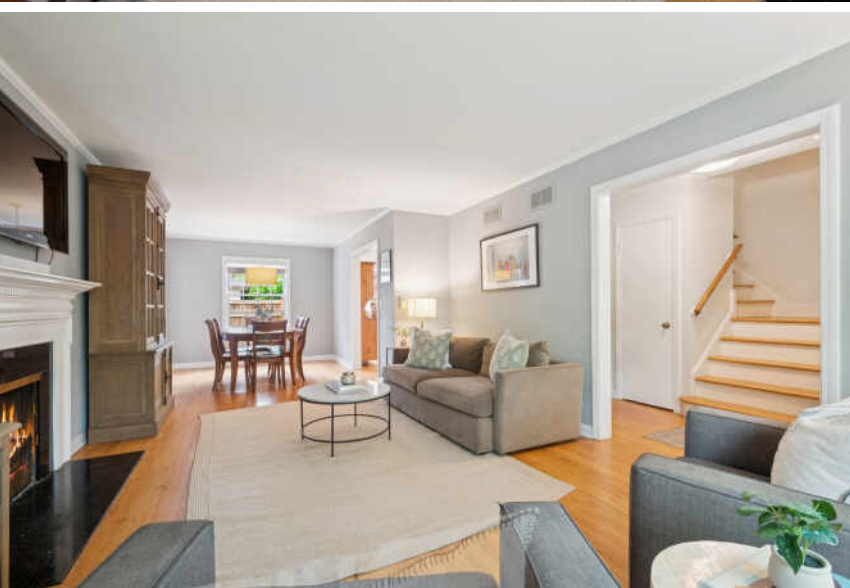
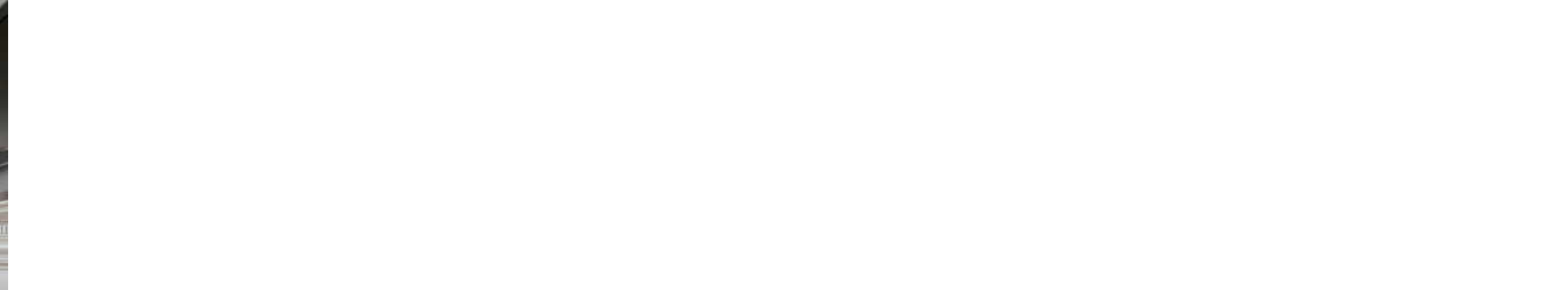




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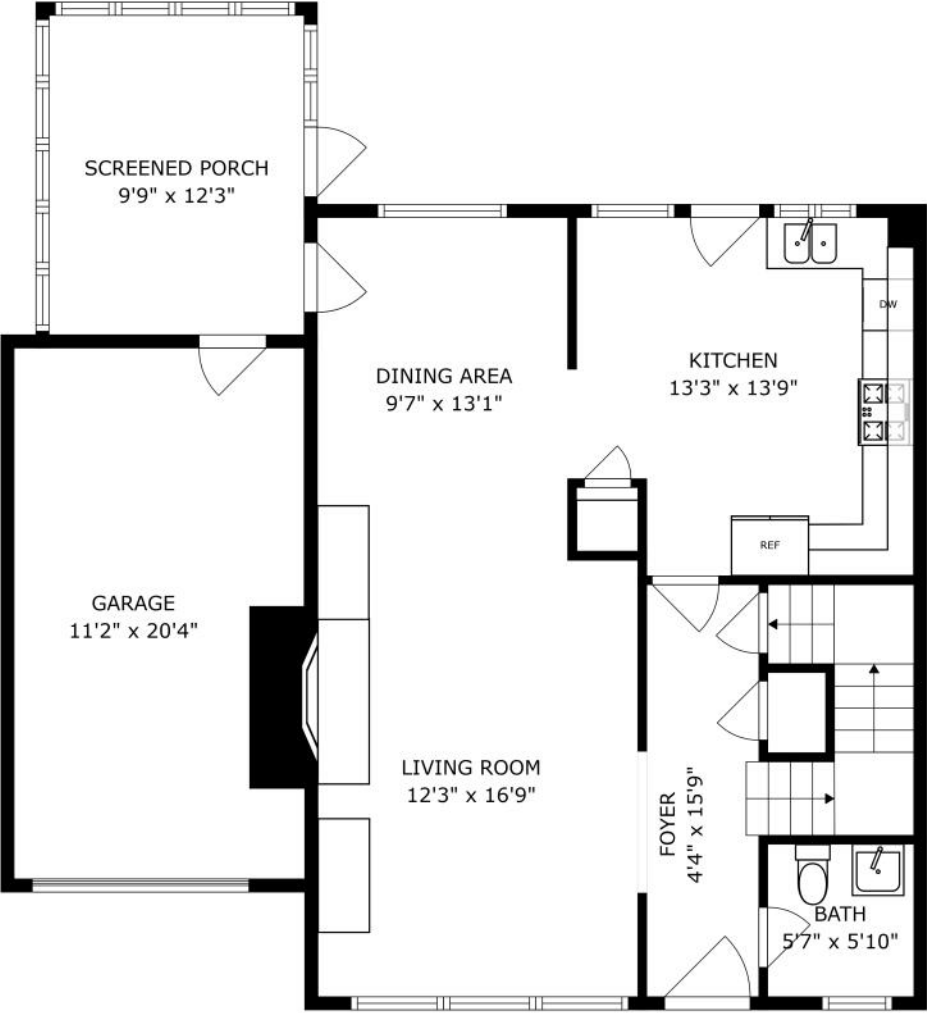
Nestled on beautiful, tree-lined Marcy Ave, this spacious 3-bedroom, 1.5-bath home blends classic charm with thoughtful updates. Step into a welcoming foyer that leads to a sun-filled living room featuring a cozy wood-burning fireplace. The main level also offers a formal dining room, a recently renovated powder room, and a large, beautifully updated kitchen, ideal for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, each with ample closet space, and a large, newly renovated full bathroom. The finished basement adds valuable living space and includes a work room and laundry room with additional storage. Enjoy summer evenings in the screened-in porch just off the dining room, or in the yard with a beautiful blue-stone patio, ideal for grilling. Additional features include a private driveway and a 1-car garage with extra storage, and a tandem parking space. All within walking distance to local schools, parks, and vibrant Central Street. No HOA.

3 BEDROOM
1.1 BATH
TAXES: \$8,397

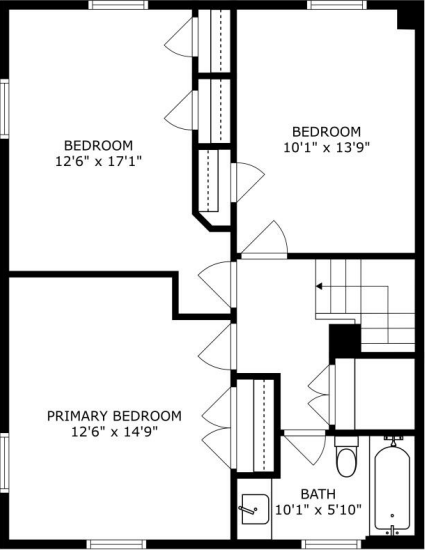




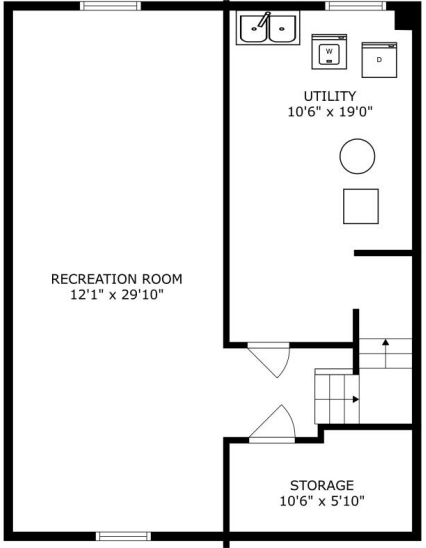




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LOCATED JUST NORTH OF CHICAGO, **EVANSTON** OFFERS A BEAUTIFUL NATURAL SETTING ON THE SHORES OF LAKE MICHIGAN.

Its historic homes, tree-lined streets, and sprawling beaches may be the first things that catch your eye, but there's a lot more to love here.

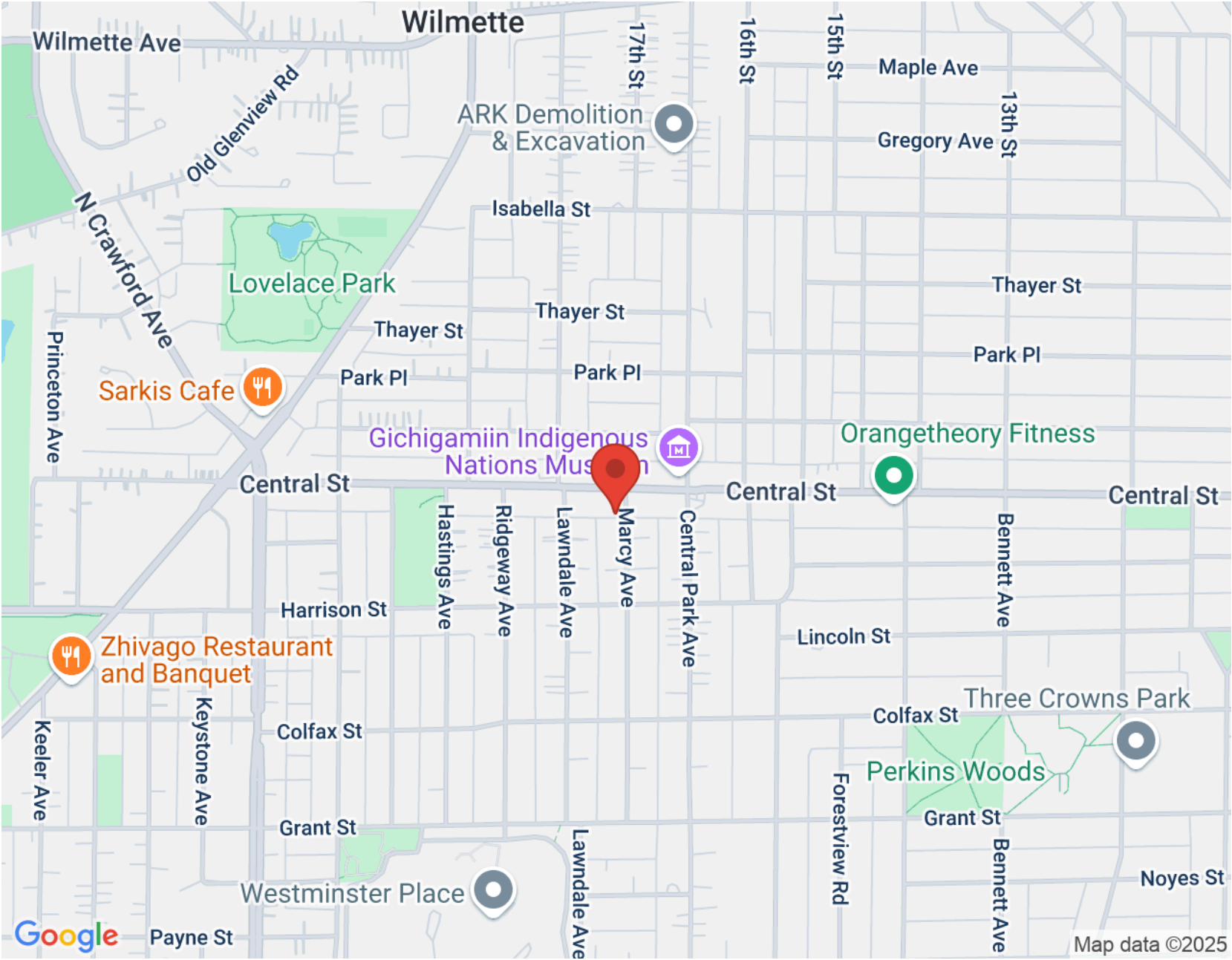
Home to world-class Northwestern University, Evanston residents have plenty to cheer about – from watching Big Ten sports and enjoying cultural events to exploring academic pursuits.

The thriving downtown district includes bookstores, boutiques, galleries, theaters, and restaurants that attract city dwellers and suburbanites alike, while outdoor enthusiasts enjoy the many nature paths, parks, and public beaches the community offers.

Evanston boasts a variety of homes in a wide range of styles and price points. You can find everything from stately historic mansions along the lakefront and well-maintained single-family homes on tree-lined streets, to contemporary townhomes and newer high-rises that are near local shops and restaurants.

Residents have several convenient options to commute to downtown Chicago including the CTA's Purple Line and bus routes, as well as Pace bus routes and three Metra stations





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