

2708 SIMPSON STREET
EVANSTON





UPDATED 5 BEDROOM COLONIAL IN LINCOLNWOOD SCHOOL DISTRICT!

Larger than it looks!

- Charming Colonial with welcoming foyer and gracious staircase to second floor
- Versatile first floor with open kitchen/dining room plus large living room and adjacent family/sun room is great for entertaining with circular floor plan
- French doors lead to paver patio and professionally landscaped back yard with raised garden beds, yard and swing set
- Second floor boasts four bedrooms and three full updated bathrooms
- Updated master bedroom and master bathroom with three closets with custom organizers
- Third floor offers flexibility with large 5th bedroom and private full bathroom - great for a bedroom, guest suite, office or additional family room
- Basement with storage, laundry room and recreation/play room
- Welcoming block with neighborhood progressive dinners and block party
- Just 3 blocks to Lincolnwood Elementary school and steps away from Porter Park





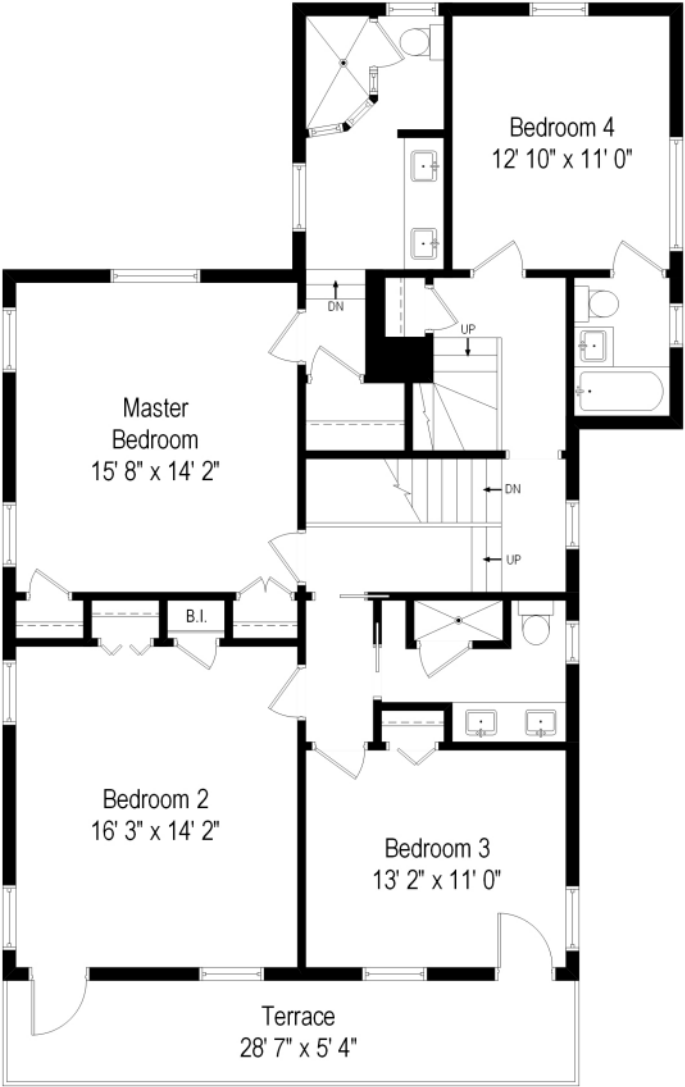




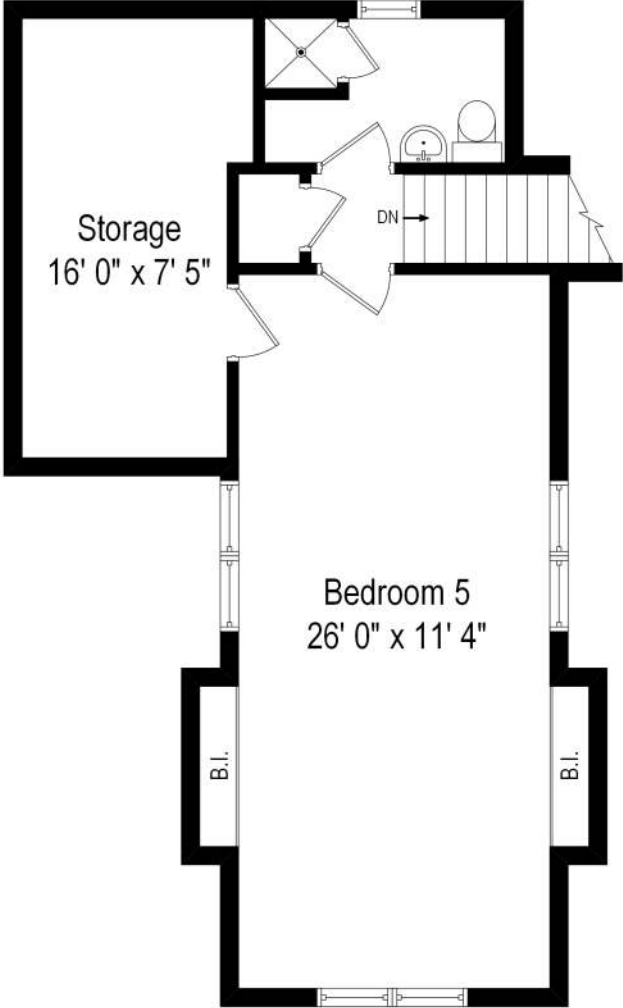
First Level



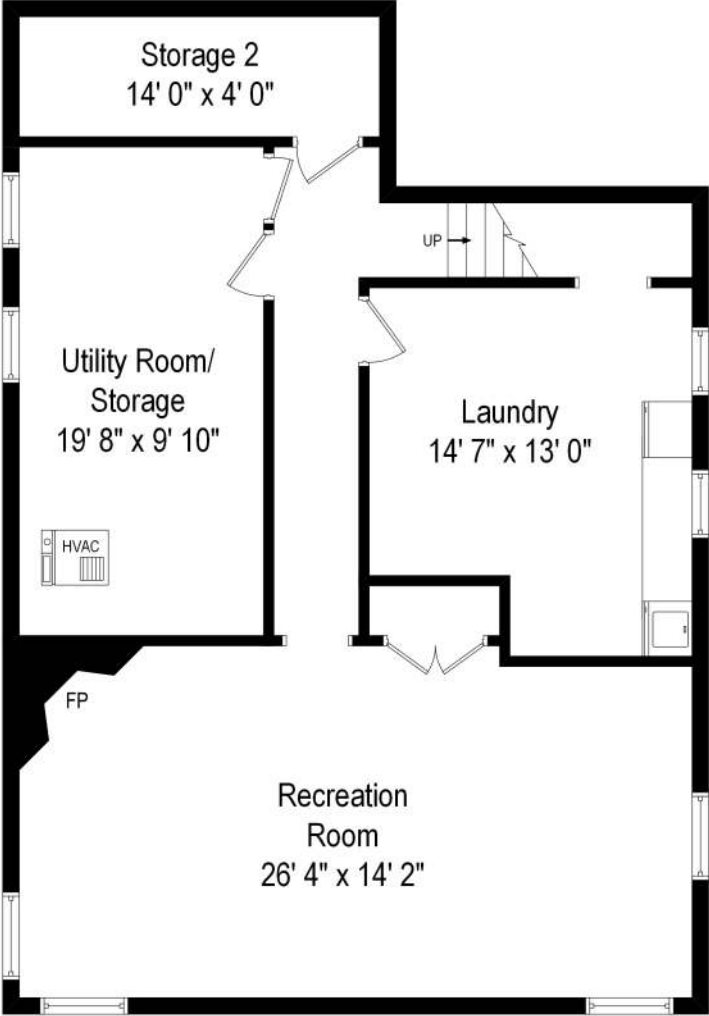
Second Level



Third Level



Lower Level





LOCATED JUST NORTH OF CHICAGO ON THE SHORES OF LAKE MICHIGAN, **EVANSTON** IS A NATURAL BEAUTY.

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

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

The thriving downtown district in Evanston includes businesses, boutiques, galleries, theaters and restaurants that attract city dwellers and neighboring suburbanites alike. Evanston has a number of distinct neighborhoods with a range of housing options.

From stately historic mansions along the lakefront and well-maintained single-family homes on tree-lined streets to contemporary townhomes and new construction high-rises just a short walk to shops and restaurants, Evanston has it all.

Residents have several convenient options to commute to downtown Chicago including CTA buses, the L's Purple Line and Metra commuter trains.



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