

2735 SIMPSON STREET
EVANSTON





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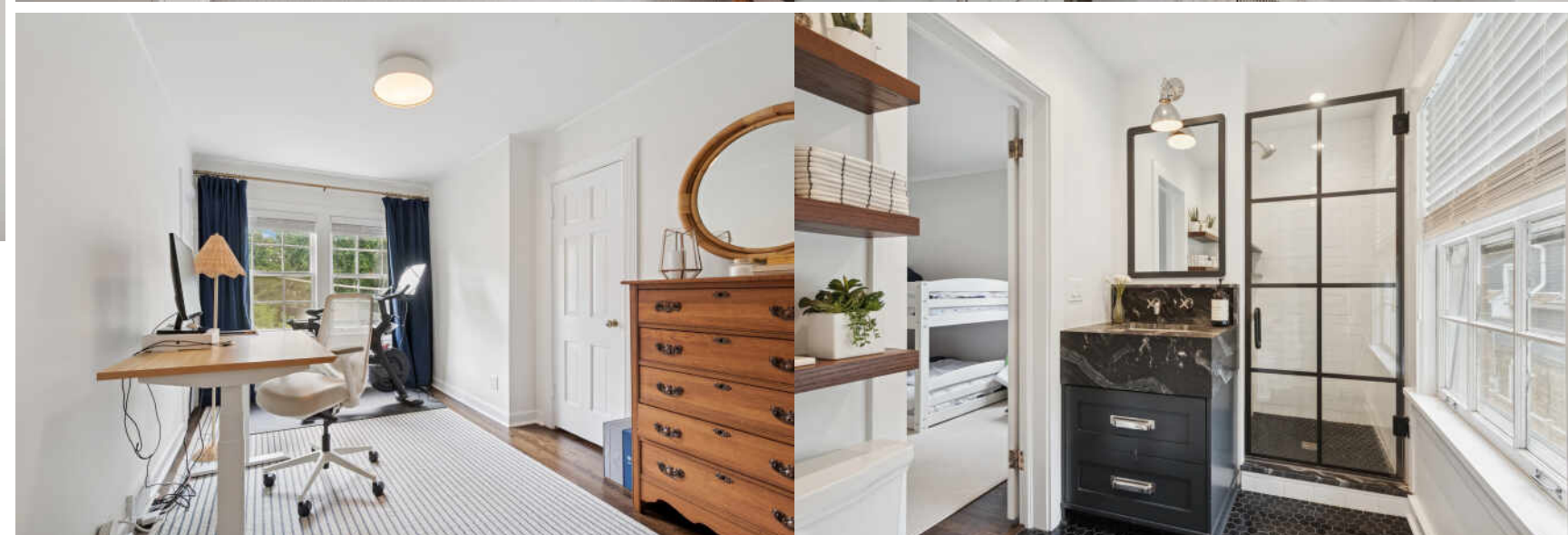
Move right in to this stunning, fully updated red-brick Colonial located in the heart of Northwest Evanston. Brimming with charm and character, this 4-bedroom, 2.5-bath home blends timeless elegance with modern updates throughout. You'll love the prime location just two blocks from Lincolnwood School, Perkins Woods, and Central Street's vibrant shops, restaurants, and Metra Station. Just at the end of the block is Porter Park, a neighborhood gathering spot and playground.

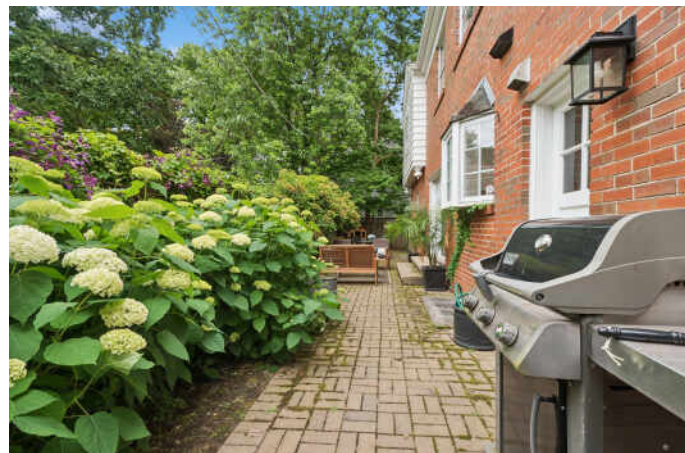
- Beautiful refinished hardwood floors throughout
- Wood-burning fireplace
- Fully renovated bathrooms
- Chef's dream kitchen with high-end Viking appliances, a farmhouse sink, custom hood, quartz countertops, and a large island perfect for entertaining
- Private, fully fenced backyard
- Enjoy an annual neighborhood block party

4 BEDROOM
2.1 BATH





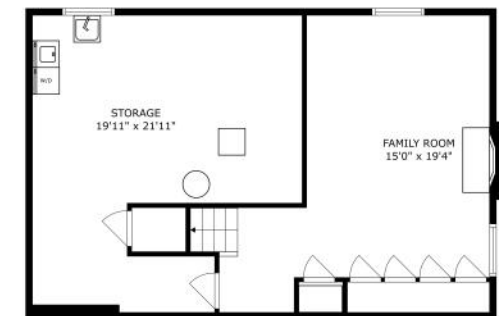




NOTES: WALLS/DOORWAYS AND APPROXIMATE. ACTUAL MAY VARY.



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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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