496 SHERIDAN ROAD #1

EVANSTON







ROOM DIMENSIONS

LIVING ROOM AREA: 18' × 14'

DINING AREA: 6' × 14'

KITCHEN: 12' × 16'

FAMILY ROOM: 9' × 12'

OFFICE: 9' × 12'

PRIMARY BEDROOM : 14' × 12'

2ND BEDROOM : 15' × 12'

Welcome home to this beautifully maintained 2-bedroom, 2-bathroom vintage condo with an office and stunning views of Lake Michigan. Nestled in a historic landmark building, this residence exudes classic elegance from the moment you step into the spacious foyer, featuring hardwood floors, crown moldings, and graceful French doorways. The expansive living room offers an ornamental fireplace and a wall of windows that fill the space with natural light. Just off the living room a versatile sitting room easily doubles as a formal dining area and includes a charming corner office-perfect for working from home or relaxing with a book. The thoughtful floor plan provides privacy between bedrooms, while generous room sizes and ample closet space ensure comfort and functionality. Every room showcases timeless architectural details that define true vintage living. Ideally located just steps from Lake Michigan, this home is also a short walk to the CTA and Metra, minutes from Northwestern University and boat launch beach, and an easy drive to downtown Chicago.

2 BEDROOM

2 BATH

TAXES: \$6,924.58 ASSESSMENTS: \$819















6 496 SHERIDAN ROAD #1











TOTAL: 1368 sq. ftFLOOR 1: 1368 sq. ft
EXCLUDED AREAS: WALLS: 86 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



10 496 SHERIDAN ROAD #1 496 SHERIDAN ROAD #1 11



NESTLED ALONG THE SHORES OF LAKE MICHIGAN, **EVANSTON** BLENDS NATURAL BEAUTY WITH VIBRANT CITY LIVING.

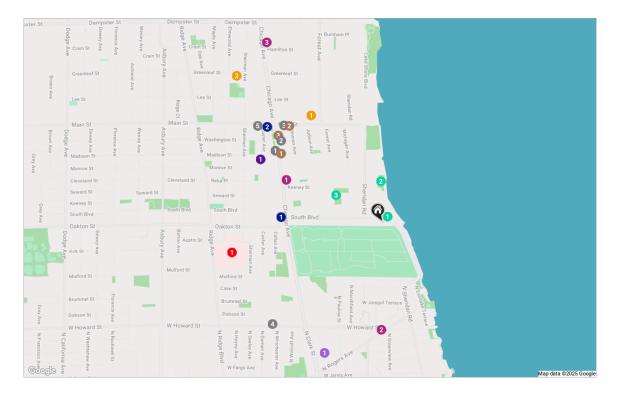
Known for its historic homes, tree-lined streets, and scenic beaches, it's a community full of character and charm.

Home to prestigious Northwestern University, Evanston offers a rich mix of culture, education, and entertainment - from Big Ten sports and academic events to art galleries, theaters, and music.

The lively downtown features bookstores, boutiques, restaurants, and cafes that attract both locals and visitors. Outdoor lovers can explore miles of parks, nature trails, and public beaches.

Evanston offers a wide range of housing options – from grand lakefront mansions and classic single-family homes to modern townhomes and high-rise condos near shops and transit.

With easy access to downtown Chicago via CTA trains, buses, Pace routes, and three Metra stations, Evanston is a connected, convenient, and inspiring place to call home.



RESTAURANTS_

- Firehouse Grill 750 CHICAGO AVENUE, 0.6 MI
- Campagnola 815 CHICAGO AVENUE, 0.6 MI
- 3 Lucky Platter 514 MAIN STREET, 0.7 MI
- Peckish Pig 623 WEST HOWARD STREET, 0.7 MI
- Trattoria D.O.C. 706 MAIN STREET, 0.8 MI

Q COFFEE_

 Dollop Coffee & The Hoosier Mama Pie
Company
749 CHICAGO AVENUE, 0.6 MI

- Brothers K Coffeehouse 500 MAIN STREET, 0.7 MI
- Lefty's Righteous Bagels 827 CHICAGO AVENUE, 0.7 MI

SHOPPING_

- Walgreens
 635 CHICAGO AVENUE, 0.5 MI
- Lost Eras Vintage Clothing | Antiques | Rentals | | Jewelry | 1511 WEST HOWARD STREET, 0.5 MI
- 3 Trader Joe's 1211 CHICAGO AVENUE, 1.1 MI

₹ GROCERY_

1 Jewel-Osco 1763 WEST HOWARD STREET, 0.7 MI

¶ MEDICAL _

Saint Francis Hospital Evanston
355 RIDGE AVENUE, 0.8 MI

♀ schools

TRANSIT_

2 Main St

1 Lincoln Elementary School 910 FOREST AVENUE, 0.6 MI

Nichols Middle School

 South Blvd. CTA - PURPLE LINE, 0.5 MI

METRA - UNION PACIFIC NORTH, 0.7 MI

800 GREENLEAF ST, 1.0 MI

- Garden Park GARDEN PARK, 0.2 MI
- Baker Park BAKER PARK, 0.3 MI

PARKS_

SERVICES_

1 Evanston Fire Station 2 702 MADISON STREET, 0.7 MI

South Boulevard Park 525 SHERIDAN SQUARE, 0.0 MI

NOTES			

14 496 SHERIDAN ROAD #1 496 SHERIDAN ROAD #1 15



ALLYN RAWLING 8474312841 8477630200 ALLYN@ATPROPERTIES.COM



JONATHAN WEYANT 4802423220 7734720200 JONWEYANT@ATPROPERTIES.COM



