

# 734 NOYES STREET #S1

EVANSTON







## WELCOME TO 734 NOYES 1S, EVANSTON

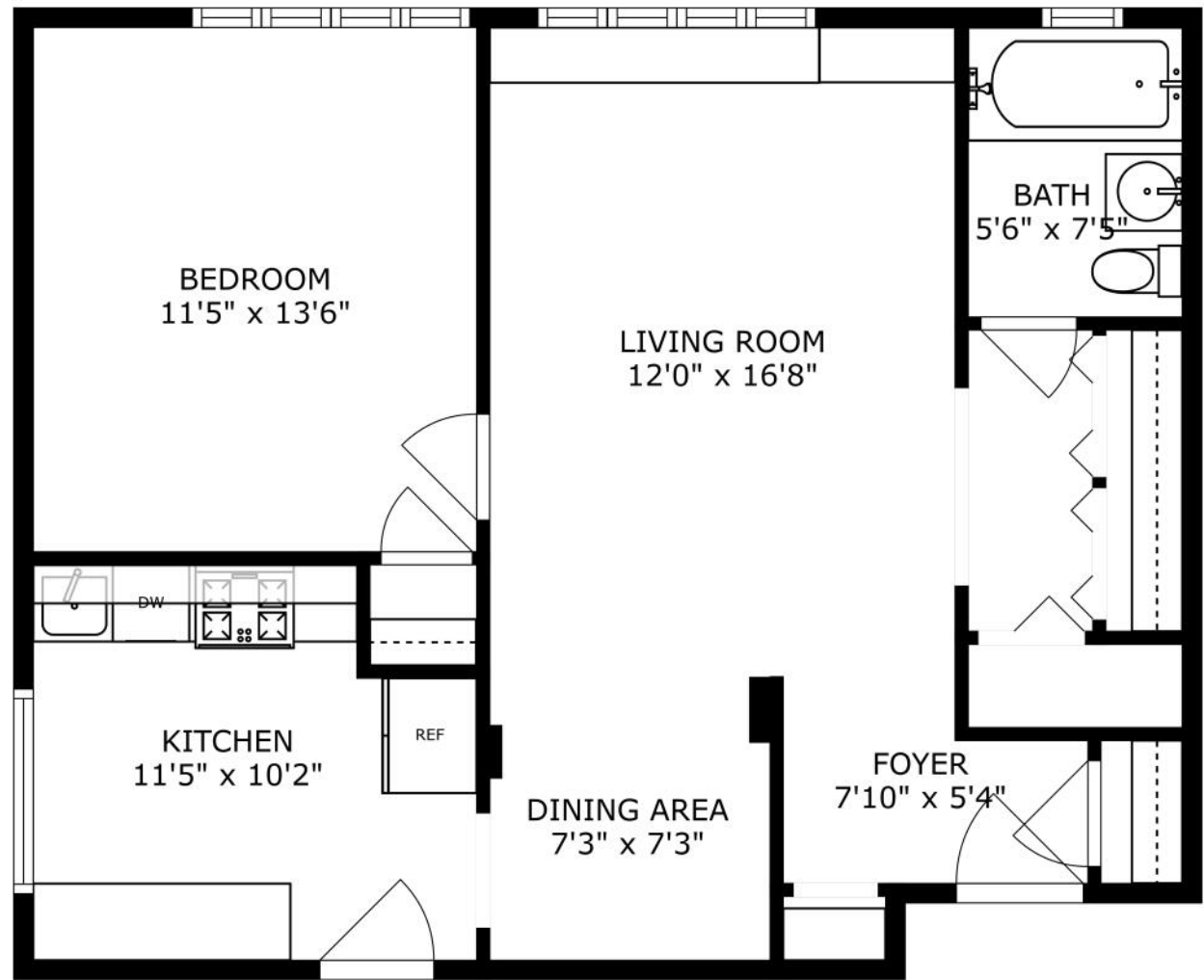
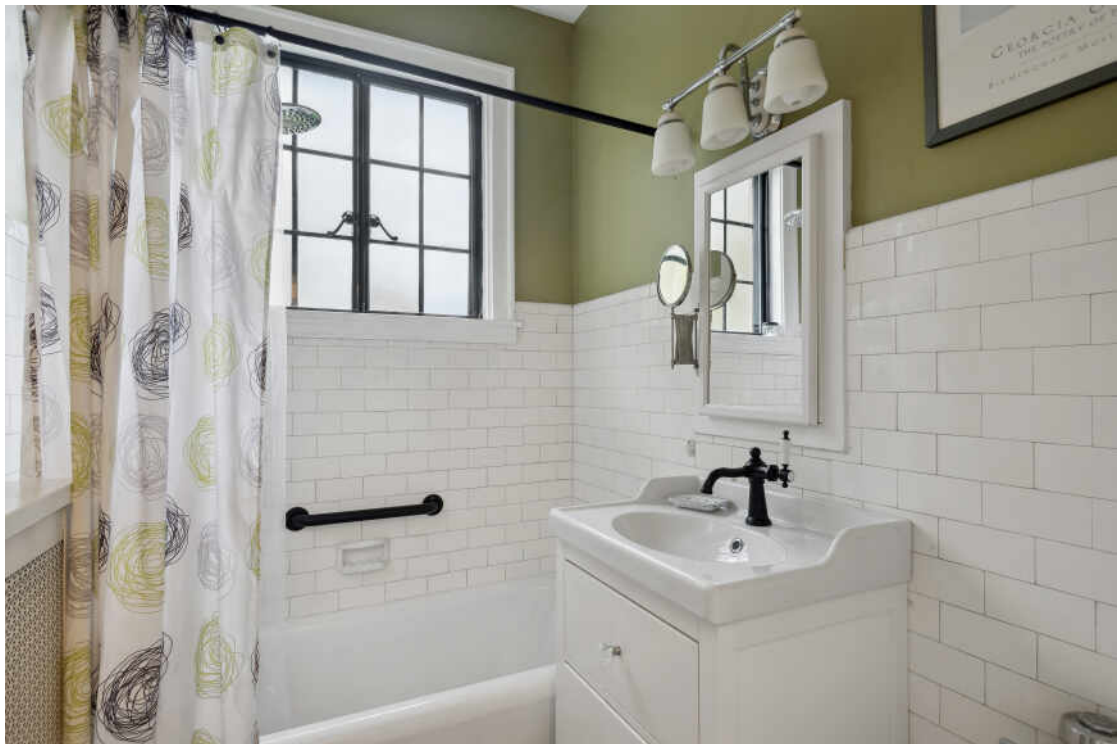
Gorgeous 1 bedroom co-op totally updated in a well-managed, charming building close to everything! Featuring a spacious and updated kitchen with south-facing window bringing in lots of natural light, white cabinets, granite countertops, updated appliances and room for a cozy breakfast table. Bedroom with closet and room for a dresser if needed. Sweet dining area and living room with space for 'work-from-home-office'. Full bathroom and 3 hall closets - great extra storage in the unit. High ceilings, hardwood floors, crown molding and great natural light - A special home. Assessments include: 200 channel Comcast cable TV package, Comcast high-speed broadband internet package, gas, water, heat, property maintenance, snow removal, landscaping and scavenger services. Simply pay a low monthly electric bill. The well-managed co-op has excellent reserves, wait list for garage parking and offers free laundry facilities (in-unit laundry allowed with Board approval). Dedicated bike storage, large storage locker, charming courtyard, and expansive walled private garden on the East side of building for all residents to use. Pet friendly building. No rentals allowed. The Rookwood Garden Cooperative was placed on the National Register of Historical Places in 1984. Great location: A short walk to Northwestern University, Noyes purple line stop, shops, D&D grocery store and Lake Michigan. Immerse yourself in the vibrant surroundings, with an array of excellent restaurants, cozy coffee shops, and local amenities. Enjoy Lighthouse Beach, Clark Street Beach, The Northwestern Tennis Courts, Canal Shores Golf Course, + SO much more...Love where you live!

1 BEDROOM  
1 BATH  
TAXES: \$1,862  
ASSESSMENTS: \$515 / MONTH









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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





## NOTES

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## MICHAEL AND LENE THOMAS

(847) 322-6968

MIKE@THETHOMASTEAMONLINE.COM

WWW.THETHOMASTEAMONLINE.COM

*The* **Thomas**Team



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