

7414 N. TALMAN AVENUE
WEST RIDGE





ROOM DIMENSIONS

LIVING ROOM : 13' × 19'

DINING ROOM : 11' × 11'

KITCHEN : 10' × 11'

FOYER : 10' × 4'

FAMILY ROOM : 13' × 14'

PRIMARY BEDROOM : 13' × 15'

BEDROOM 2 : 13' × 14'

BEDROOM 3 : 10' × 10'

BEDROOM 4 : 11' × 15'

UTILITY ROOM : 21' × 12'

BACK DECK : 21' × 8'

BACK DECK : 11' × 5'

4 BEDROOM

2.1 BATH

TAXES: \$7,277.67

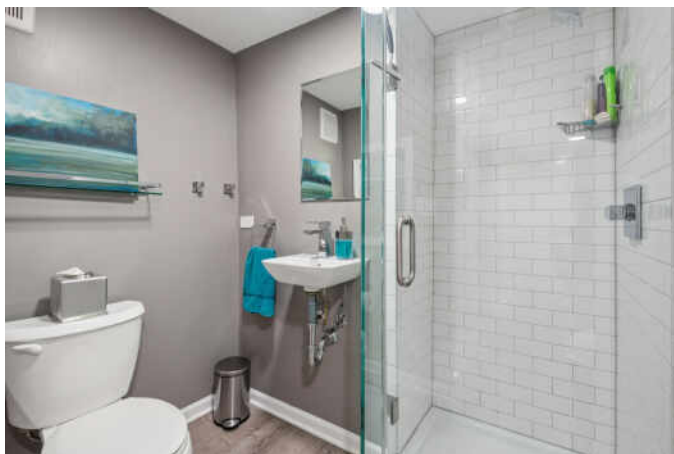
PRISTINE AND SPACIOUS WEST RIDGE
GEORGIAN

- 4 bedrooms, 2 -1/2 baths. Meticulously maintained over the years.
- Extra-wide lot - 32' x 119.75'
- Beautifully landscaped front and back yards with trees and perennials.
- Wrap-around Trex deck in backyard.
- Detached one-car garage (2018) offers ample storage and workspace.
- Electrical upgraded to 200-amp service.
- Exterior lead pipes replaced with copper (2025),
- Kitchen with quartz countertops, solid maple cabinets, and porcelain tile.
- Solid red oak flooring on floors 1 and 2.
- Second floor features 3 bedrooms and a full bath.
- Finished lower level includes fourth bedroom with a cedar closet, full bath, laundry area, storage, and mechanical room.
- Upgrades: Tuckpointing (2026), exterior lead pipes replaced with copper (2025), GE side-by-side washer/dryer (2025), Foam insulation blown into family room and ceiling (2025), Entire interior painting (2025), Trex deck (2020), Backyard fences (2020), Garage (2018), all new windows (2014). Roof was a tear off in 2011. Sealant applied to prolong life (2016).
- Ideally located with easy access to neighborhood parks, shopping, dining, public transportation, and both the city and Evanston











Sizes And Dimensions Are Approximate, Actual May Vary



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

