

9604 S HAMILTON AVENUE
BEVERLY





BEVERLY BEAUTY!

This Beverly beauty features hardwood floors, crown molding, lovely built in cabinets and ample storage space throughout. Kitchen finished with subway tile backsplash, honed soapstone countertops, white shaker style cabinets, Wolf stove, Jen Air fridge, Bosch dishwasher, and an island with a built in wine cooler. Spacious primary bedroom and two additional large bedrooms on second floor with cedar closets. Full bath equipped with Kohler jacuzzi tub and white subway tile. New bay and storm windows, large capacity washer/dryer and ventless gas fireplace in basement with waterproof Luxury Vinyl Plank flooring. Other features include whole house fan, three season room off Kitchen, insulated attic and upgraded 200 amp electrical service. Expansive backyard with beautiful landscaping, stamped concrete patio and two car garage. Blocks away from Metra, Ridge Park, Dan Ryan Woods, Beverly Shopping District and more!

3 BEDROOM
1.1 BATH
TAXES: \$6899.64





SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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THE NEIGHBORHOOD OF **BEVERLY** IS APTLY DESCRIBED AS A “VILLAGE IN THE CITY.”

Residents are drawn to the South Side neighborhood for many reasons. Most notably, they are comforted by the hospitality and togetherness of the community, which makes neighbors feel much more like friends. Although Beverly feels like a small town in this way, the neighborhood emanates a cultural diversity that can be attributed to its proximity to downtown Chicago.

Beverly also has the distinction of being one of the country’s largest historic districts, offering residents the opportunity to live in architecturally and historically significant homes. Frank Lloyd Wright’s influence is evident throughout the Beverly. The neighborhood includes a mix of homes: Prairie-style residences, brick Tudors and Spanish-inspired homes.

Western Avenue is lined with pubs that are reminiscent of Beverly’s past. The neighborhood is home to the South Side Irish Parade, an annual event that is considered one of the largest Saint Patrick’s Day community celebrations outside of Dublin.

Beverly offers residents a close-knit community, great public transportation options, unique business and shopping corridors and rich recreational and art resources. It is no wonder that this charming neighborhood continues to attract those looking for a village in the city.





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