

9955 S HAMILTON AVENUE
BEVERLY





ROOM DIMENSIONS

LIVING ROOM : 20' x 15'

DINING ROOM : 16' x 11'

KITCHEN : 18' x 11'

FAMILY ROOM : 20' x 34'

PRIMARY BEDROOM : 16' x 15'

SECOND BEDROOM : 15' x 11'

THIRD BEDROOM : 16' x 10'

FOURTH BEDROOM : 11' x 9'

LAUNDRY ROOM : 15' x 11'

GAME ROOM : 15' x 11'

ENCLOSED PORCH : 8' x 7'

4 BEDROOM

2.1 BATH

TAXES: \$7,854.60

Stately Beverly beauty showcasing timeless craftsmanship and thoughtful updates - this home is filled with original, beautifully restored woodwork, arched doorways and gorgeous leaded glass windows. All baseboards, mouldings, trim, and interior doors have been carefully refurbished to showcase the home's original character. The main level offers a warm, inviting layout highlighted by a sunken living room with terracotta tile flooring and a wood-burning fireplace. Just off the living room you'll find a sitting room/bar area with Pella sliding doors and that lead to a picturesque patio - an ideal setting for evening cocktails and conversations with neighbors! Main level powder room with cove ceiling. Formal dining room is adjacent to the stunning, remodeled eat-in kitchen. This kitchen is a true showstopper with 42" cabinetry, quartz countertops, subway tile backsplash, recessed lighting, crown moulding, and a custom-built banquette for seating. High-end appliances include a Thermador stove and microwave, Bosch dishwasher, and KitchenAid refrigerator. All four bedrooms are spacious and located on the second level, along with an outdoor terrace overlooking Hamilton Ave. Finished basement provides a comfortable living area, complete with recessed lighting, beadboard ceiling, and built-ins. Large walk-in closets provide additional storage. Beautifully updated full bathroom, designed with a spa feel including a steam shower can also be found in the basement. The laundry room includes new epoxy flooring, brand new LG washer/dryer, and convenient exterior access to the fenced backyard. Enjoy outdoor living on the large deck off the kitchen which overlooks the spacious yard! Beautifully landscaped with custom lighting, an in-ground sprinkler system and wrought iron fence. Attached 1 car garage with concrete side drive. Seller added custom double doors to provide entry to the backyard. Major updates and premium features include Space Pac air conditioning (1 yr), a ceramic Spanish tile roof, and copper gutters & downspouts (9yrs), adding both beauty and long-term durability. Attached one car garage and concrete drive. A rare opportunity to own a truly distinctive home in one of Chicago's most sought-after neighborhoods!



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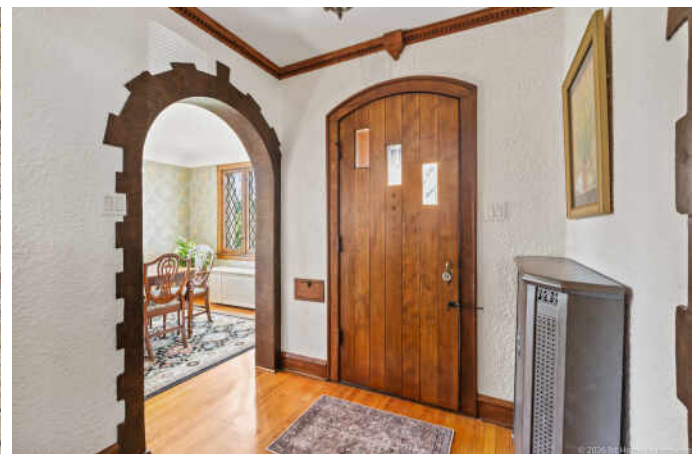
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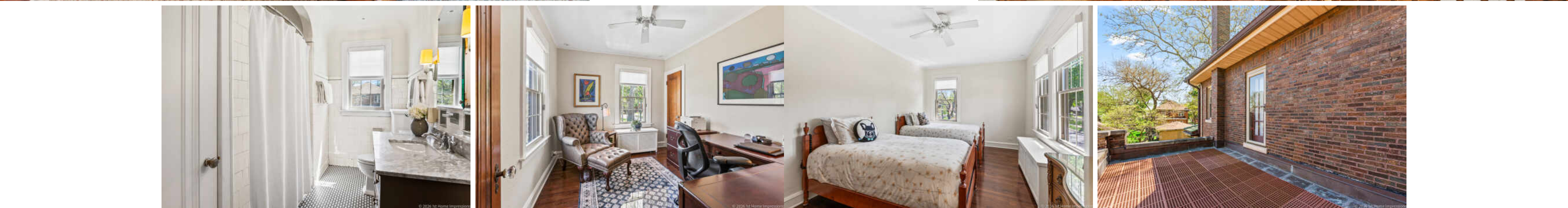


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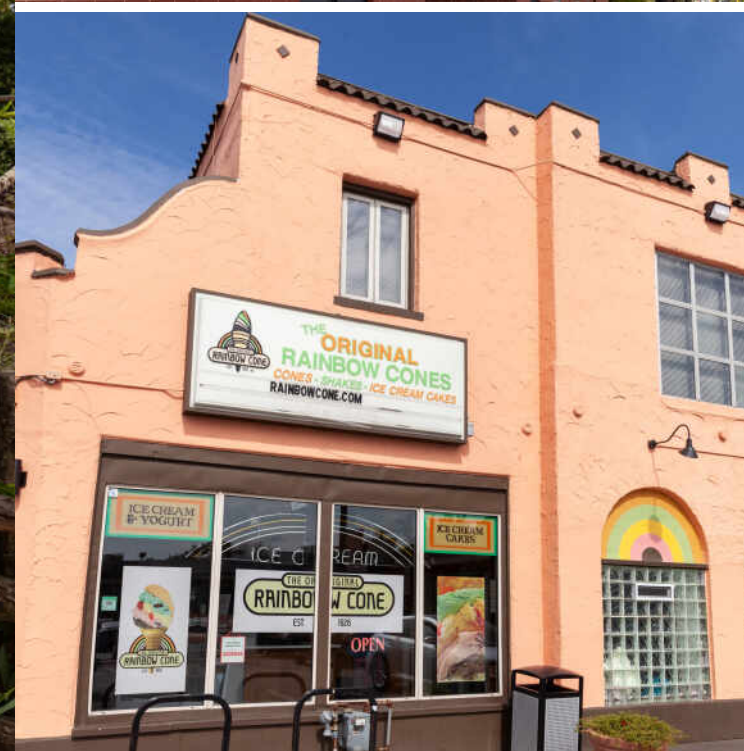




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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



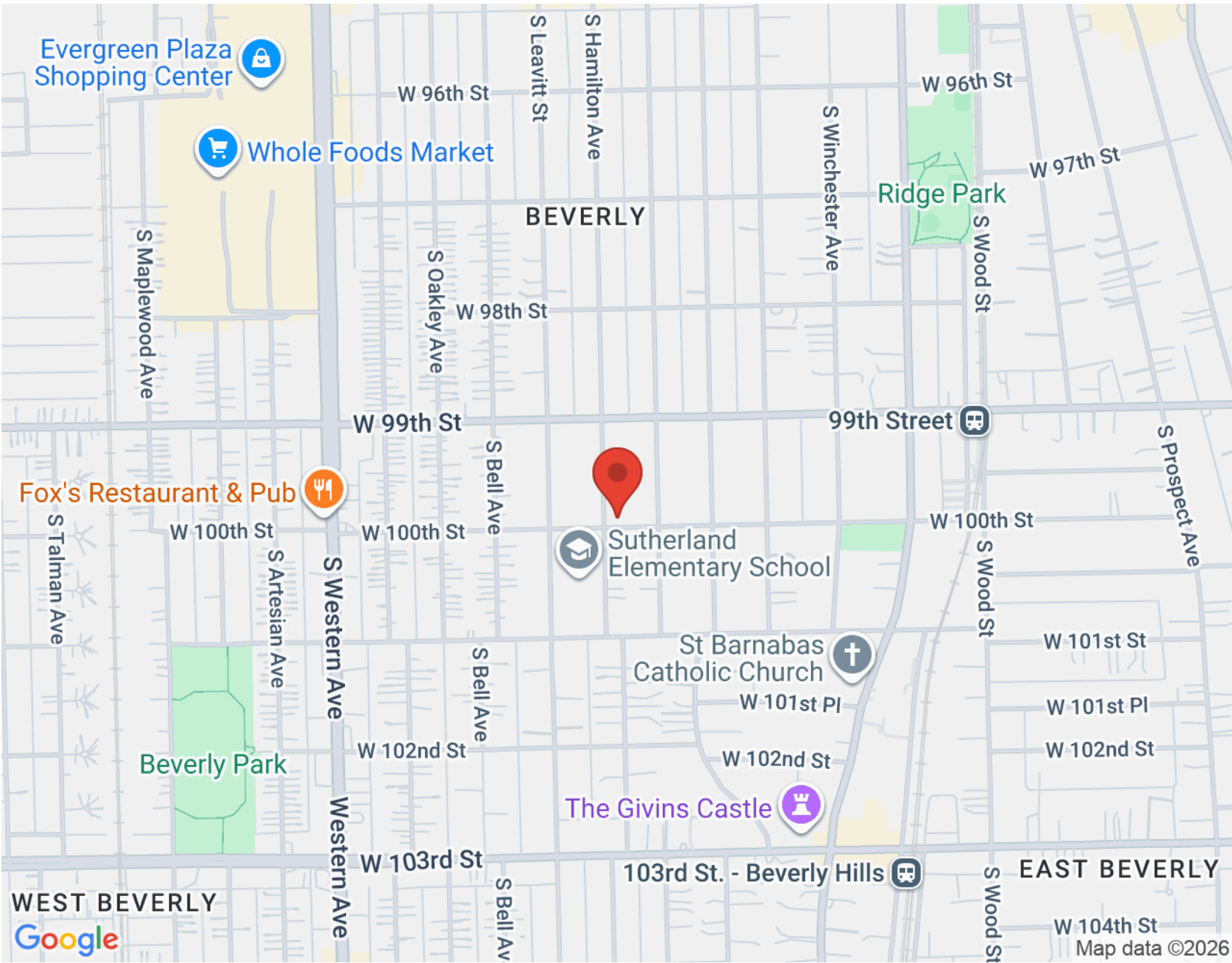
BEVERLY IS APTLY DESCRIBED AS A "VILLAGE IN THE CITY."

Although Beverly feels like a small town, the South Side neighborhood emanates a cultural diversity that can be attributed to its proximity to downtown Chicago.

Frank Lloyd Wright's influence is evident throughout Beverly. The neighborhood also has the distinction of being home to one of the country's largest historic districts, offering residents the opportunity to live in architecturally significant homes that range from Prairie-style residences to brick Tudors to Spanish-inspired homes.

Western Avenue is lined with pubs that are reminiscent of Beverly's past. The neighborhood also welcomes the South Side Irish Parade, which is considered one of the largest St. Patrick's Day celebrations outside of Dublin.

With a close-knit community, convenient public transportation options, unique business and shopping corridors, and ample recreational and art resources, it's no wonder this charming neighborhood continues to attract those looking for a village in the city.



NOTES _____



MOLLY MANN

708.774.4672

MOLLYMANN@ATPROPERTIES.COM

MOLLYMANNHOMES.COM

molly  mann

@properties®

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INTERNATIONAL REAL ESTATE