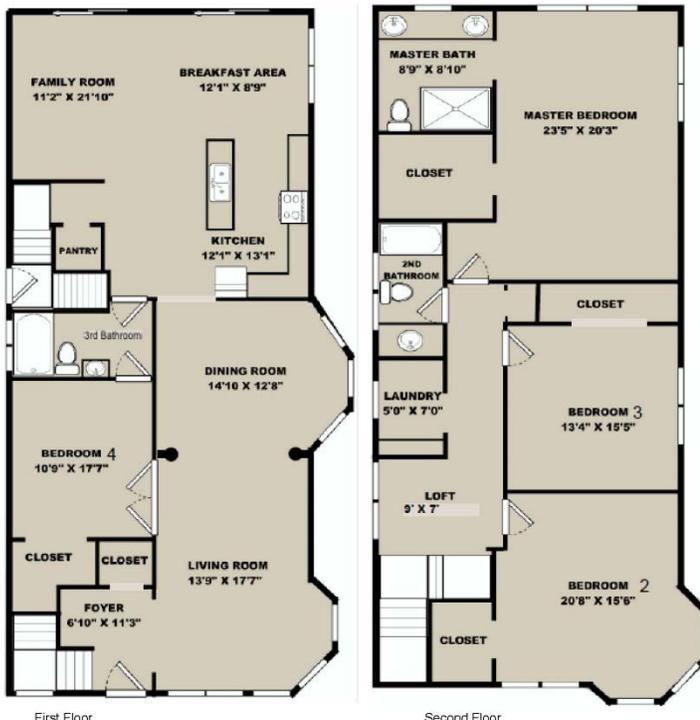


Modern Victorian in Evanston ~ Completely Renovated in 2009



**1823 Ashland Ave.
Evanston, IL 60201**



- 10 Rooms**
- 4 Bedrooms**
- 3 Bathrooms**
- 2-Car Garage**
- Wide 52' lot**
- Orrington School**

This central Evanston home is absolutely beautiful throughout with special attention to craftsmanship and detail. There are lovely design choices and a well-planned layout with large rooms, excellent flow, and abundant light.

The formal and leisure-oriented spaces frame the gorgeous kitchen that is open to the family room and an eating area. Two sets of sturdy sliding doors slide open to a perfectly-sized rear deck. Exquisite detailing, soft colors, decorative openings, crown moldings, and fine finishes present rare beauty and elegance.

Enjoy the modern conveniences of laundry on the second level and amazing closets with custom-designed *Elfa* organization systems.

The distinctive exterior with maintenance-free, solid-core siding is enhanced by the 'Victorian' flourishes: turrets, bays, peaks, and contrasts.

Offered at \$795,000

Manchester

Realty

Bob Parris, MANAGING BROKER
847.650.1999
bob@bobparris.com

Modern Victorian in Evanston ~ Completely Renovated in 2009

1823 Ashland Ave. Evanston 10 Rooms * 4 Bedrooms * 3 Bathrooms * 2-Car Garage

• **Beautifully finished, bright & airy rooms:** hardwood flooring throughout, elegant living & dining rooms, first floor bedroom with French doors to the living area and an adjacent full bathroom. There are crown moldings, soft colors, abundant recessed lighting, distinctive bay windows, *Integrity* wood windows, and high ceilings. All of the materials have been carefully selected for durability and aesthetic appeal, including the wrought-iron balusters for the light-filled staircase, all six-panel solid-core doors, and heavy *Bravura* door hardware throughout. There is plenty of storage spaces and amazing closets with built-in *Elfa* organization systems. The custom shades and window treatment enhance the décor.

• **The sunny family room** overlooks the fenced backyard, accessible through sturdy, sliding doors to a large, 23' deck.

• **The carefully designed kitchen** features custom, 48" Maple cabinetry with close-assist drawer hinges, granite counter tops, decorative tile back-splash, under-cabinet halogen lighting, and an under-mount stainless steel sink, which allows direct views of the backyard and the ideal location for a large flat-screen. There is curved-breakfast bar and a separate eating area. There are designer fixtures and *KitchenAid* stainless steel appliances:

Double-drawer Dishwasher

Built-in Microwave with a vented exhaust feature

Slide-in Range & convection oven with detailed, stone back-splash

Architect Series II French-door Refrigerator with an in-door water/ice dispenser

Garbage Disposal with a 'no-error', surface-mount air-switch

Grohe kitchen faucet with a pull-out sprayer

Exquisite *Allegra* cabinet pulls by *Siro Designs*

• **The master suite** features a vaulted ceiling, over-sized windows and a large walk-in closet, and master bathroom with:

Custom designed stone finishes with heated flooring

Double-vanity with a granite counter top & *Rohl* fixtures

Custom hardwood cabinetry with a tall-storage closet

Private *Toto Aquia* toilet has the patented *G-Max* dual-flush technology

Refreshing, multi-jet, body-spa shower system with travertine stone tile, granite sill & bench

• **Two additional 'top-notch' bathrooms** were completed with:

Toto commodes with fitted seats designed for optional *Washlet* functions

2nd floor hall bath has *Grohe* faucet, granite counters, custom cabinetry, and travertine tile

1st floor full bathroom has a pedestal sink, *Rohl* faucet, *Robern* medicine cabinet,

full-size bathtub, travertine tile stone + hardwood flooring and pretty lighting.

• **The second-floor laundry** room features plenty of storage cabinets, a granite-topped folding counter, and a wide area for additional hanging storage. The *Whirlpool Gold* front-load washer and dryer fit neatly within this convenient area.

• **The Victorian front porch** is large enough for a swing or relaxing chairs and leads to a charming, well-lit entry foyer. The basement offers excellent storage and flexible options for more living space. The attic is easily accessible by a pull-down staircase.

• **New systems include:** new electrical wiring and a 200 AMP electrical service with an underground connection, all new plumbing, and new, two separate heating & air conditioning systems.

• **The entirely new exterior** features maintenance-free, solid-core *Owens-Corning* vinyl siding, new shingle roof, new windows, and new contrasting trim/accent pieces. The rebuilt-turret restores the charm of yesteryear to both the exterior appeal and dynamic interior space. The completely refurbished 2-car garage has an attractive matching exterior finish and automatic door openers. There are newer sidewalks all-around and a fenced-in yard.

• **Superb location in the Orrington Elementary attendance area**, near Downtown Evanston, Northwestern University, Metra/CTA trains, and easy access to area expressways and major retail centers. A neighborhood park is located just down the block.

www.1823Ashland.com



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