



2915 GRANT STREET EVANSTON



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EVANSTON



CONNIE DORNAN

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EVANSTON



LP LUXURY
PORTFOLIO
INTERNATIONAL

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE

2915 GRANT STREET

MAIN LEVEL: FOYER, LIVING ROOM, DINING ROOM, KITCHEN, POWDER ROOM

Foyer: Hardwood flooring, crown molding, arched doorway, guest coat closet, paneled wainscoting

Living Room: Hardwood flooring, crown molding, recessed lighting, wood burning fireplace with brick surround and wood mantle, built in bookcases and bench seating flanking the fireplace, built in speakers

Dining Room: Hardwood flooring, crown molding, chair rail, wood chandelier, built in china cabinets

Kitchen: Painted wood flooring, crown molding, tray ceiling inset with accent lighting, quartz countertops with quartz backsplash, Zephyr vent hood, KitchenAid stainless steel microwave, KitchenAid stainless steel oven, Samsung TV, Zephyr gas cooktop, KitchenAid cabinet front refrigerator, island with quartz countertops with singles stainless steel sink with disposal, pendant lighting, seating for 3, undercabinet lighting, Uline beverage refrigerator, glass front door to side, pantry closet

Powder Room: Basketweave flooring, Old England pedestal sink with chrome plumbing fixture, Kohler commode, medicine cabinet, built in cabinet for linens

SECOND LEVEL: PRIMARY BEDROOM SUITE, BEDROOM TWO, BEDROOM THREE, BEDROOM FOUR, HALL BATHROOM, 2 HALLWAY LINEN CLOSETS

Primary Bedroom: Hardwood flooring, crown molding, walk in closet with organizers

Primary Bathroom: Chevron pattern porcelain tile flooring, dual vanity with marble countertops with chrome plumbing fixture, steam shower with chevron patterned porcelain tile flooring, subway tile surround, product niche, Kohler commode

Bedroom Two: Hardwood flooring, vaulted ceiling, sputnik lighting fixture, recessed lighting, built in closet

Bedroom Three: Hardwood flooring, crown molding, recessed lighting,



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Bedroom Four: Hardwood flooring, crown molding, recessed lighting, closet, built in bookcases, lampshade lighting fixture,

Hall Bathroom: Hexagonal shaped porcelain tile flooring, vanity with marble counter with chrome plumbing fixture, medicine cabinet, shower/tub with subway tile, chrome plumbing fixtures

BASEMENT: FAMILY ROOM, STORAGE/UTILITY/LAUNDRY ROOM

Family Room: Carpeted flooring, countertop/bar area with seating

ADDITIONAL FEATURES AND UPDATES:

Updates from 2020 - present

2021:

- New Spacepak system
- Bradford White 50 gallon hot water heater
- Home interior repainted
- Recessed LED lights added to office and southeast corner bedroom

2022:

- Custom California Closet system added to western wall of primary bedroom
- 1st and 2nd floor windows replaced with new Pella windows

2023:

- Gut remodel of 1st floor powder room
- Custom built-in cabinetry installed in living room
- Plantation shutters added throughout 1st floor
- New roman shades added to two bedrooms on east side of house
- Exterior back entry stairs replaced with custom bluestone steps
- Crushed bluestone added to dog run on north portion of backyard

2025:

- KitchenAid fridge with custom panels

2026:

- Eastern entrance screen door was replaced
- New basement carpeting
- Owners have a home maintenance plan with American Vintage Homes which includes regular A/C, boiler, plumbing, and sewer rodding inspections

OTHER HOME IMPROVEMENTS

- Second Floor Bath Renovation - 2019
- Landscaping on east and front of house replaced – 2018
- Paver driveway to east of house adding parking for two cars in front and one on rear side, including addition of French drain in driveway that connects to private drain in rear of house and connects directly to city lines - 2018
- Exterior home painted - 2018
- Rebuild and refinish the built ins in the office on second floor + repaint – 2017
- Kitchen gut renovation including all new appliance - 2016/2017
- Master Bath gut renovation - 2016/2017
- Other Home improvements:
- Walk-in master closet by Closetworks
- 4th Bedroom Addition - 2016/2017 Added fourth bedroom over garage
- Brick path and front patio/stairs to home entrance - 2016
- Gutters and downspouts – 2015

- Closets by Closetworks in second and third bedroom - 2014
- Pantry built-ins by Closetworks - 2014
- Basement waterproofing - 2014
- Finished half of the basement and installed new windows – 2014
- Refinished hardwood floors throughout - 2013
- Installed wainscoting in foyer 2014
- Replace/update all electrical in house, interior and exterior 2013
- Parking pad behind garage replaced with grass and all rear landscaping redone, including addition of bluestone patio, landscaping to west of house redone - 2013
- Fence to west and north of house replaced by Fenceworks
- Brick paver driveway
- Weil McLain boiler,
- GE washer and KitchenAid dryer, utility sink
- 200 amp electrical

*** ALL IMPROVEMENTS PRIOR TO 2020 WERE DONE BY PREVIOUS HOME OWNERS AND PAPERWORK MAY OR MAY NOT BE AVAILABLE ***



FRONT EXTERIOR



FRONT EXTERIOR



FOYER



FOYER



FOYER



FOYER



LIVING ROOM



LIVING ROOM



LIVING ROOM



LIVING ROOM



DINING ROOM



DINING ROOM



DINING ROOM



KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



POWDER ROOM



POWDER ROOM



SECOND LEVEL LANDING



PRIMARY BEDROOM



PRIMARY BATHROOM



PRIMARY BATHROOM



2ND BEDROOM



BATHROOM



3RD BEDROOM



4TH BEDROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



LOWER LEVEL RECREATION ROOM



PATIO



PATIO



PATIO



PATIO

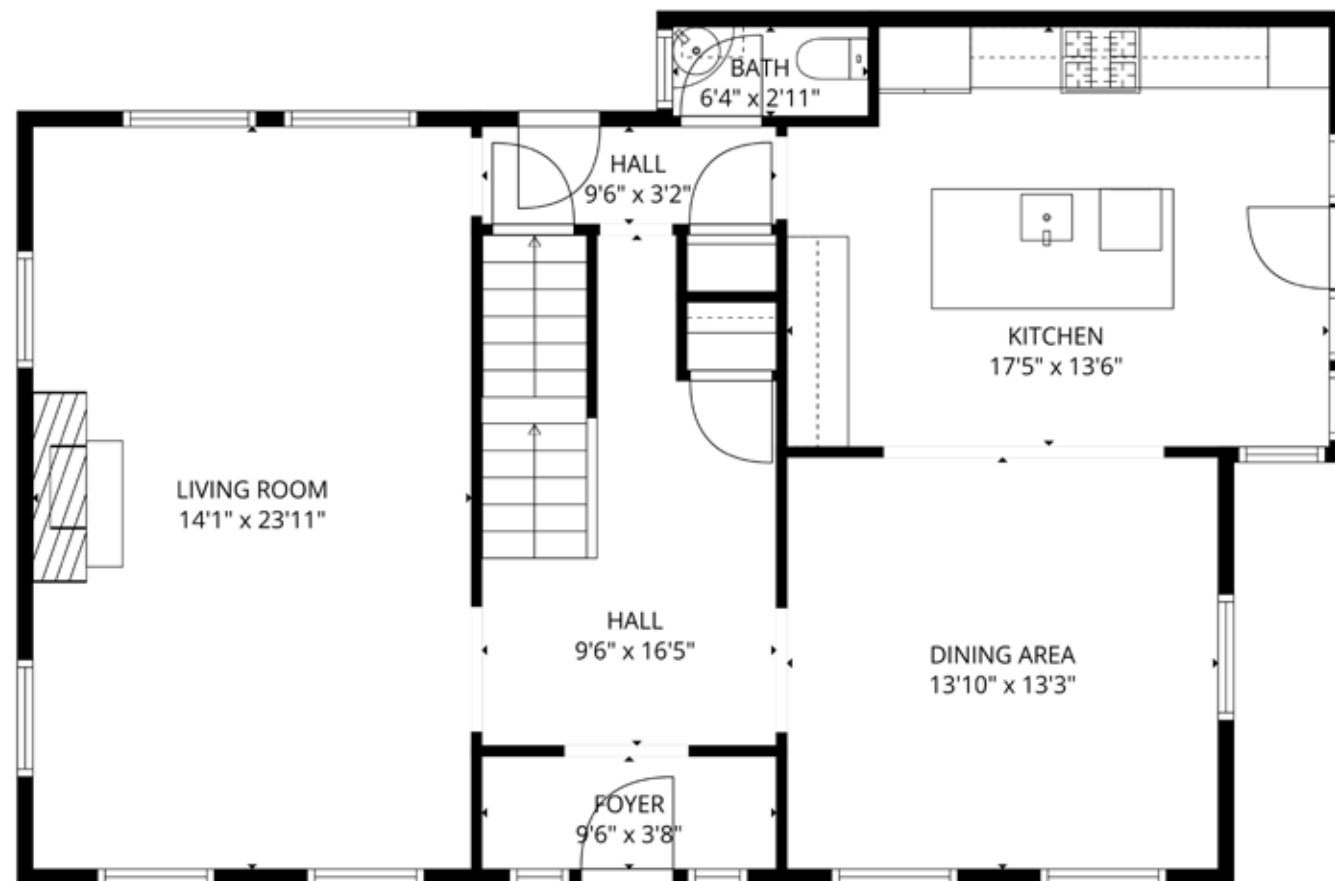


BACKYARD

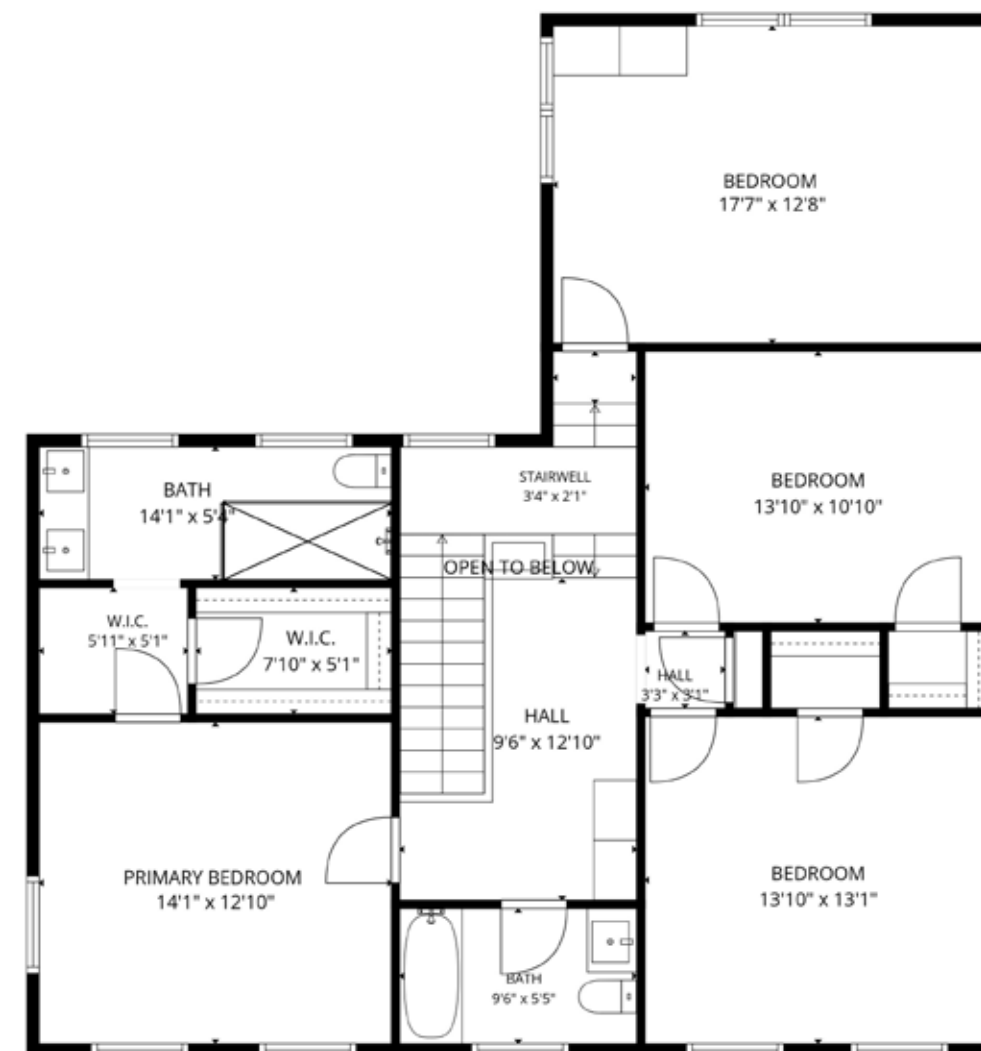


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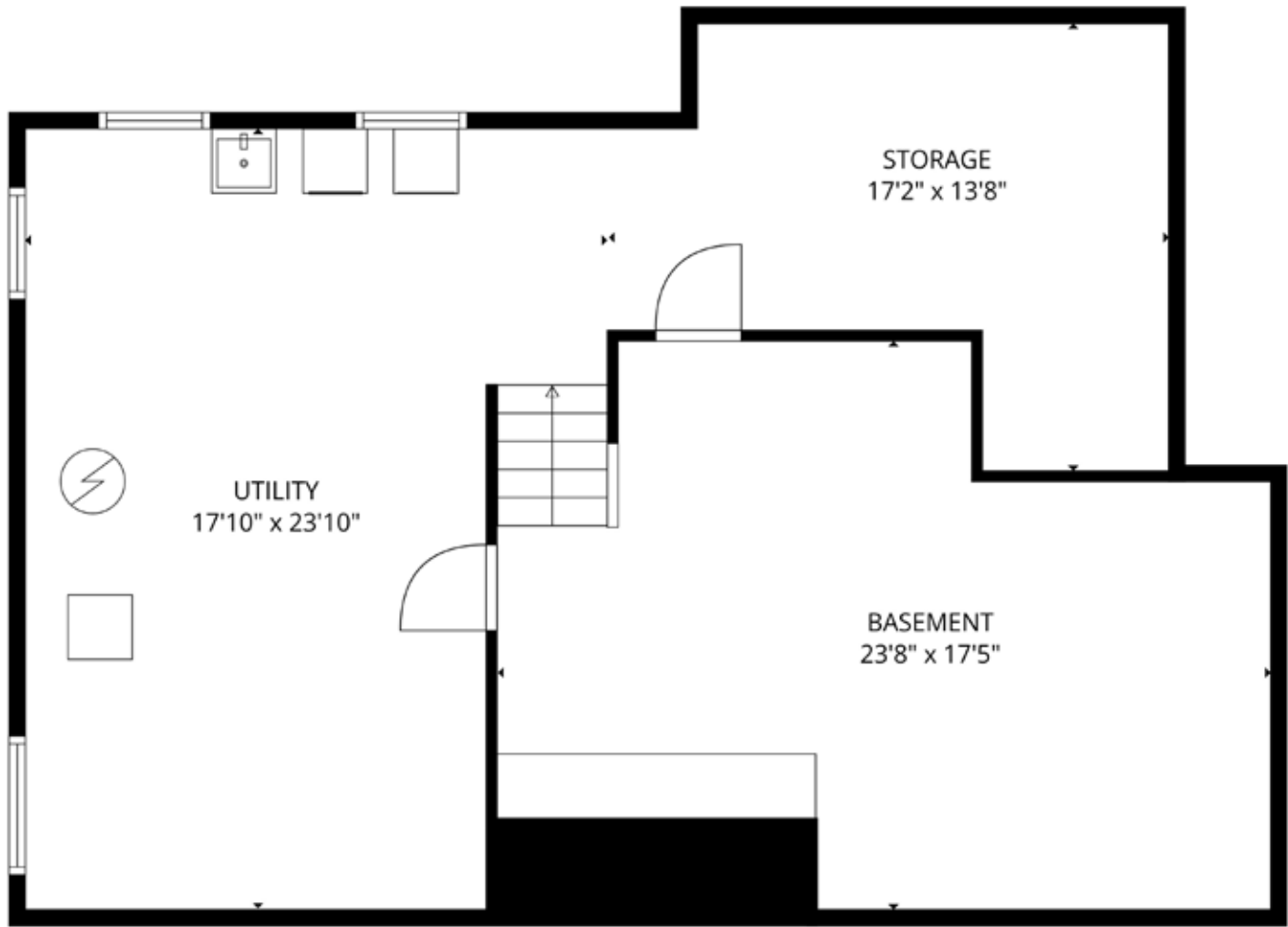
MAIN LEVEL



SECOND LEVEL



LOWER LEVEL



History of Evanston

Stretching north from Howard Street and west from Lake Michigan, Evanston is a vibrant community comprising many strong neighborhoods, races, religions and levels of income.

Northwestern University, a major landmark of Evanston, was actually founded before the City itself. In 1851, the plans for Northwestern began and in 1855, Northwestern University opened its doors for the first time to 10 students. The founders of Northwestern, one being John Evans, submitted to the county judge their plans for a city and their wishes to rename the town Evanston in 1854. In 1857, the town of Evanston was named.

During the Civil War, the town of Evanston fought on the side of the abolitionists. After the war, Evanston saw a huge economic and population boom. Between 1860 and 1870, the population quadrupled.



Also during this time, an amendment was passed that prohibited the sale of alcohol within four miles of the Northwestern campus. Evanston became a town that supported the prohibition movement and the Women's Christian Temperance Union was founded in Evanston in 1874.

Evanston continued to grow and remain independent of Chicago. The city became known for its architecture and beautiful homes on the lake. Between 1920 and 1930, there was a 70 percent population increase.

Today, Evanston is still thriving as an independent city. There are many cultural outlets in Evanston, there is a thriving business economy and public lakefront recreation activities. Evanston continues to prosper and refuses to be overshadowed by Chicago.



2600 Colfax St. Evanston, IL



2417 Prairie Ave. Evanston, IL



1600 Dodge Evanston, IL

Evanston's Lakefront and Beaches

Beach Locations from North to South:

1. Lighthouse Beach - Central St. at Sheridan Rd.
(2611 Sheridan Rd.)
2. Clark Street Beach - Clark St. at Sheridan Rd.
(1811 Sheridan Rd.)
3. Dog Beach - Church St at the lakefront
(1631 Sheridan Rd.)
4. Greenwood Street Beach - Greenwood St. at the lakefront
(1401 Sheridan Rd.)
5. Lee Street Beach - Lee St. and Lake Shore Blvd.
(1111 Lake Shore Blvd.)
6. South Boulevard Beach - South Blvd. at the lakefront
(525 Sheridan Square)





Transportation

The City of Evanston is the first suburb north of Chicago located on Lake Michigan. With its close proximity to Chicago, Evanston is extremely easy to reach. Evanston is only a half hour drive away from the bustling O'Hare International Airport and an hour away from Chicago Midway International Airport. The Chicago Transit Authority has extensive bus routes and trains running to and from Evanston to the city, the surrounding suburbs and the airports.

Buses

Chicago Transit Authority Bus & train routes in metro Chicago & select suburbs

Pace Bus Suburban bus routes

Metra Rail Train routes in metro chicago and most suburbs

Trains

The City of Evanston is served by both the Metra Train system and the CTA's "L," short for elevated. In the heart of Downtown Evanston, on Davis St., there is both a Metra Train station and an "L" Station. There are also many other "L" stops in Evanston.

The Metra serves the counties of Cook, DuPage, Lake, Will, McHenry and Kane. It runs to many suburbs, downtown Chicago, Southern Illinois and other Midwestern states.

The CTA's "L" serves the City of Chicago extensively and the surrounding suburbs. The "L" runs to all sides of Chicago and to both airports. Evanston is on the purple line of the system.

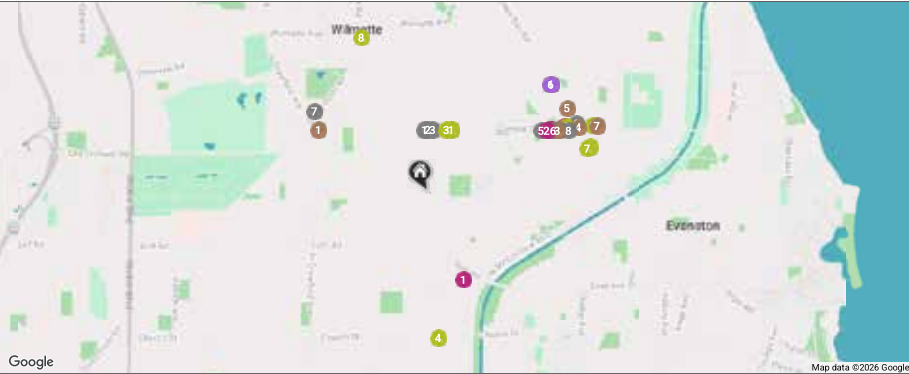
Taxi Cab

The following taxicab companies are licensed by the City of Evanston. These companies offer fixed rates to and from the airports, and accept senior taxicab coupons.

- Northshore Cab - 847.864.7500
- 303 Taxi - 847.256.0303
- American Taxi - 847.673.1000
- Best Taxi - 847. 864.2500
- Better Cab - 847.328.2515

FEATURED PROPERTY

2915 GRANT Street



RESTAURANTS

1

Curt's Café

2922 CENTRAL STREET, 0.3 MI

2

Bonsai Cafe

2916 CENTRAL STREET, 0.4 MI

3

The Fat Shallot Evanston

2902 CENTRAL STREET, 0.4 MI

4

Foodstuffs Gourmet Foods & Catering

2106 CENTRAL STREET, 0.7 MI

5

Great Harvest Bread Co. Evanston

2126 CENTRAL STREET, 0.7 MI

6

Celtic Knot Public House

2022 CENTRAL STREET, 0.8 MI

7

Sarkis Cafe

2632 GROSS POINT ROAD, 0.8 MI

8

Bluestone

1932 CENTRAL STREET #34, 0.8 MI

COFFEE

1

Starbucks Coffee Company

3330 CENTRAL STREET, 0.7 MI

2

Backlot Coffee

2006 CENTRAL STREET, 0.8 MI

3

Outdoor Cafe Evanston

2012 CENTRAL STREET, 0.8 MI

4

Leonidas Chocolate & French Cafe

1907 CENTRAL STREET, 0.9 MI

5

Dunkin'

2658 GREEN BAY ROAD, 0.9 MI

6

WFM Coffee Bar

2748 GREEN BAY ROAD, 0.9 MI

7

Joe & the Juice

1801 CENTRAL STREET STREET, 1.0 MI

SHOPPING

1

T.J. Maxx

3337 GOLF ROAD, 0.5 MI

2

Notice

2112 CENTRAL STREET, 0.7 MI

3

Paper Source

2100 CENTRAL STREET, 0.8 MI

4

The Spice House

1941 CENTRAL STREET, 0.8 MI

GROCERY

1

Whole Foods Market

2748 GREEN BAY ROAD, 0.9 MI

GYM

1

Spirit Rising Yoga

2746 CENTRAL STREET, 0.4 MI

2

Heaven Meets Earth Yoga Studio

2746 CENTRAL STREET, 0.4 MI

3

Orangetheory Fitness

2800 CENTRAL STREET, 0.4 MI

4

Yellow Flower Yoga

3421 CHURCH STREET, 0.8 MI

5

The Yoga Post

1937 CENTRAL STREET, 0.8 MI

6

Main Event Boxing and Fitness

2510 GREEN BAY ROAD, 0.9 MI

7

Fitbox45

2510 GREEN BAY ROAD, 0.9 MI

8

the reform method - WILMETTE

332 RIDGE ROAD, 0.9 MI

9

Northshore Pilates

2609 BROADWAY AVENUE, 1.0 MI

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by

CHRISTIE'S

