

1721 W WINONA STREET  
ANDERSONVILLE



@properties®



ROOM DIMENSIONS  
LIVING/DINING ROOM : 18' × 30'  
FAMILY ROOM : 19' × 18'  
KITCHEN : 15' × 12'  
RECREATION ROOM : 18' × 30'  
PRIMARY BEDROOM : 17' × 18'  
SECOND BEDROOM : 16' × 15'  
THIRD BEDROOM : 13' × 10'  
FOURTH BEDROOM : 13' × 13'

4 BEDROOM  
3.1 BATH  
TAXES: \$16,076.71

## SENSATIONAL ANDERSONVILLE HOME BOASTS WIDE FLOOR PLAN AND OVERSIZED ROOMS PERFECT FOR DAILY LIVING & ENTERTAINING.

Main floor with dark hardwood floors, open living & dining room with beautiful stone fireplace, wainscoting, and arched window. Upstairs: 3 generous sized bedrooms each with spacious & organized closets, hardwood floors, vaulted ceilings, and convenient laundry. Downstairs, a massive media/recreation room boasts 9 foot ceilings, 3rd fireplace plus wet bar. Large 4th bedroom with nearby stone bath-perfect for guests.

- Terrific all new open kitchen with big custom island, quartz counters, new Samsung appliances, awesome backsplash and step-in pantry
- Adjacent large family room w/beamed ceiling and organized work area offers tons of living and entertaining space, opens to deck and spacious yard
- Oversized Primary Suite boasts nicely redone bath with free-standing tub, walk-in shower, skylight and double sinks, plus enviably large walk-in closet.
- Two more bedrooms each with large organized closets; Hall bath nicely redone too, with porcelain tile as well as skylight
- Fantastic lower level with 9 ft ceilings, massive family room with wet bar, second laundry room, as well as excessive storage and new mudroom
- Terrific outdoor space includes welcoming front porch overlooking beautifully landscaped yard and tree lined street, rear deck for easy grilling overlooking spacious and low maintenance backyard
- Recent improvements include new furnace & air conditioner for upper zone and new humidifier for lower zone (2018), new hot water heater (2019), all new kitchen (2018), new backyard fence, garage door, landscaping and turf (2018)
- This move in ready home is located on great street within easy walking distance to Clark Street shopping & nightlife, plus Mariano's, Metra train station and Winnemac Park, plus Chicago Waldorf & Rogers Park Montessori schools

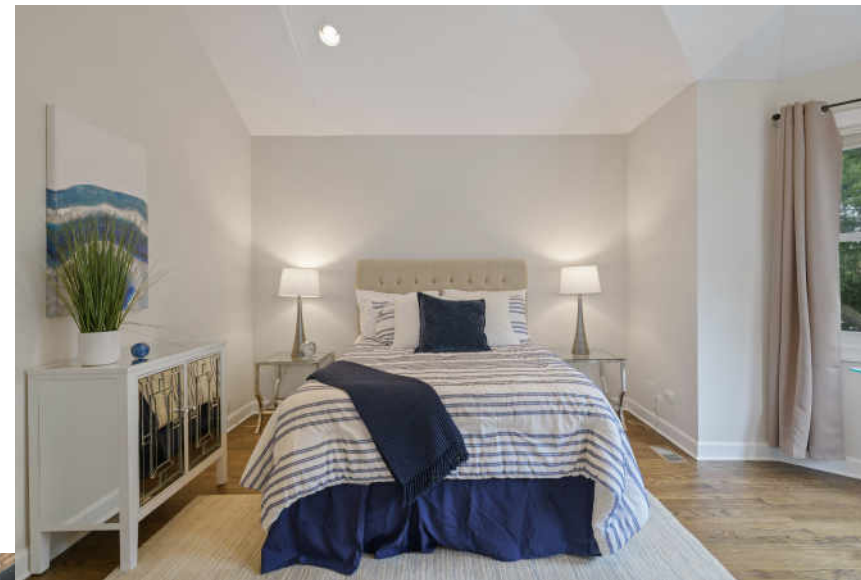




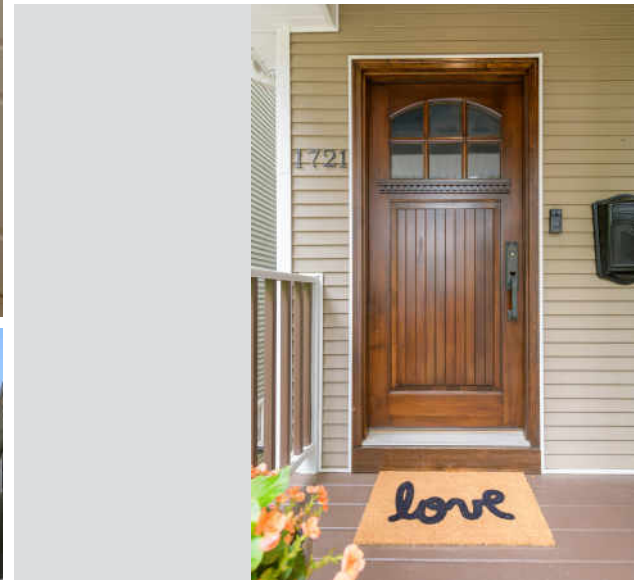
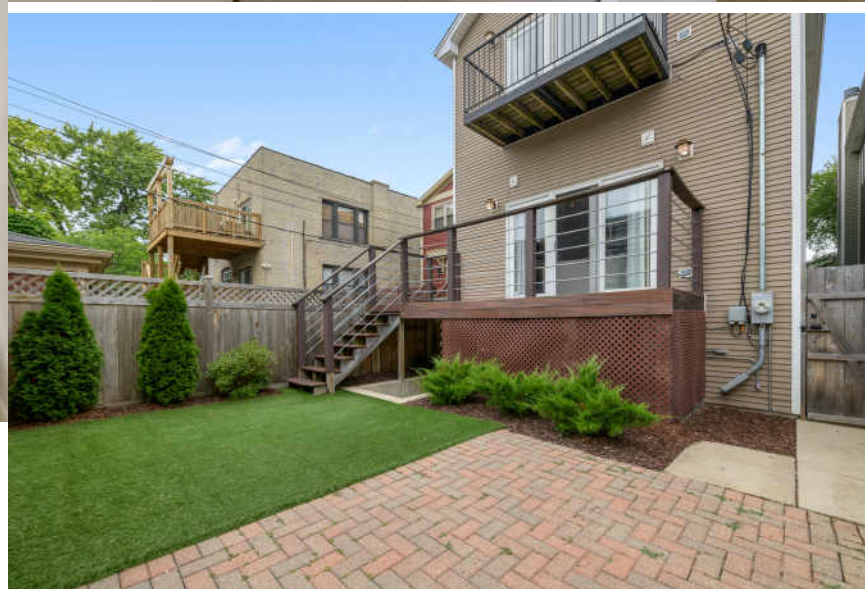
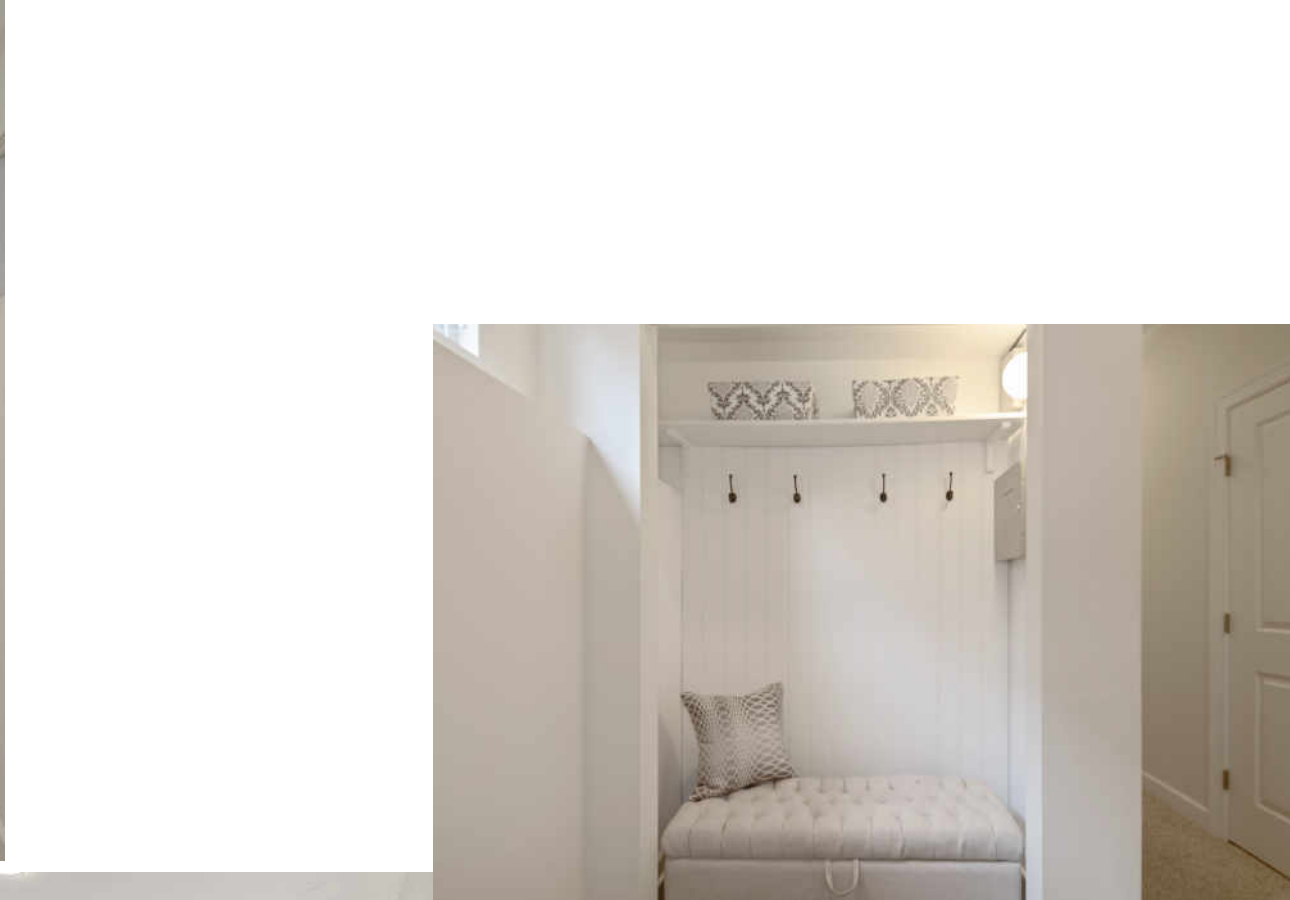
















# JUST BLOCKS FROM THE LAKEFRONT, **ANDERSONVILLE** OFFERS RESIDENTS A VIBRANT, SELF-SUSTAINING COMMUNITY ON CHICAGO’S NORTH SIDE.

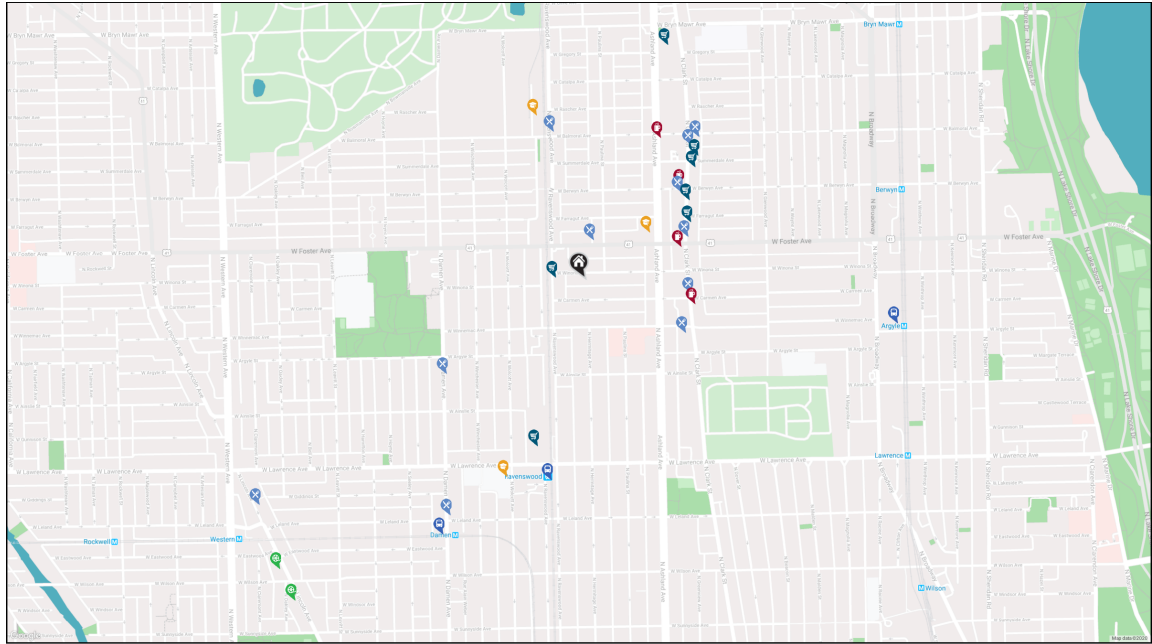
At the forefront of the “shop local” movement, the historic and bustling business district along Clark Street is a mecca of locally owned businesses including independent shops, restaurants, bars and bistros. Residents can find almost everything nearby, from the grocery store and dentist to fine art and antique shops.

Tree-lined streets, walkable schools, playgrounds and parks make Andersonville a popular place to call home. Housing includes a mix of handsome greystone two- and three-flats, 1920s walk-ups, redbrick apartment complexes and large single-family homes. Buyers can also find gut rehabs and beautiful new construction homes with backyard gardens.

In addition to dinner, cocktails, music, magic and the Andersonville Farmers Market, residents can enjoy al fresco dining with plenty of dog-friendly patios. Andersonville also hosts one of Chicago’s most popular street festivals, Midsommarfest.

The neighborhood is accessible by express buses, the “L” and Lake Shore Drive.





**RESTAURANTS**

**Fat Chris's Pizza and Such**  
1706 W FOSTER AVE, 0.1 MI

**Bar Roma**  
5101 N CLARK ST, 0.2 MI

**The Bongo Room**  
5022 NORTH CLARK STREET, 0.3 MI

**Lady Gregory's Irish Bar & Restaurant**  
5260 NORTH CLARK STREET, 0.3 MI

**Jin Ju**  
5203 NORTH CLARK STREET, 0.3 MI

**Big Jones**  
5347 NORTH CLARK STREET, 0.4 MI

**Pauline's**  
1754 WEST BALMORAL AVENUE, 0.4 MI

**Vincent**  
1475 W BALMORAL AVE, 0.4 MI

**Over Easy Café**  
4943 N DAMEN AVE., 0.4 MI

**Ravenswood Station Bar & Grill**  
4709 NORTH DAMEN AVENUE, 0.6 MI

**Cafe Selmarie**  
4729 N LINCOLN AVE, 0.9 MI

**COFFEE SHOPS**

**La Colombe Coffee Roasters**  
5158 NORTH CLARK STREET, 0.2 MI

**Starbucks**  
5300 NORTH CLARK STREET, 0.3 MI

**Great Lakes Coffee**  
5059 NORTH CLARK STREET, 0.3 MI

**First Slice Pie Cafe**  
5357 NORTH ASHLAND AVENUE, 0.4 MI

**SHOPPING**

**KOVAL Distillery**  
5121 NORTH RAVENSWOOD AVENUE,  
0.1 MI

**Andersonville Galleria**  
5247 NORTH CLARK STREET, 0.3 MI

**Scout**  
5221 N CLARK ST, 0.3 MI

**Alamo Shoes**  
5321 NORTH CLARK STREET, 0.4 MI

**Mariano's**  
1800 W LAWRENCE AVE, 0.4 MI

**Cowboys and Astronauts**  
1478 W SUMMERDALE AVE, 0.4 MI

**Jewel-Osco**  
5516 NORTH CLARK STREET, 0.6 MI

**SCHOOLS**

**Chicago Waldorf School**  
5200 N ASHLAND AVE, 0.2 MI

**Rogers Park Montessori School**  
1800 W BALMORAL AVE, 0.4 MI

**Mcperson Elementary School**  
4728 NORTH WOLCOTT AVE, 0.5 MI

**ENTERTAINMENT**

**Davis Theater, Chicago**  
4614 N LINCOLN AVE, 1.0 MI

**Old Town School Music Store**  
4544 N LINCOLN AVE, 1.0 MI

**TRANSIT**

**Ravenswood**  
METRA - UNION PACIFIC NORTH, 0.5 MI

**Argyle**  
CTA - RED LINE, 0.7 MI

**Damen**  
CTA - BROWN LINE, 0.7 MI



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Chicago, Illinois





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