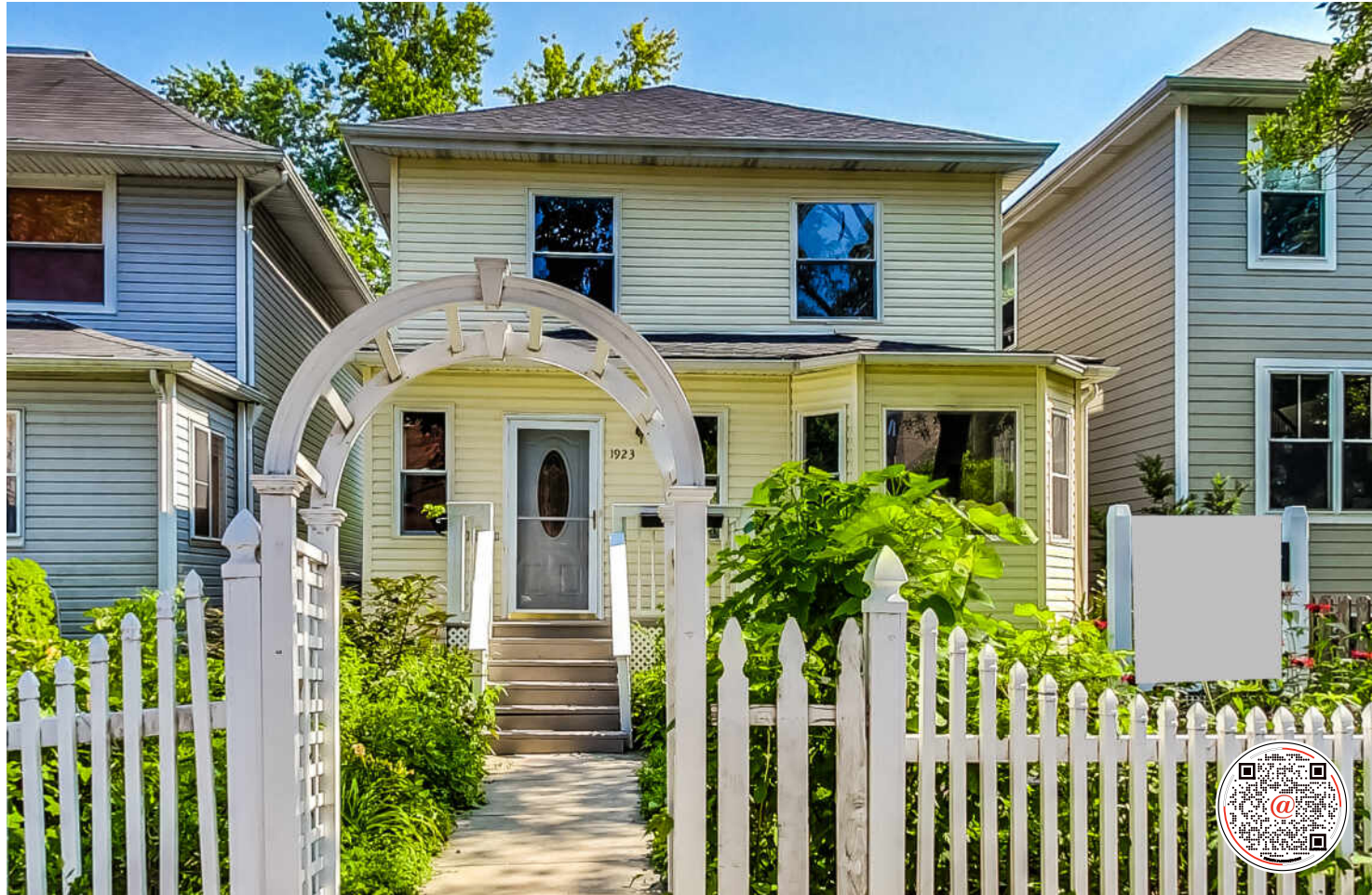


1923 W CHASE AVE
ROGERS PARK





ROOM DIMENSIONS

LIVING ROOM : 14' × 25'

DINING ROOM : 11' × 12'

KITCHEN : 12' × 15'

PRIMARY BEDROOM : 17' × 12'

SECOND BEDROOM : 9' × 12'

THIRD BEDROOM : 10' × 11'

LAUNDRY ROOM : 10' × 9'

LOFTED AREA : 10' × 9'

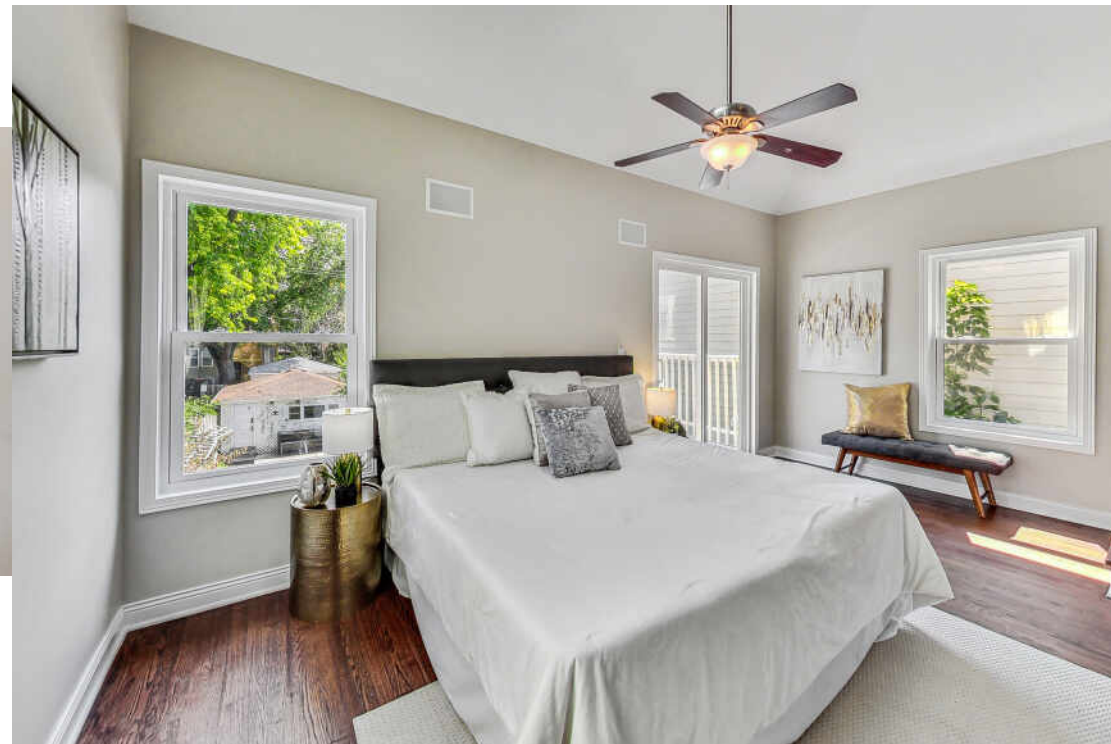
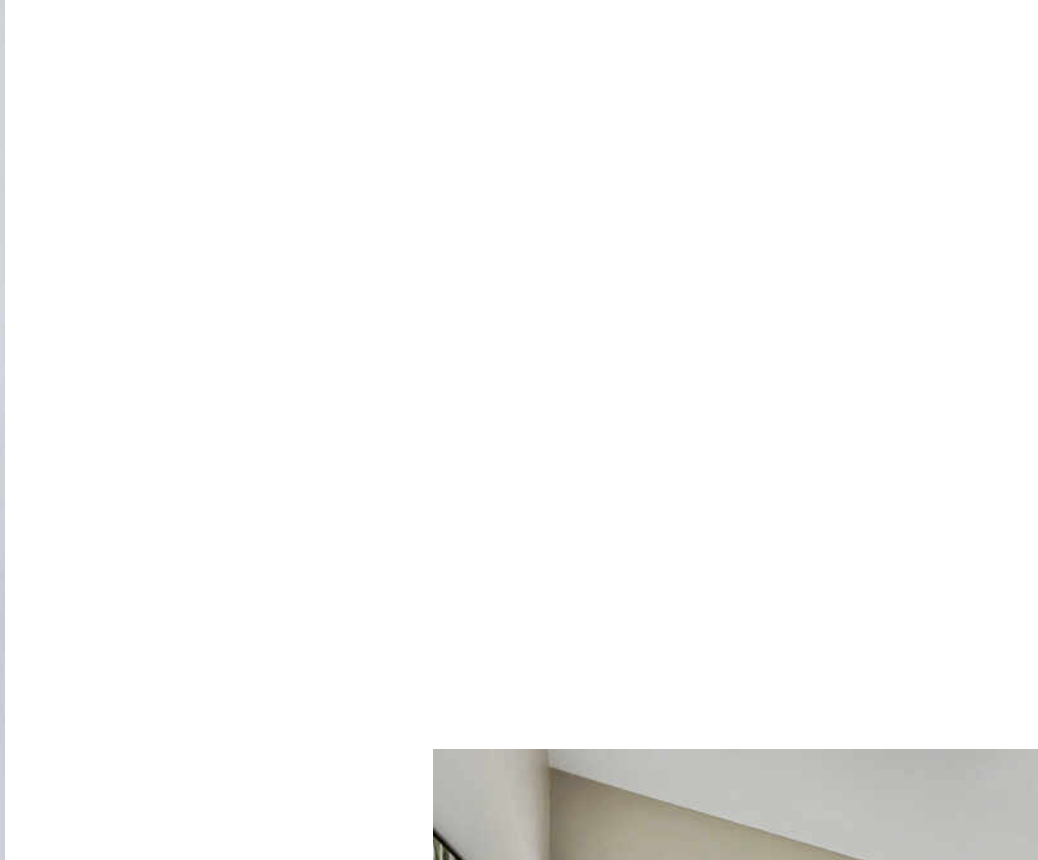
FOYER : 9' × 6'

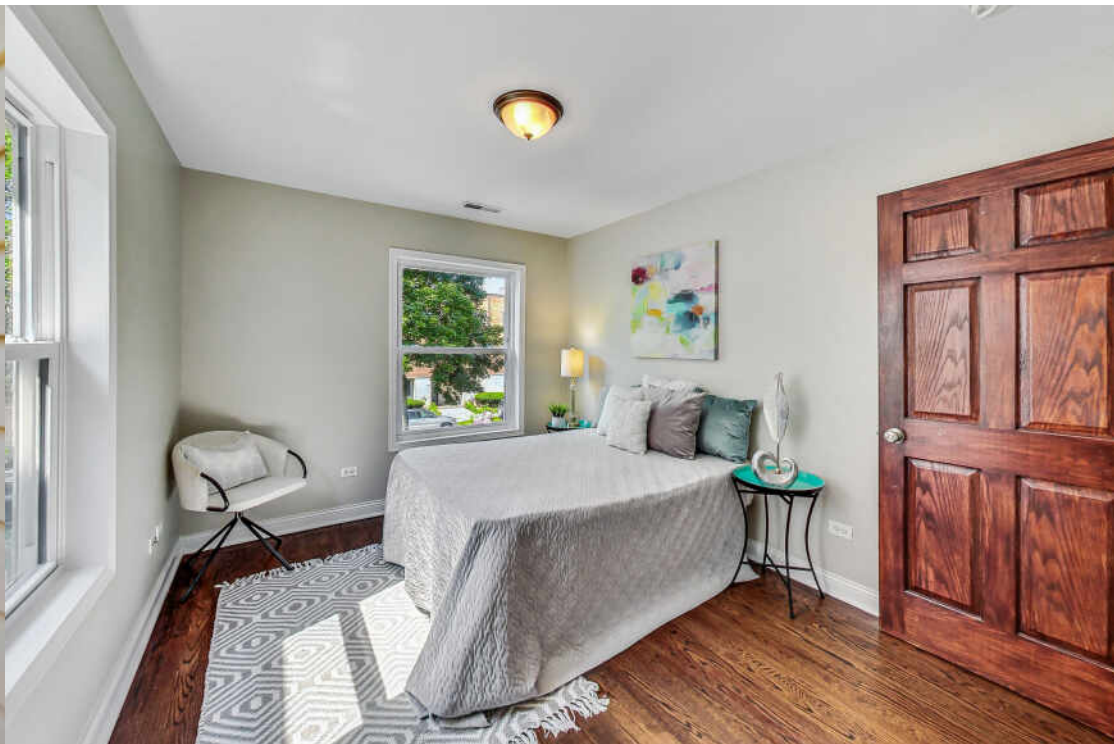
RECREATION ROOM : 15' × 17'

- Roaring Rogers Park, 3 BD/2.1 BA SFH + a detached 2-car garage, situated on a quiet, one-way street on an oversized (30' x 160') lot.
- On the main level, you can entertain in the spacious living/dining room combo - featuring hardwood flooring throughout, large bay windows, a free-standing gas fireplace, built-in overhead speakers, and an adjacent powder room.
- The kitchen has ample cabinetry, a garbage disposal, stainless steel appliances, granite countertops, a breakfast bar, and a skylit breakfast room.
- Travel upstairs where you'll find all 3 bedrooms located on the same floor, including a hallway bathroom featuring a jetted bathtub.
- Bask in the natural sunlight in the primary bedroom featuring multiple sun exposures, an additional skylight, a 2nd story balcony overlooking the fully-fenced backyard, and access to a 3rd level lofted area (ideal for an office, a reading area, or an additional walk-in closet).
- Hang out in the basement recreation room with easy access to the laundry room and a 2nd full bathroom (featuring an additional jetted tub).
- The exterior includes a charming front porch, a large backyard with 4 raised planter beds for herbs/vegetables, a stamped concrete patio, and a chicken coop.
- 0.4 miles from METRA - Rogers Park Station. 0.5 miles from CTA Purple, Yellow, and Red Line - Howard Station. 0.6 miles from CTA Red Line - Jarvis Station.
- Walking distance to Pottawattomie Park, Walgreens, Touhy Park, Jewel-Osco, Honeybear Cafe, and Rogers Park Fruit Market.
- Roof (2024) - complete tear-off. Interior house painting (2024).
- Frigidaire Dishwasher (2024). LG French Door Refrigerator (2023).
- Furnace (2011). A/C condenser (2011).
- Spray foam insulation installed in attic (2015).
- Spray foam and French drain system installed in basement (2012).

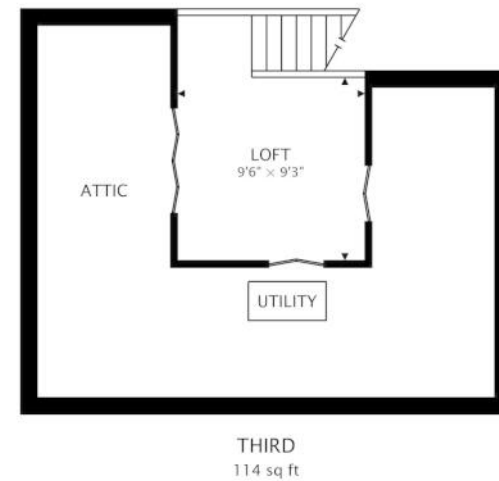


3 BEDROOM
2.1 BATH
TAXES: \$7,291.80 (2023 - NO
EXEMPTIONS)











ROGERS PARK IS A WORLDLY COMMUNITY THAT HAS A VIBE ALL ITS OWN.

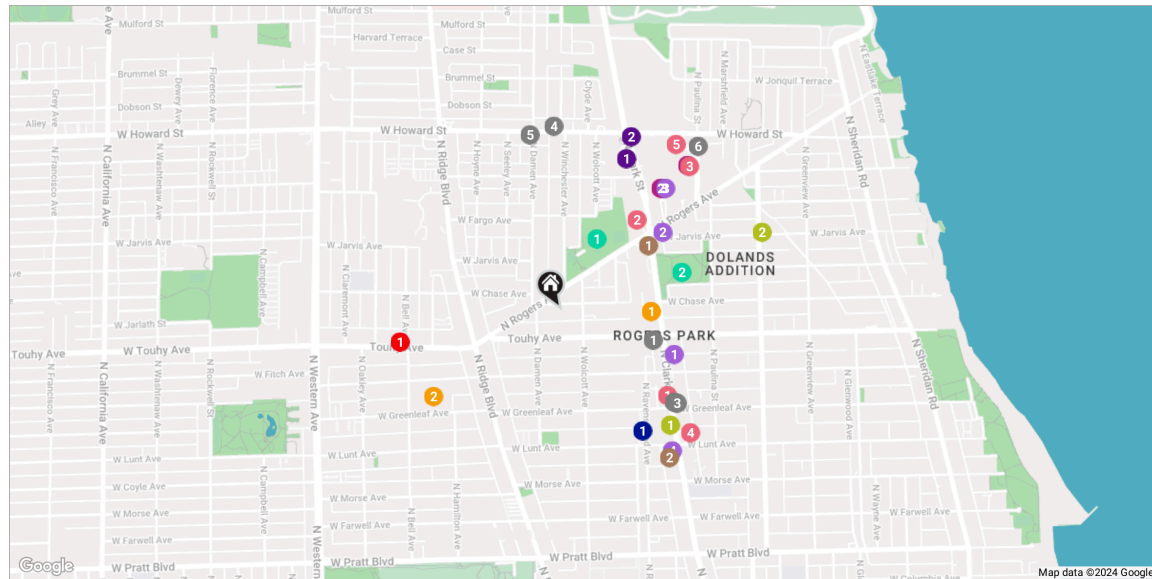
The neighborhood features legendary restaurants and shops that highlight a variety of cultures, along with popular dive bars, coffee shops, scenic beaches and more than 30 parks.

Residents love the street-end beaches, which are more accessible and less busy than downtown beaches. While Helen Doria Beach, also known as Columbia Beach, is great for its view of downtown, Loyola Beach is a popular spot for fishing, picnics and other recreational activities.

Rogers Park is known for celebrating community and creativity. This is evident in Miles of Murals – a community-based initiative featuring 14,000 square feet of commissioned art. The project began in 2007 and includes block-long pieces, viaducts and overpasses. Every year, neighbors come together to paint Loyola Beach’s 600-foot lakefront mural at the Artists of the Wall Festival.

The community consists of east and west sections and includes smaller pocket neighborhoods. Loyola University of Chicago and the lakefront are focal points on the east, while West Rogers Park includes larger single-family homes and a number of city parks.

Homebuyers can find a variety of housing styles including vintage walkups, new construction and block after block of classic Chicago bungalows. Downtown Chicago is easily accessible via Lake Shore Drive and public transportation including the CTA’s Red Line and Metra’s Union Pacific North Line.





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