

1946 W SUMMERDALE AVENUE
LINCOLN SQUARE ~ BOWMANVILLE





ROOM DIMENSIONS

FOYER : 12' × 8'

LIVING ROOM : 14' × 14'

DINING ROOM : 13' × 12'

KITCHEN : 15' × 10'

ENCLOSED PORCH : 12' × 7'

PRIMARY BEDROOM : 17' × 12'

BEDROOM 2 : 11' × 10'

BEDROOM 3 : 13' × 11'

BEDROOM 4 : 11' × 10'

REC ROOM : 16' × 15'

OFFICE : 10' × 9'

STORAGE : 11' × 10'

LAUNDRY ROOM : 15' × 8'

4 BEDROOM

2.1 BATH

TAXES: \$8,179

DIAMOND IN THE ROUGH

Charming Victorian cottage on a quiet tree-lined street.

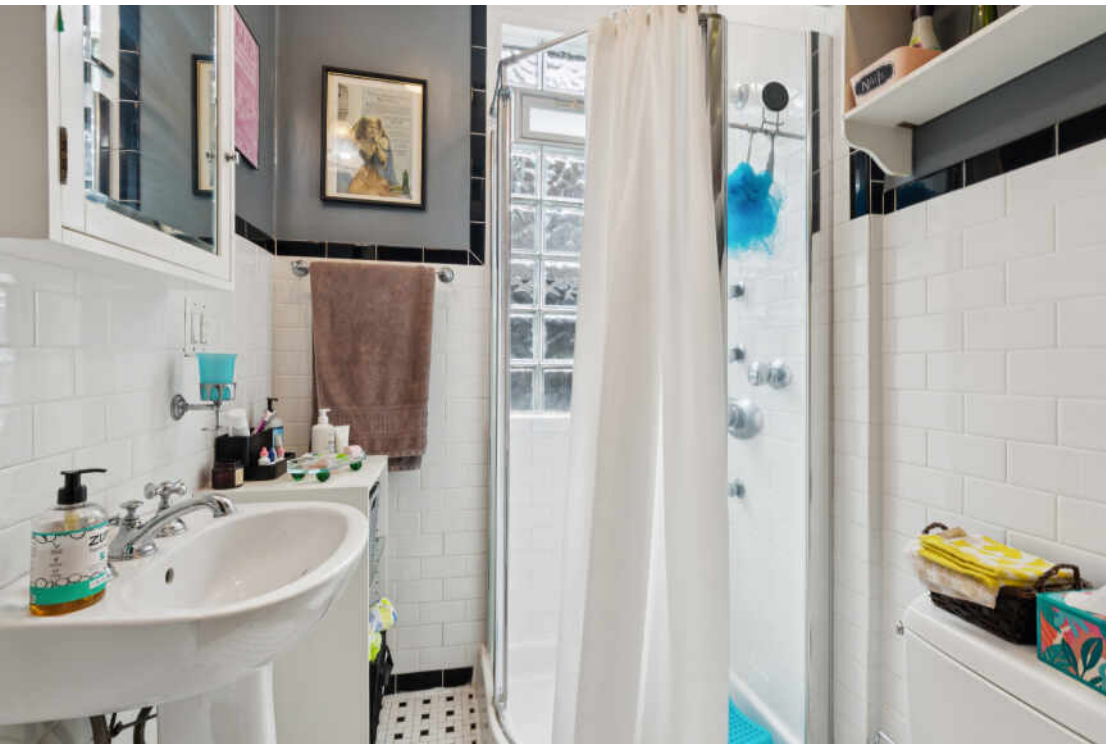
Traditional floor plan with 3 Bedrooms on the 2nd floor and 1 Bedroom on the 1st floor. Inviting front Foyer, lovely Living and Dining Rooms, spacious Kitchen. Each of the main floors has a full Bathroom.

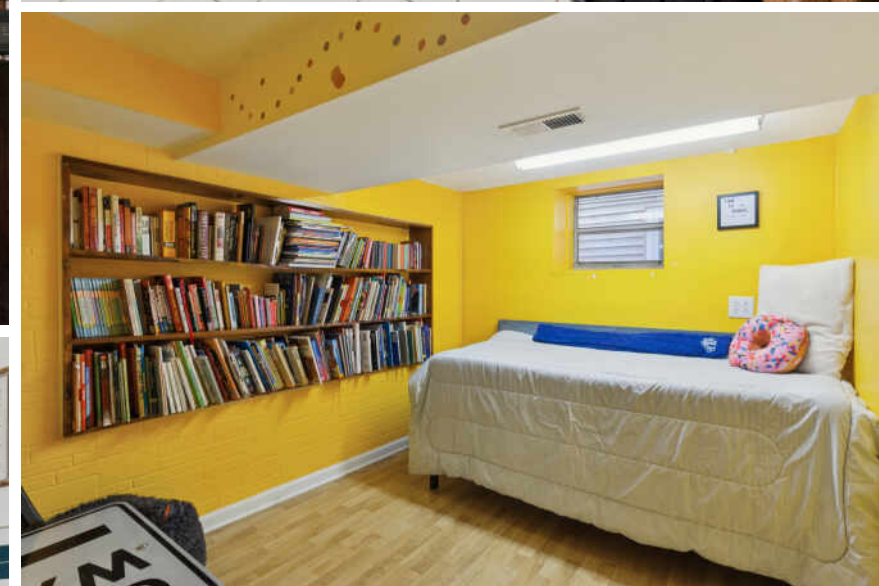
Finished walk-out basement has an Office, Playroom, Storage, Laundry Room, and a small half Bath.

Great backyard and 2 car Garage. Tear-off roof & gutter replacement 2010, Furnace 2023, A/C condenser 2026, installed new hardwood floors on 2nd floor & stairs 2008, washer/dryer & dishwasher 2019, gas range 2024, and new garage door 2020.

Enjoy an excellent location. Walking distance to Peterson Metra, CTA Brown & Red Line stations, Andersonville dining, and shopping, many highly ranked public and private schools, and beautiful city and lakefront parks. Relish Bowmanville's tranquility while being close to Andersonville and Lincoln Square.

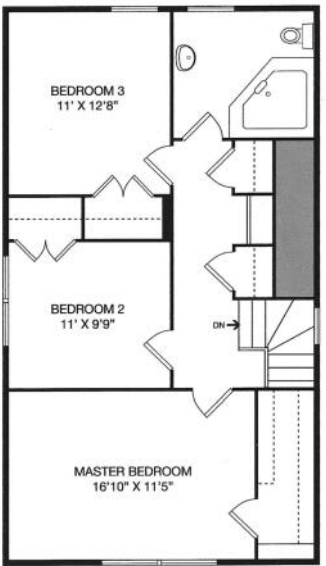








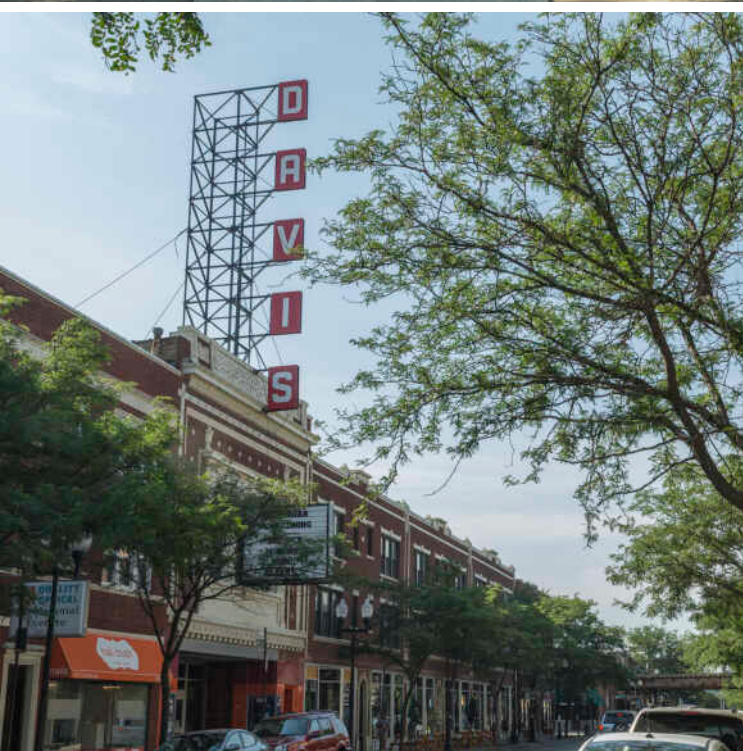
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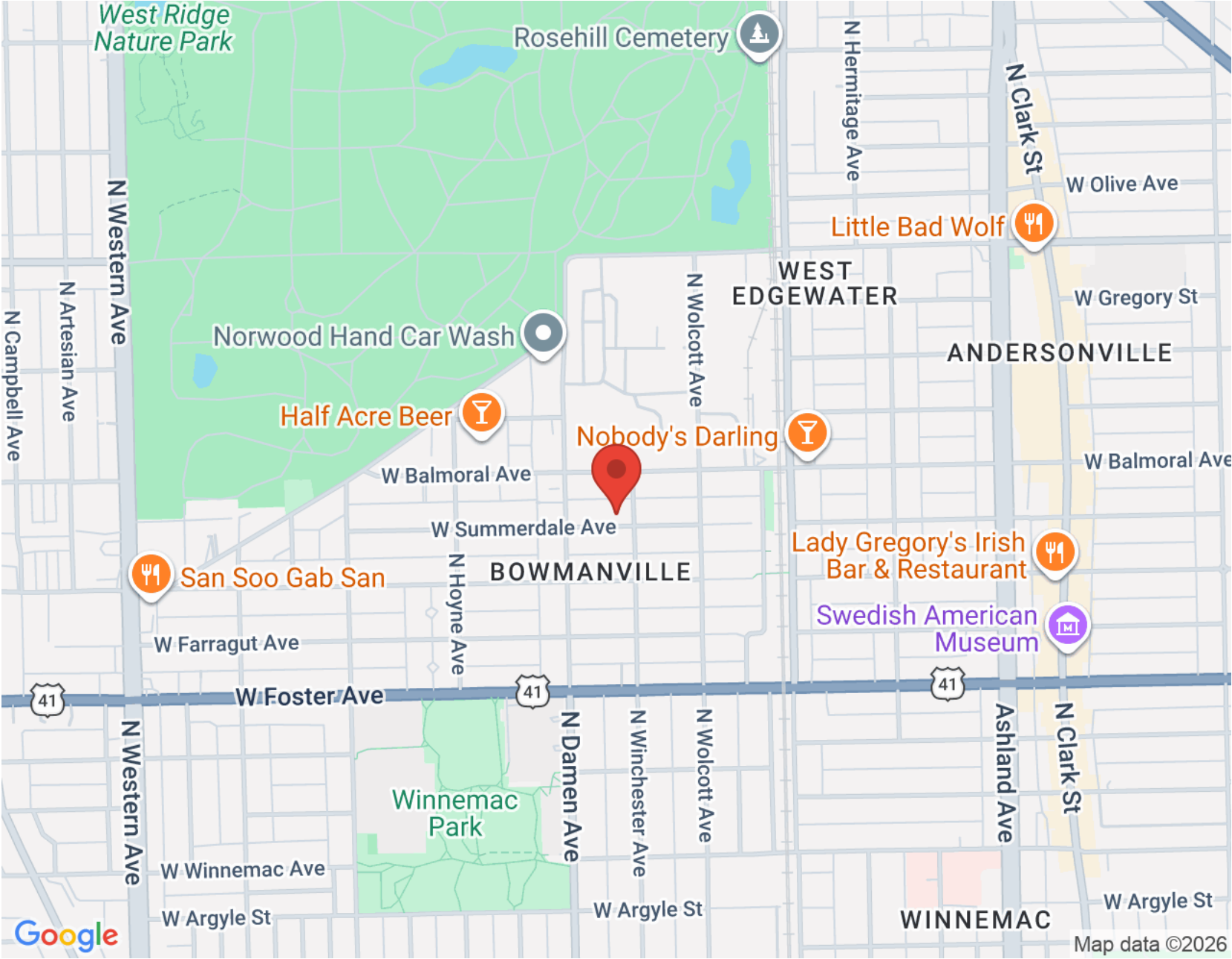
LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

The community has a number of popular restaurants and bars, while Lincoln Avenue offers an eclectic mix of sophisticated eateries, corner cafes, and favorite neighborhood hangouts.

Centered around a bustling shopping and dining district on Chicago's North Side, Lincoln Square became one of Chicago's first commuter suburbs when the Ravenswood elevated train line was completed in 1907. Today residents have convenient access to the CTA Brown Line and Metra's Union Pacific North Line.

The neighborhood's quiet residential streets are lined with bungalows, greystones, and brick two- and three-flats. Lovely Victorian and Prairie School homes can be found along the North Branch of the Chicago River. New-construction options are also available in Lincoln Square and include single-family homes, townhomes, three-flat condominiums, and mid-rise buildings.

Lincoln Square's lively cultural scene includes the Old Town School of Folk Music as well as annual festivals such as the Square Roots festival and the German-American Fest, which draws crowds from all over the Midwest.



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