3325 N KILBOURN AVENUE

OLD IRVING PARK







ROOM DIMENSIONS

LIVING ROOM: 13' × 11'

DINING ROOM: 13' × 11'

KITCHEN: 11' × 10'

PRIMARY BEDROOM: 15' × 10'

SECOND BEDROOM: 11' × 10'

THIRD BEDROOM: 12' × 14'

FOURTH BEDROOM: 10' × 14'

LIVE ON THE PARK IN THIS BEAUTIFULLY RENOVATED EXTRA WIDE 4 BEDROOM 3 FULL BATH KILBOURN PARK BUNGALOW WITH FINISHED BASEMENT!

Contemporary Finishes Compliment A Bright Classic Floor plan With Hardwood Floors, Modern Kitchen With Flat Panel Cabinets, Quartz Counters, Tile Backsplash, Samsung Stainless Appliance Package With Built In Microwave and Vented Smart Hood, Single Bowl Sink With Disposal, Gold Hardware and Under Cabinet Lighting. Tasteful Bathrooms With Mix of Subway Wall and Octagon Floor Tile, Wide Vanities, Premium Light Fixtures, Matching Hardware Already Complete. Upstairs Bath Complete With Custom Fully Tiled Standing Shower, Built In Sitting Bench, Shower Niche, Frameless Glass Shower Door on Hydraulic Hinge, Circular Vanity Mirror W/Vanity Lights On Each Side and Skylight. Lower Level Created For Optimal Entertainment Space With Premium Poxy Finished Concrete Floor, Can Lighting Throughout, Luxury Bath With Extra Wide Shower, Side By Side Samsung Laundry With Folding Table and Wash Sink, All New Mechanicals, Great Extra Storage and Walkout/Separate Entry. Large Backyard Space and Garage To Be Finished With New Siding and Entry Doors In Addition To Other Exterior Projects Still In The Works. Easy Walk Through Kilbourn Park To The Grayland Metra Stop 2 -3 Blocks Away. Lots Of Restaurants Within Walking Distance Like Bryn Mawr Breakfast Club, Thai Aree House, Cozy Corner, La Villa, Moonwalker Cafe and Brasa Roja. Kilbourn Park Has Running and Walking Paths, Organic Greenhouse and Community Gardens, Field House, Soccer and Tennis Courts, Kids Playground, Baseball Diamond, Basketball Court, Lyft Bike Rentals and More.

4 BEDROOM 3 BATH TAXES: \$1,169























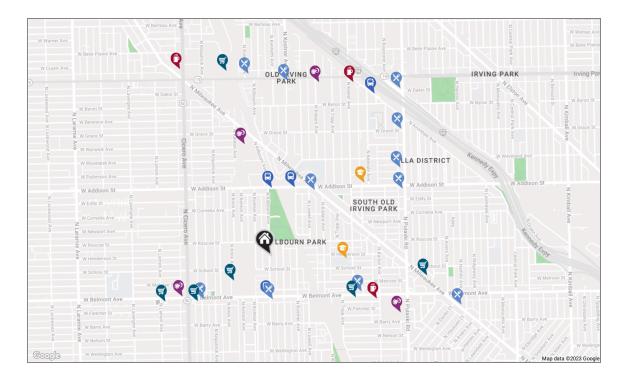
SOMETHING OLD. SOMETHING NEW. SOMETHING BLUE. OLD IRVING PARK HAS IT ALL.

Historic well-preserved homes with spacious yards, new development and easy access to the CTA Blue Line make this a highly-desirable neighborhood.

The Northwest Side neighborhood is known for its quiet streets and historic homes including meticulously-maintained single-family homes in a variety of architectural styles from Chicago bungalow, Victorian and Queen Anne to Farmhouse and Italianate. Many of its historic homes are in various stages of renovation or preservation while new construction is underway as well. Community organizations are active in maintaining the neighborhood's historic charm.

Old Irving Park has a variety of eateries - from corner taverns to delis - as well as boutiques that dot the retail districts. In addition to the Blue Line, the neighborhood is close to Metra stations and just off the Kennedy Expressway.

City parks and community centers offer Old Irving Park residents outlets for sports, music and theater.





Bryn Mawr Breakfast Club 4459 WEST BELMONT AVENUE, 0.2 MI

Wendy's 4140 WEST BELMONT AVENUE, 0.4 MI

Thai Aree House 3592 NORTH MILWAUKEE AVENUE, 0.4 MI

Breakfast House 4725 WEST BELMONT AVENUE, 0.4 MI

La Villa Restaurant Lounge and 3638 NORTH PULASKI ROAD, 0.7 MI

Brasa Roja Pulaski 3556 NORTH PULASKI ROAD, 0.7 MI

Smoque BBQ 3800 NORTH PULASKI ROAD, 0.8 MI

Starbucks 4365 WEST IRVING PARK ROAD, 0.8 MI Chicago's Pizza 4520 WEST IRVING PARK ROAD, 0.9 MI

3143 NORTH MILWAUKEE AVENUE, 0.9 MI

Hot Woks Cool Sushi 3930 NORTH PULASKI ROAD, 1.0 MI

COFFEE SHOPS Moonwalker Cafe 4101 WEST BELMONT AVENUE, 0.5 MI

Backlot Coffee 3982 NORTH AVONDALE AVENUE, 0.9 MI

City News Cafe 4018 NORTH CICERO AVENUE, 1.0 MI

SHOPPING

Tony's Fresh Market 4608 WEST BELMONT AVENUE, 0.2 MI

Taco Bell

Baskin-Robbins

4851 WEST BELMONT AVENUE, 0.5 MI Kozy's Cyclery Megastore

Walgreens

Andy's Tire Shop

Marshalls 4612 W. IRVING BOULEVARD, 0.9 MI

3255 NORTH MILWAUKEE AVENUE, 0.7 MI

4745 WEST BELMONT AVENUE, 0.4 MI

4151 WEST BELMONT AVENUE, 0.4 MI

HEALTH CLUBS

ZUMBA FITNESS WITH GUS 4808 WEST BELMONT AVENUE, 0.4 MI

Cheer Destiny Allstars 3800 NORTH MILWAUKEE AVENUE, 0.5 MI

Planet Fitness 3120 NORTH PULASKI ROAD, 0.6 MI Irving Park YMCA 4251 WEST IRVING PARK ROAD, 0.8 MI

SCHOOLS

Jonathan Y Scammon Public School

4201 WEST HENDERSON STREET, 0.3 MI

St. Viator Elementary School 4140 WEST ADDISON STREET, 0.5 MI

TRANSIT

Belmont & Kilbourn UNITED STATES, 0.2 MI

Addison & Kilbourn UNITED STATES, 0.3 MI

Addison & Kostner UNITED STATES, 0.3 MI

Irving Park 3931 NORTH AVONDALE AVENUE, 0.9 MI

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