

3449 N KILDARE AVENUE
OLD IRVING PARK

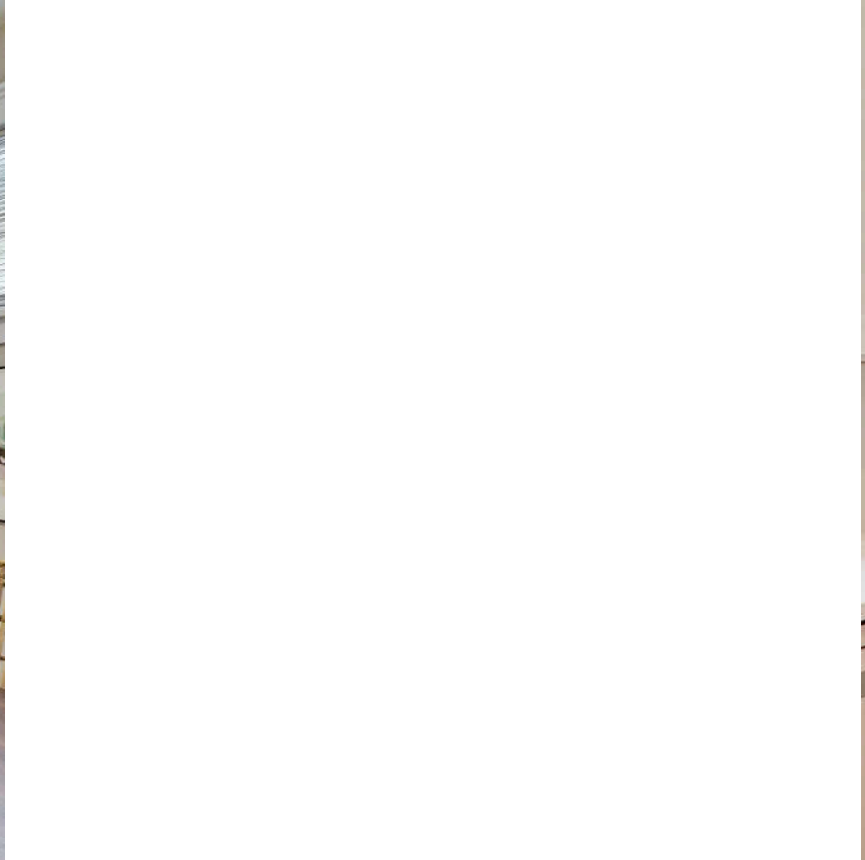


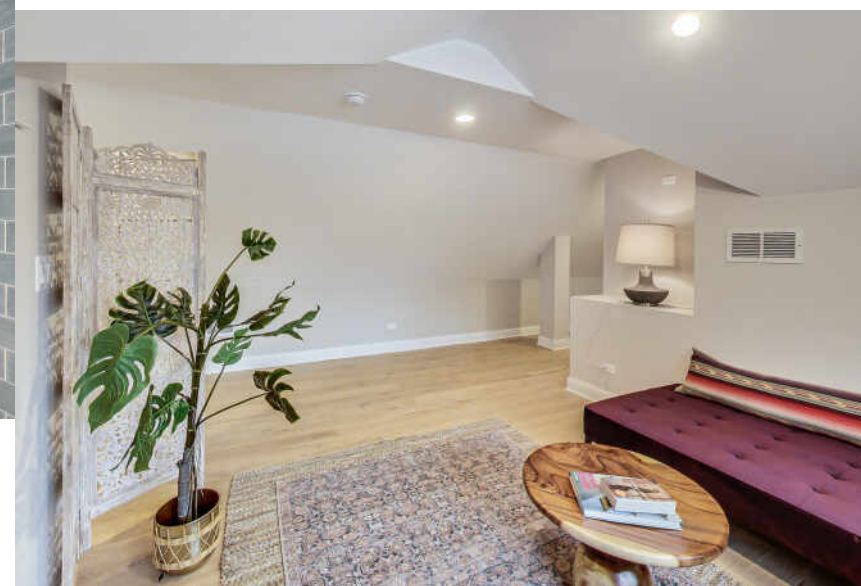


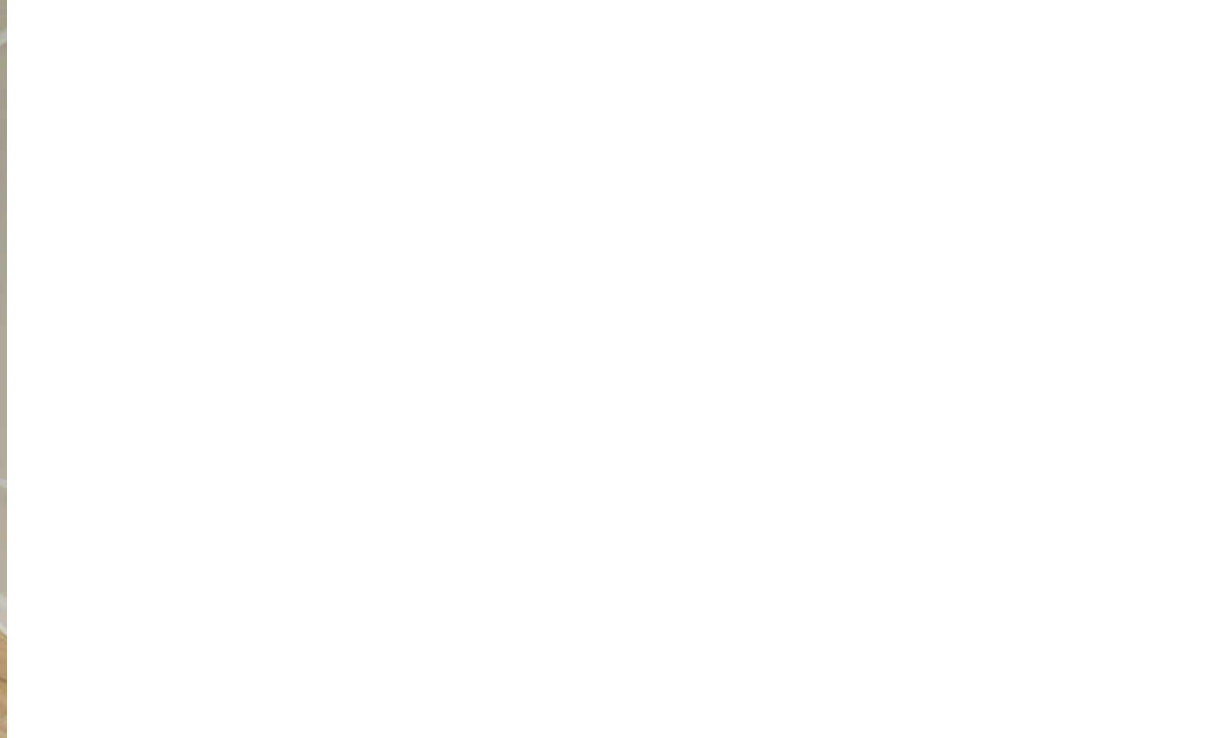
OLD IRVING PARK 2-FLAT GEM

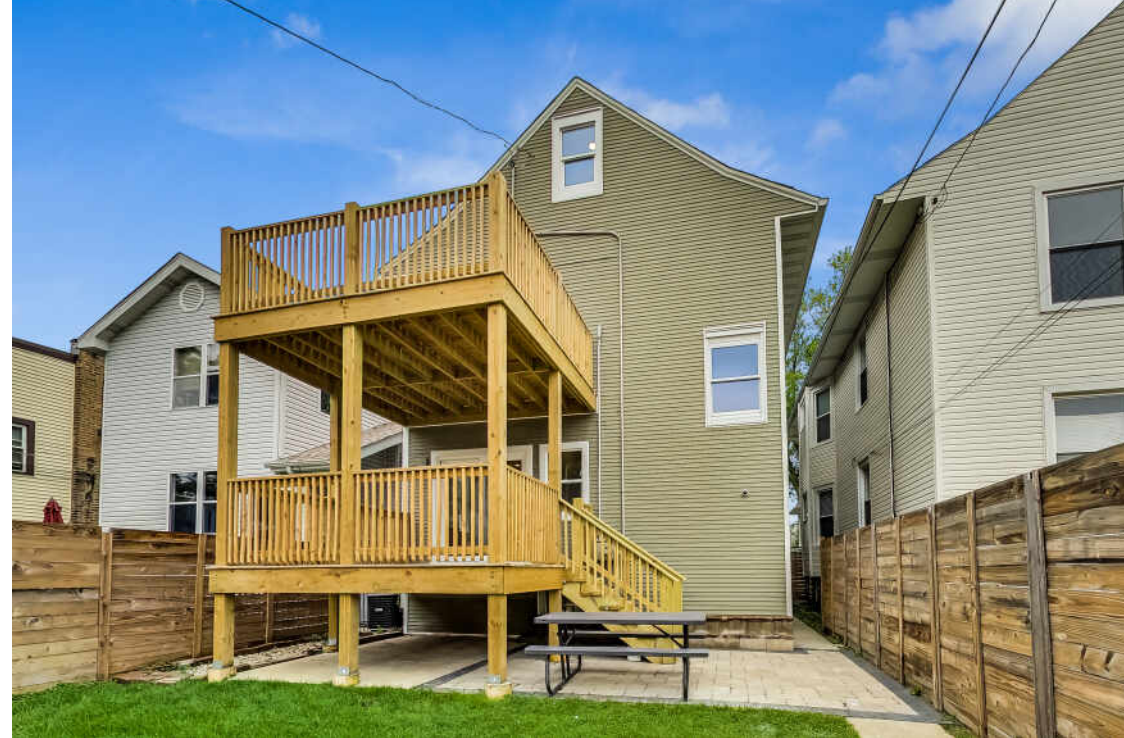
Incredible, newly renovated 2-flat in a rapidly appreciating pocket in south Old Irving Park. This unique property features two condo quality 3 bed/2 bath duplex units. Your choice of an owners' unit with either the duplex down or duplex up. With one offering backyard access from your new deck off the kitchen and additional family room, and the other a primary suite on the upstairs level offers great options for any new owner or tenant. Both units' highlights include hardwood floors throughout, lovely natural light, central heat and AC, in-unit laundry and spacious decks off the kitchens providing a perfect flow for entertaining and everyday living. Lovely grassy yard surrounded by privacy fences with a detached 2 car garage round out this gem. A newer roof, new HVAC, appliances, plumbing and electrical makes this a truly turnkey investment. Picturesque Old Irving tree lined street, conveniently located right off Milwaukee offers breezy access to Avondale, Logan Square along with blue line and 90/94 access. Amazing opportunity for any owner occupant or investor!

6 BEDROOM
4 BATH
TAXES: \$6,591

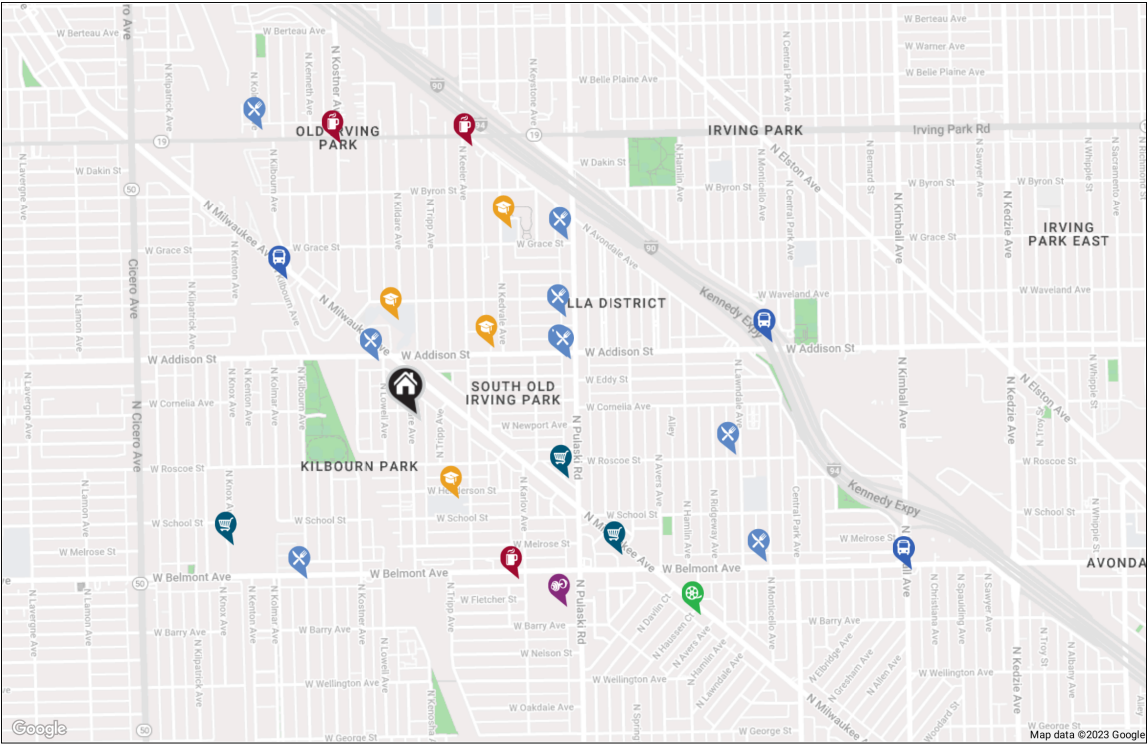












 RESTAURANTS

Bia's Café Marianao
4323 WEST ADDISON STREET, 0.2 MI

La Villa Restaurant Lounge and Banquets
3638 NORTH PULASKI ROAD, 0.4 MI

S&S Thai Restaurant
3558 NORTH PULASKI ROAD, 0.4 MI

Brasa Roja Pulaski
3556 NORTH PULASKI ROAD, 0.4 MI

Bryn Mawr Breakfast Club
4459 W BELMONT AVE, 0.4 MI

Smoque BBQ
3800 NORTH PULASKI ROAD, 0.5 MI

La Nonna
3400 N LAWDALE AVE, 0.7 MI

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

The Avondale Tap
3634 W BELMONT AVE, 0.9 MI

 COFFEE SHOPS

Moonwalker Cafe
4101 WEST BELMONT AVENUE, 0.4 MI

Backlot Coffee
3982 NORTH AVONDALE AVENUE, 0.6 MI

Starbucks
4365 WEST IRVING PARK ROAD, 0.7 MI

 SHOPPING

Windy City Produce Inc
3340 N PULASKI RD, 0.4 MI

Tony's Fresh Market
4608 W BELMONT AVE, 0.5 MI

Walgreens
3222 NORTH MILWAUKEE AVENUE, 0.6 MI

 HEALTH CLUBS

Planet Fitness
3120 N PULASKI RD, 0.5 MI

 SCHOOLS

Carl Schurz High School
3601 NORTH MILWAUKEE AVENUE, 0.2 MI

St. Viator Elementary School
4140 WEST ADDISON STREET, 0.2 MI

Jonathan Y Scammon Public School
4201 WEST HENDERSON STREET, 0.2 MI

Disney II Magnet Elementary School
3815 NORTH KEDVALE AVENUE, 0.5 MI

 ENTERTAINMENT

Avondale Bowl
3118 N MILWAUKEE AVE, 0.8 MI

 TRANSIT

Grayland
3729 N KILBOURN AVE, 0.4 MI

Addison
3622 W ADDISON ST, 0.8 MI

Belmont
CHICAGO, 1.2 MI

NOTES



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

