

**3648 NORTH MOZART STREET**  
IRVING PARK







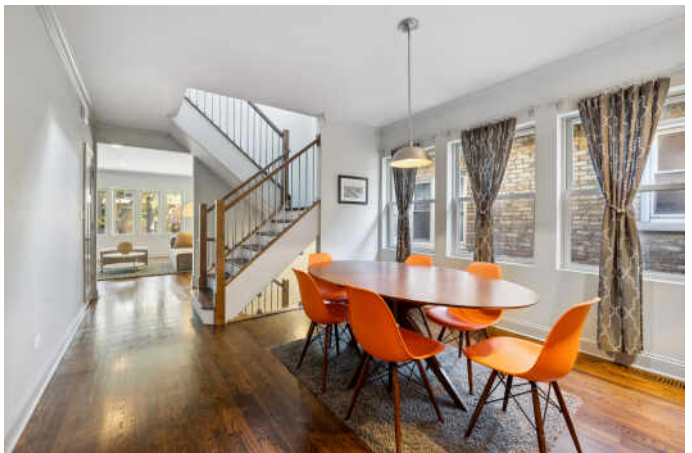
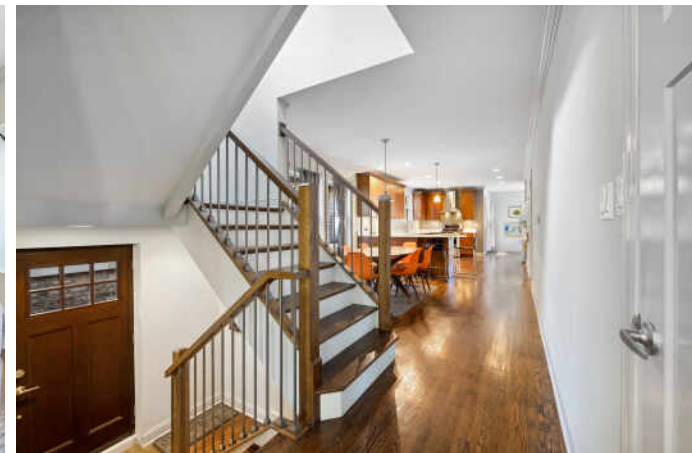
4 BEDROOM  
3 BATH  
TAXES: \$10,438

## UPDATED BUNGALOW WITH ALL THE CHARM, PLUS MODERN LAYOUT FOR TODAY'S LIFESTYLES

Modern Bungalow on wide lot, one block from California Park and McFetridge Sports Center, two blocks to Target at Addison Mall. Fully rehabbed in 2014, with a nice combination of Craftsman character and open layout inside. Beautiful hardwood floors on main and upper floor, where there is a combo primary suite arrangement with office area, and great closets. Two bedrooms on main level reflect the original useful layout of the bungalow style, sharing a full bath. Open dining and kitchen, generous countertop breakfast bar/peninsula. Nice transition to rear open office/study room, with more storage. Generous covered rear porch leads to inviting fenced-in backyard with deck off the garage--great for lounging, container gardening or evening fire pits and marshmallows. Move-in condition, super convenient location to parks, Chicago river bike trail, Horner Park, Target, restaurants and easy transit.

- Prime location on beautiful block, lined with classic brick bungalows
- One block to California Park, the Chicago River bike path, and McFetridge Sports Center
- Two blocks to Target at Addison Mall
- Prime location with easy access in minutes to highway
- Oversized 30 foot wide lot offers fabulous generous room sizes throughout
- Excellent Irving Park/Avondale proximate location
- Fabulous kitchen space and countertop area for serious cooking projects
- Pristine hardwood floors on main and second level

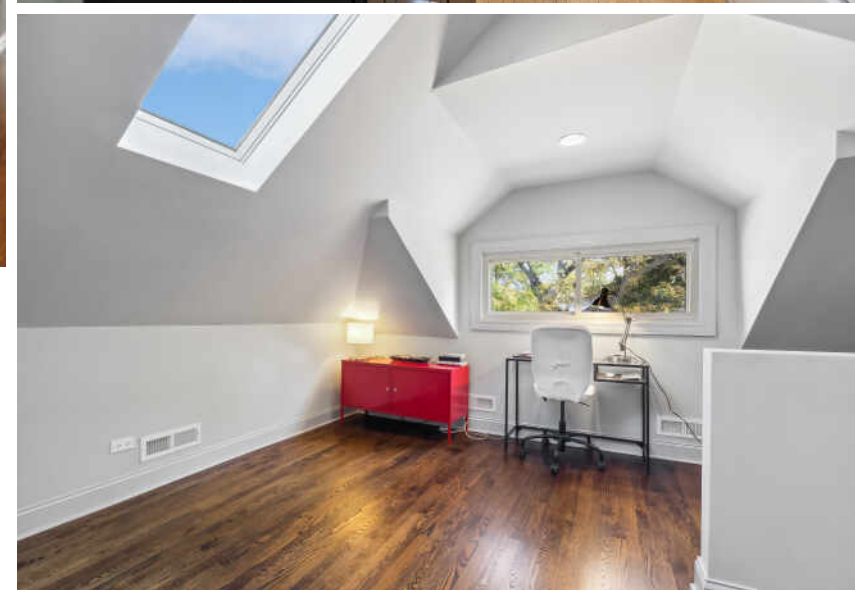
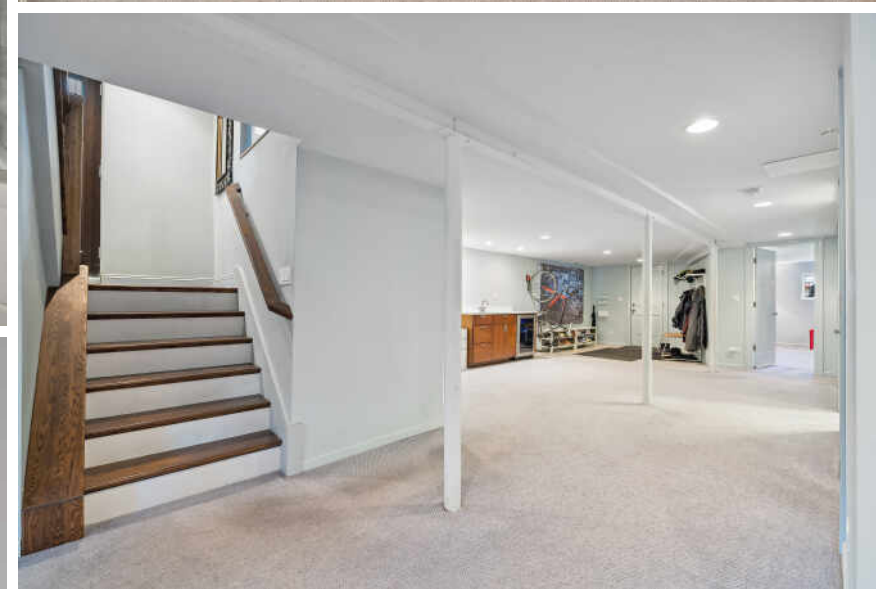




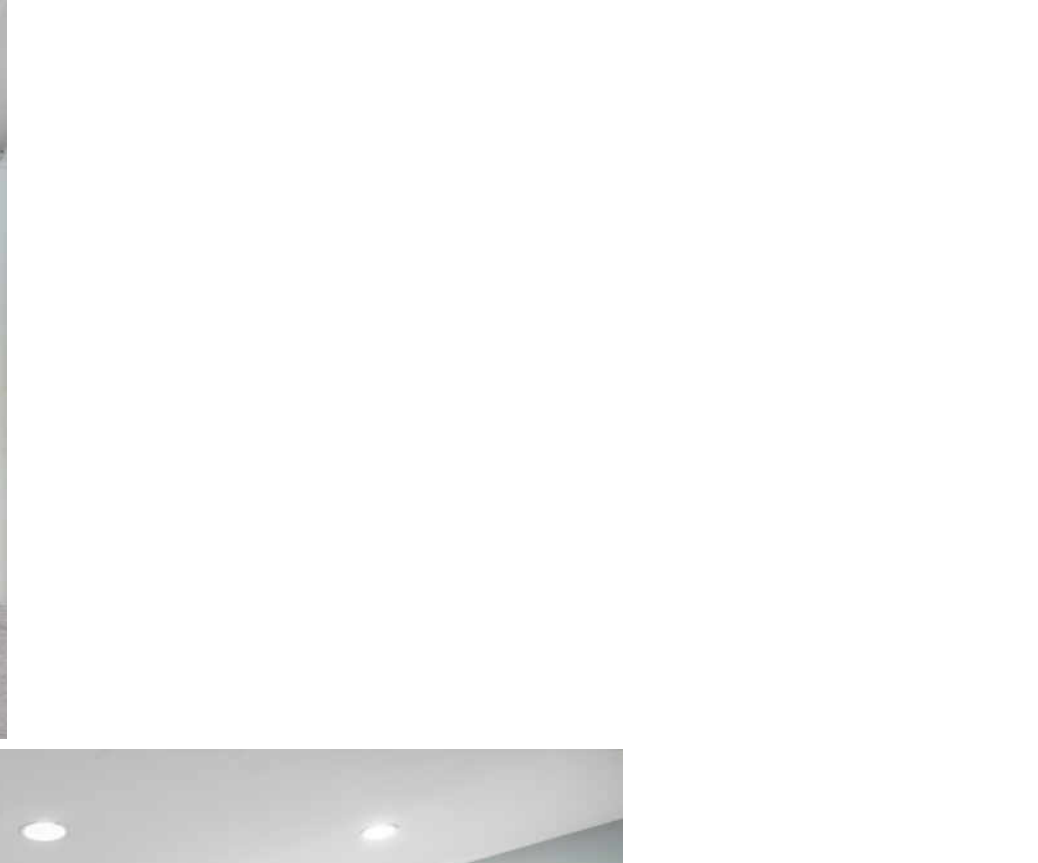
















AS THE SAYING GOES, "IF YOU WANT SOMETHING DONE RIGHT, DO IT YOURSELF." **IRVING PARK** HAS A LONG HISTORY OF DOING JUST THAT.

Irving Park's rich history is evident in its parks, manicured neighborhoods, and historic homes. Independence Park is one of the neighborhood's first and one of the city's finest parks, and is home to parades, sports events, and concerts.

There are beautifully-restored homes and others waiting to be renovated to their previous grandeur. The majority are single-family homes, some converted to duplexes, and apartments, providing plenty of options to fit different lifestyles and budgets.

An active historical society has preserved the neighborhood's history and architecture, with some homes dating back as early as the 1870s, including old Victorian mansions and classic Chicago-style two-flats. The Villa District, a pocket of the neighborhood, is on the National Register of Historic Places.

Several restaurants offer a variety of cuisines and opportunities for a night out. There are a handful of theaters and live music lounges, but make no mistake, the neighborhood is not just a happening scene, it's home.

The CTA Blue Line and the Metra Union Pacific Northwest Line have stops here. A number of CTA buses also serve the area and the Kennedy Expressway runs parallel to the Metra station.





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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.

