

**3834 N DRAKE AVENUE**  
IRVING PARK



@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 21' × 16'

KITCHEN : 10' × 14'

DINING AREA : 11' × 11'

FAMILY ROOM : 11' × 7'

PRIMARY BEDROOM : 12' × 14'

PRIMARY BATH : 7' × 9'

SECOND BEDROOM : 14' × 9'

SECOND BATH : 8' × 7'

THIRD BEDROOM : 9' × 11'

BASEMENT : 19' × 29'

**3 BEDROOM**

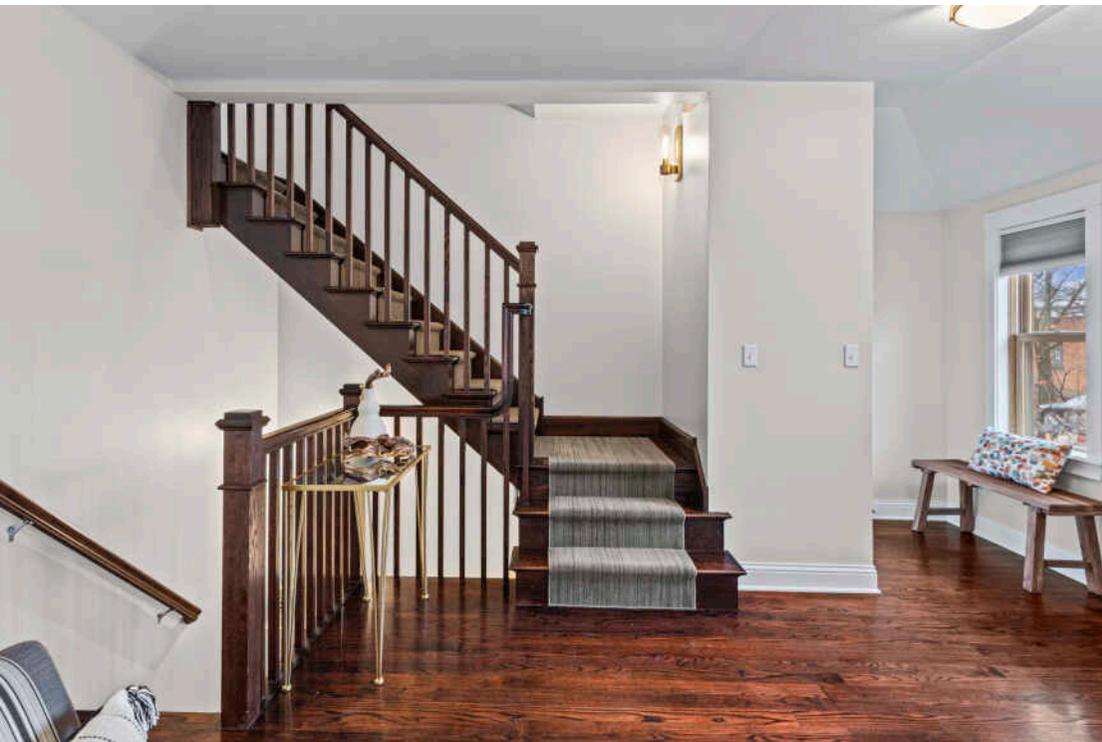
**2 BATH**

**TAXES: \$9,150.17**

## TIMELESS IRVING PARK CHARM

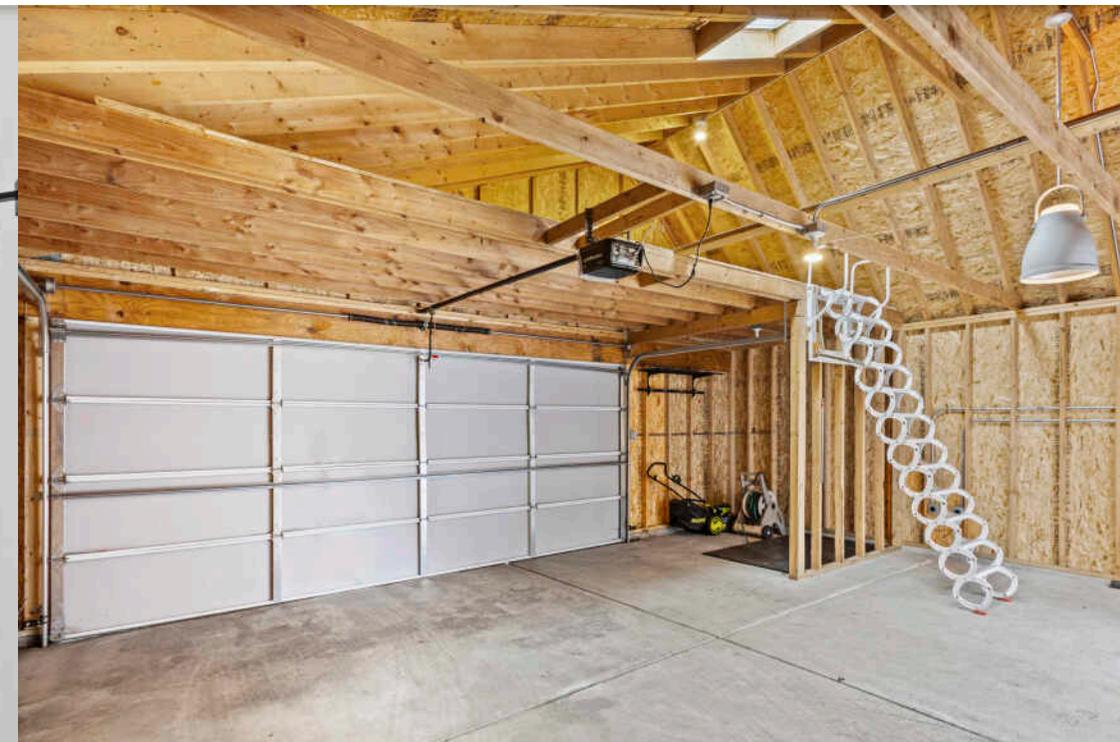
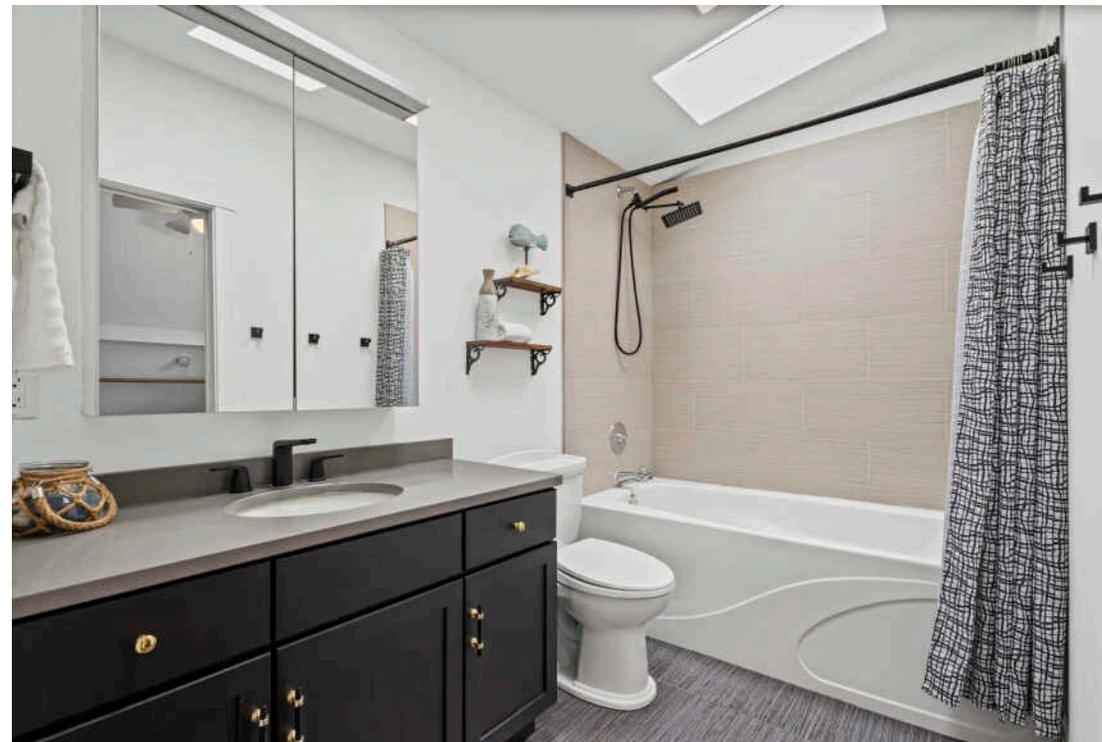
Beautifully updated single-family home just steps from Independence Park and one block from Murphy Elementary, located in highly the desirable Irving Park neighborhood. Fully gutted in 2011, this home has since seen extensive improvements including a professionally waterproofed lower level with drain tile and sump pump, newer HVAC and oversized water heater, and added finished living space. The main level features a bright living room with oversized windows, wood-burning fireplace with marble surround, built-in speakers, and a convenient coat closet. A main-level bedroom or office sits next to a full bath with rain shower. The updated kitchen offers Shaker cabinetry, quartz countertops, stainless steel appliances, and an open-concept layout flowing into the dining and family room - perfect for everyday living and entertaining - with easy access to a covered back deck featuring an attached gas grill. Upstairs are two generously sized bedrooms connected by a Jack-and-Jill bath with deep soaking tub. The primary bedroom includes a custom walk-in closet. The finished lower level adds versatile living space with great ceiling height and a water line in place for a future wet bar. A newer 2.5-car garage includes additional storage, EV-ready 220V electrical, and a full-height second-story storage area with pull-down stair access. Additional highlights include low-maintenance Hardie board siding, extra storage via crawl space, and a spacious rear deck leading to an oversized yard with mature Magnolia tree and perennial landscaping. Move right in - this home is thoughtfully updated, well cared for, and ready to enjoy.

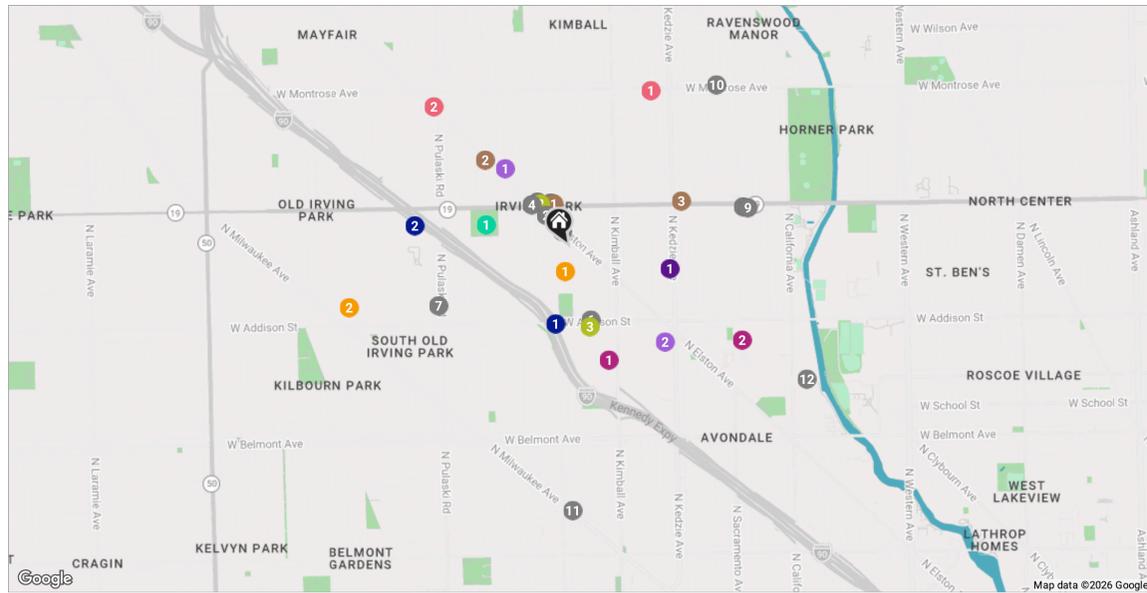
- Wood-burning fireplace
- Updated kitchen
- 2.5-car garage with second-story additional storage
- Spacious rear deck with oversized yard











**RESTAURANTS**

- 1 Lao Der  
3922 N ELSTON AVE, 0.1 MI
- 2 JT's Genuine Sandwich Shop  
3970 N ELSTON AVE, 0.2 MI
- 3 Buona Terra Ristorante  
3608 WEST IRVING PARK ROAD, 0.2 MI
- 4 Chicken Works & Salad Company  
3658 W IRVING PARK RD, 0.2 MI
- 5 Wurst Behavior  
4009 N ELSTON AVE, 0.2 MI
- 6 Mirabella Italian Cuisine & Bar  
3454 W ADDISON ST, 0.3 MI
- 7 La Villa Restaurant Lounge and Banquets  
3638 NORTH PULASKI ROAD, 0.6 MI
- 8 Cafe Beograd  
2933-39 WEST IRVING PARK ROAD, 0.8 MI
- 9 Mima's Taste Of Cuba  
2925 W IRVING PARK RD, 0.8 MI

- 10 Angelo's Wine Bar  
3026 WEST MONTROSE AVENUE, 0.9 MI
- 11 void  
2937 N MILWAUKEE AVE, 1.1 MI
- 12 Eden  
2734 W ROSCOE ST, 1.2 MI

**COFFEE**

- 1 Our Mutual City Coffee Company  
3600 W IRVING PARK RD, 0.2 MI
- 2 Cafe Urbano  
4176 NORTH ELSTON AVENUE, 0.5 MI
- 3 Chess Club Coffee  
3144 WEST IRVING PARK ROAD, 0.5 MI

**SHOPPING**

- 1 The Home Depot  
3500 NORTH KIMBALL AVENUE, 0.5 MI
- 2 Target  
2939 WEST ADDISON STREET, 0.9 MI

**GROCERY**

- 1 Tony's Fresh Market  
4137 N ELSTON AVE, 0.4 MI
- 2 Jewel-Osco  
3570 N ELSTON AVE, 0.6 MI

**GYM**

- 1 Hybrid Martial Arts and Fitness  
3933 NORTH ELSTON AVENUE, 0.1 MI
- 2 It's Lit Studio Yoga + Fitness  
4001 N ELSTON AVE, 0.2 MI
- 3 LA Fitness  
3443 WEST ADDISON STREET, 0.4 MI

**SCHOOLS**

- 1 John B Murphy Elementary School  
3539 WEST GRACE STREET, 0.1 MI
- 2 Carl Schurz High School  
3601 NORTH MILWAUKEE AVENUE, 1.0 MI

**ENTERTAINMENT**

- 1 Surge Billiards  
3241 W MONTROSE AVE, 0.8 MI
- 2 Spin Art Nation & Splatter studio (Irving Park)  
4330 N PULASKI RD, 0.8 MI

**TRANSIT**

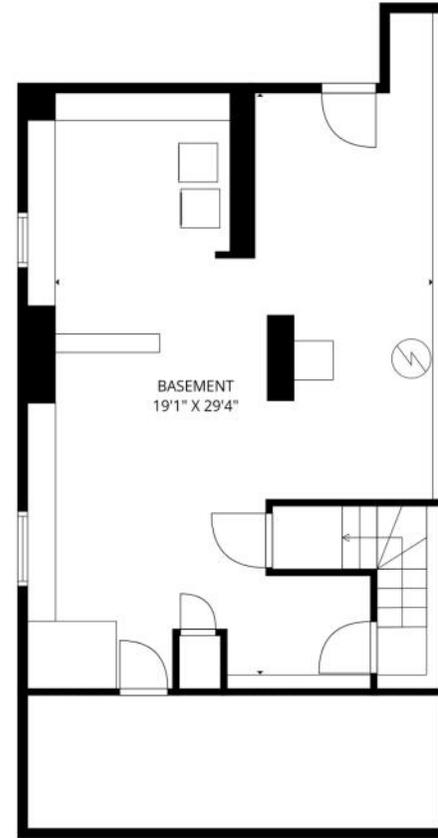
- 1 Addison Blue Line Station  
CHICAGO, 0.3 MI
- 2 Irving Park  
METRA - UNION PACIFIC NORTHWEST, 0.7 MI

**PARKS**

- 1 Independence Park  
3945 N SPRINGFIELD AVE, 0.4 MI

**SERVICES**

- 1 United States Postal Service  
3750 NORTH KEDZIE AVENUE, 0.4 MI



BASEMENT



1ST FLOOR



2ND FLOOR

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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