



3839 N KILDARE AVENUE IRVING PARK



3839 N KILDARE AVENUE · IRVING PARK

@properties | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

LUXURY  
PORTFOLIO  
INTERNATIONAL



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**3839 N KILDARE AVENUE • IRVING PARK**





LIVING ROOM

3839 N KILDARE AVENUE OLD IRVING PARK

ROOM DIMENSIONS

Living Room .....	28'x13'
Family Room .....	14'x14'
Dining Room .....	14'x11'
Kitchen .....	14'x14'
Primary Bedroom .....	18'x14'
Second Bedroom .....	13'x13'
Third Bedroom .....	13'x13'
Fourth Bedroom .....	11'x9'

FEATURES

Live on one of Old Irving's most gracious streets on an oversized 37.5'x155' lot. You'll come to Old Irving known for it's wide lots, beautiful streets, plentiful parks, and amazing accessibility by expressway, Metra Rail or CTA and O'Hare, but you'll want to stay because you'll fall in love with this home's abundant light, generous room sizes and tasteful finishes. The main floor has an incredibly spacious and welcoming gathering space that walks out to the rear deck with pergola and overlooks the beautifully landscaped big backyard. The airy white island kitchen with copious storage, granite counter tops and stainless steel appliances is open to the dining area and family room. Large living room with fireplace overlooks front porch and tree-lined Kildare. The main floor also has an office with barn doors and a full bath. The second floor features 4 Bedrooms on the same floor with laundry. Sizable primary suite features a tray ceiling, an organized walk-in closet, double vanity, steam shower, heated floors and a soaking tub. Lower level has a terrific recreation room, plus a spot for a game table with a wet bar with quartz counter and floating shelves. 5th bedroom with adjacent full bath and a den set up as an exercise room. This total 2015 renovation is steps from Chicago's 1st women owned brewery Eris, the Pickleball Clubhouse and Smoque BBQ. Newer 2.5 car garage, paved patio and cedar fence. Lower level plumbed for radiant heat floors. The larger lots on Kildare provide a low density and a relaxed feel for the block; and since Kildare is NOT a through street from Irving it's very peaceful. A city oasis.



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DINING AREA



FAMILY ROOM



LOWER LEVEL





LOWER LEVEL





PRIMARY BEDROOM



PRIMARY BEDROOM



PRIMARY BATHROOM



PRIMARY BATHROOM







2ND BEDROOM



3RD BEDROOM





4TH BEDROOM



2ND BATHROOM





LOWER LEVEL



LOWER LEVEL



OFFICE







5TH BEDROOM



EXERCISE ROOM



BATHROOM





REAR VIEW



DECK





PATIO





FLOOR 1

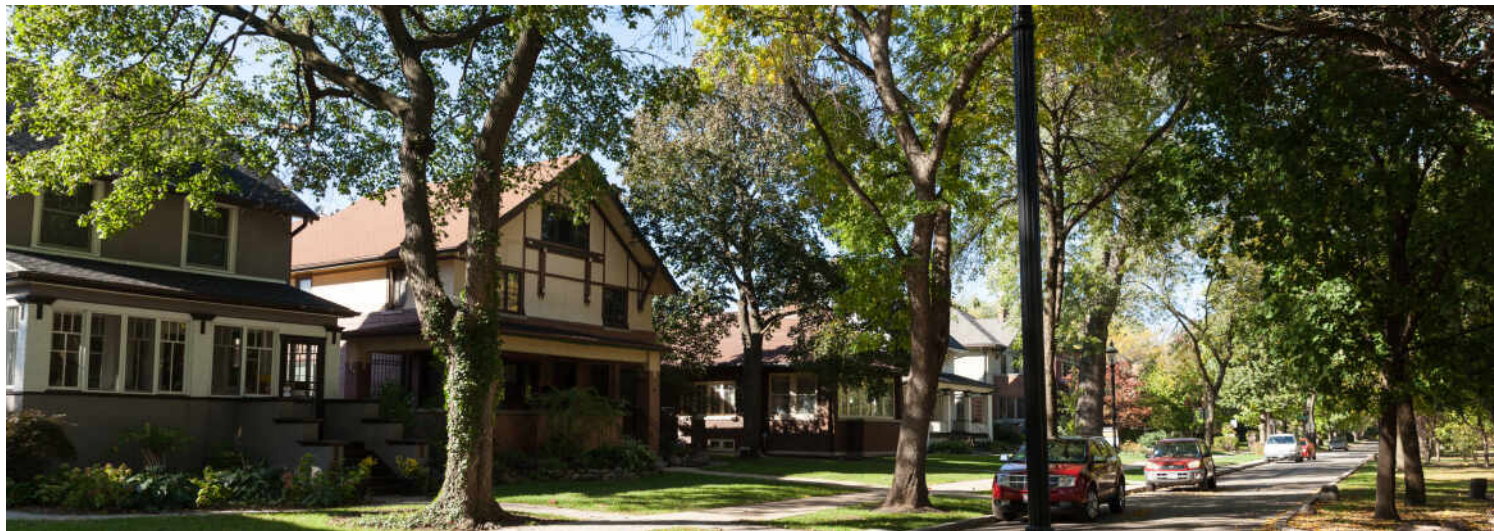


FLOOR 2



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

*Locals love the restaurants, bars,  
and boutiques; the ample green  
space; and the tight-knit community  
rich with local history.*

Residents started their own park district and amateur baseball team and struck a deal with the railroad to build a station. The park district ultimately merged with the city and the Irving Park White Sox are no longer there. The station still stands today.

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.

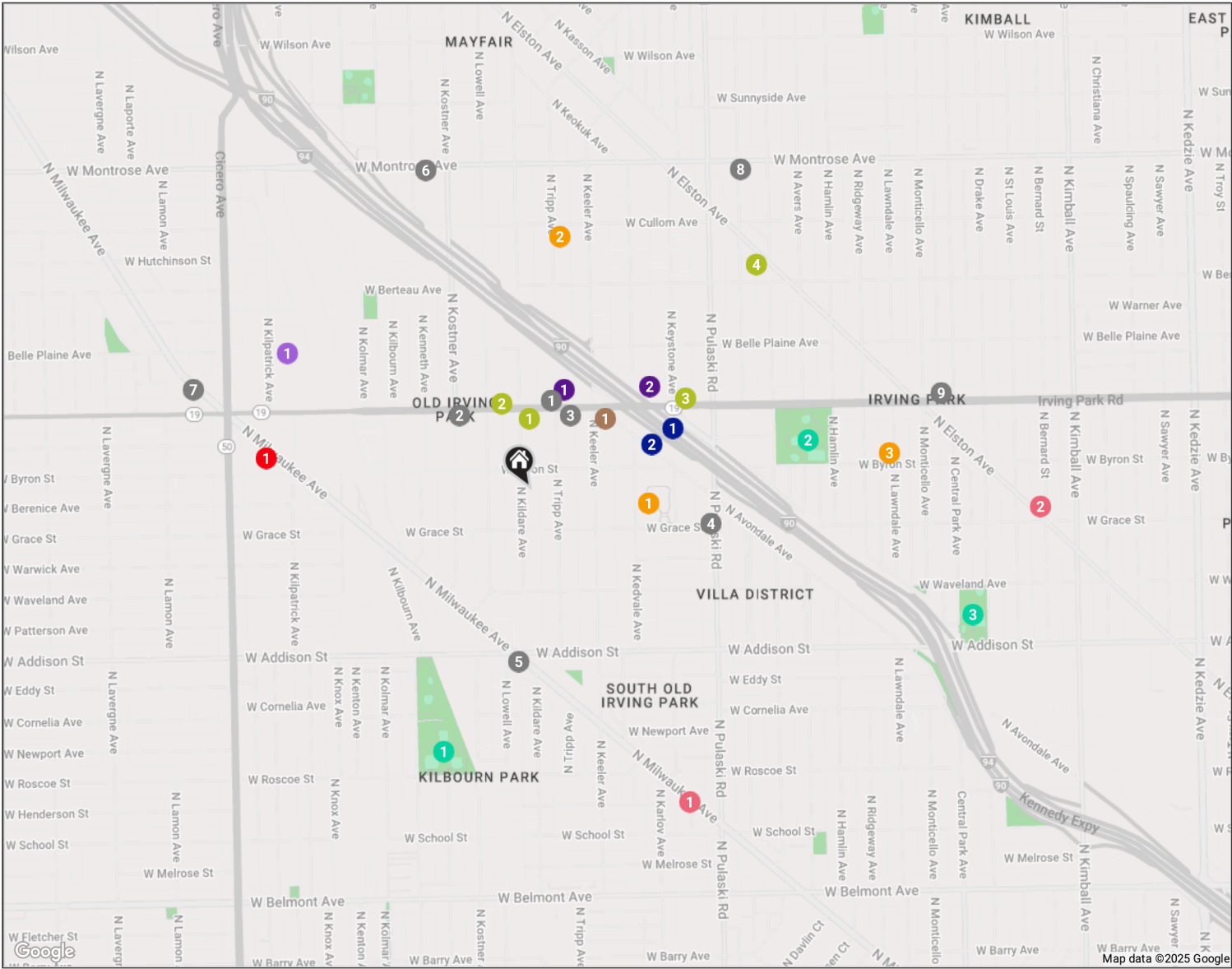
The CTA Blue Line and the Metra Union Pacific Northwest Line have stops here. A number of CTA buses also serve the area and the Kennedy Expressway runs parallel to the Metra station.



NEIGHBORHOOD GUIDE MAP

3839 N KILDARE AVENUE

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# NEIGHBORHOOD GUIDE



## RESTAURANTS

- 1 Eris Brewery and Cider House  
4240 W IRVING PARK RD, 0.2 MI
- 2 Starbucks  
4365 WEST IRVING PARK ROAD,  
0.2 MI
- 3 Chicago Taco Authority  
4219 W IRVING PARK RD, 0.2 MI
- 4 Smoque BBQ  
3800 NORTH PULASKI ROAD, 0.4 MI
- 5 Thai Aree House  
3592 N MILWAUKEE AVE, 0.4 MI
- 6 Old Irving Brewing Co.  
4419 W MONTROSE AVE, 0.7 MI
- 7 Community Tavern  
4038 N MILWAUKEE AVE, 0.7 MI
- 8 Harding Cafe  
4347 N HARDING AVE, 0.8 MI
- 9 Buona Terra Ristorante  
3608 W IRVING PARK RD, 0.9 MI



## COFFEE

- 1 Backlot Coffee  
3982 N AVONDALE AVE, 0.2 MI



## GROCERY

- 1 Jewel-Osco  
4660 WEST IRVING PARK ROAD,  
0.6 MI



## GYM

- 1 Irving Park YMCA  
4251 WEST IRVING PARK ROAD,  
0.1 MI
- 2 Old Irving Park Yoga & Pilates  
4316 WEST IRVING PARK ROAD,  
0.2 MI
- 3 Floating Lotus Yoga  
4028 WEST IRVING PARK ROAD,  
0.4 MI
- 4 Pickleball Clubhouse  
4242 N ELSTON AVE, 0.7 MI



## MEDICAL

- 1 Advocate Outpatient Center  
3936 NORTH MILWAUKEE AVENUE,  
0.6 MI



## SCHOOLS

- 1 Disney II Magnet Elementary School  
3815 N KEDVALE AVE, 0.2 MI
- 2 Belding Elementary School  
4257 N TRIPP AVE, 0.5 MI
- 3 Disney II Magnet School  
3900 N LAWNDAL AVE, 0.8 MI



## ENTERTAINMENT

- 1 Avondale Music Hall  
3342 N MILWAUKEE AVE, 0.7 MI
- 2 Bloom Events  
3801 N ELSTON AVE, 1.1 MI



## TRANSIT

- 1 Irving Park  
4131 W IRVING PARK RD, 0.3 MI
- 2 Irving Park  
3931 N AVONDALE AVE, 0.3 MI



## PARKS

- 1 Kilbourn Park  
3501 N KILBOURN AVE, 0.6 MI
- 2 Independence Park  
3945 N SPRINGFIELD AVE, 0.6 MI
- 3 Athletic Field Park  
3546 W ADDISON ST, 1.0 MI



## SERVICES

- 1 Chicago Fire Dept Engine Company 69  
4017 NORTH TRIPP AVENUE, 0.2 MI
- 2 CTA  
CHICAGO, 0.3 MI

