4015 N MILWAUKEE AVENUE #301

PORTAGE PARK







ROOM DIMENSIONS

LIVING ROOM : 18' × 15' KITCHEN : 09' × 08'

PRIMARY BEDROOM : 12' × 12'

SECOND BEDROOM: 11' × 10'

NEWLY RENOVATED 2 BEDROOM 2 BATHROOM CONDO IN THE HISTORICAL KLEE PLAZA ELEVATOR BUILDING IN THE HEART OF SIX CORNERS!

This Airy Concrete Loft Features Open Kitchen With All New Samsung Appliances Package Including Counter Depth Refrigerator, Granite Counters, Breakfast Bar, New Subway BackSplash And Accent Wall. Central Heat And AC, New LVH Flooring Throughout, Newer LG Front Loading Laundry Machines, New Extra Wide Bathroom Vanities With Soft Close Drawers And Black Metal Faucet Fixtures and Hardware! These Soaring 10 Ft Ceilings And Tall Windows Make For A Natural Light Filled, And Open Living Space. Plentiful Storage Throughout Including Walk In Organized Closet. All Rooms Were Freshly Painted Throughout, Along With The Addition Of New Outlet And Lighting Face Plate Covers. Monthly Assessments Include Water, Internet, And Cable. Assigned Attached Garage Parking Space Included. Six Corners Offers All The Conveniences Of Grocery Stores And Shops Including Jewel Osco, Aldi, And Target. Many Local Restaurants And Shops Including New City Cafe, Community, And Gracie O'Malley's To Name A Few. Easy Access To Expressway, Public Transportation And More.

2 BEDROOM 2 BATH

TAXES: \$4,032

ASSESSMENTS: \$404 / MONTH





















AS THE CITY'S STREETCAR LINE WAS EXTENDED, RESIDENTS DISCOVERED PORTAGE PARK, A SMALL ENCLAVE ON THE CITY'S NORTHWEST SIDE.

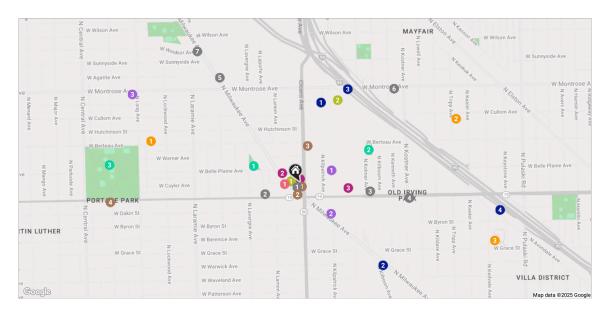
The neighborhood was a breath of fresh air for residents escaping crowded city tenements. Today's residents still enjoy the respite that the neighborhood offers, along with its beautiful parks and access to public transit.

Homes are at the heart of this community, which is part of Chicago's historic Bungalow Belt. The majority of homes are classic bungalows or single-family homes, with a few condominium buildings in the mix.

Portage Park's namesake park in the neighborhood's center is the largest on the city's Northwest Side. A community gem since 1913, the park has walking trails, playgrounds, wide-open spaces, and a pool that was used for the U.S. Olympic Team time trials in the 1970s.

Along Irving Park Road there is an eclectic mix of eateries including traditional steakhouses, classic diners, and casual coffee shops. There are also bars ranging from trendy cider houses and breweries to small dives and karaoke hotspots. Shopping is abundant in the Six Corners area with a resurgence of new shops.

Portage Park is accessible by the CTA Blue Line's Montrose Station and Metra's Milwaukee District North stop just west of the expressway.



RESTAURANTS 1 Jimmy John's 4021 NORTH MILWAUKEE AVENUE, 0.0 MI 2 Las Tablas 4920 WEST IRVING PARK ROAD, 0.2 MI 3 Chicago's Pizza 4520 WEST IRVING PARK ROAD, 0.3 MI 4 Starbucks 4365 WEST IRVING PARK ROAD, 0.5 MI

- 6 Old Irving Brewing Co.
 4419 WEST MONTROSE AVENUE, 0.6 MI
- The Windsor Tavern and Grill 4530 NORTH MILWAUKEE AVENUE, 0.8 MI

Ruk Sushi & Thai

0.6 MI

(Milwaukee Ave) 4431 NORTH MILWAUKEE AVENUE,

- COFFEE_____
- Oity News Cafe
 4018 NORTH CICERO AVENUE, 0.0 MI

- 2 Sweet Dragon Boba Tea 4800 WEST IRVING PARK ROAD, 0.1 MI
- 3 Starbucks 4155 NORTH CICERO AVENUE, 0.2 MI
- Portage Grounds
 5501 WEST IRVING PARK ROAD, 0.9 MI
- SHOPPING____
- Walgreens
 4040 NORTH CICERO AVENUE, 0.0 MI
- 2 Fantasy Costumes 4065 NORTH MILWAUKEE AVENUE, 0.1 MI
- Marshalls
 4612 W. IRVING BOULEVARD, 0.2 MI
- GROCERY____
- 1 Jewel-Osco 4660 WEST IRVING PARK ROAD, 0.2 MI
- 2 ALDI 3930 NORTH KILPATRICK AVENUE, 0.2 MI
- Montrose Deli
 5411 WEST MONTROSE AVENUE, 0.9 MI

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- 1 Wildlight Yoga 4041 NORTH MILWAUKEE AVENUE #301, 0.0 MI
- Chicago Aerial Arts 4321 NORTH KNOX AVENUE 2ND FLOOR, 0.4 MI
- ♀ schools_
- 1 Portage Park Elementary School 5330 WEST BERTEAU AVENUE, 0.7 MI
- Belding Elementary School 4257 NORTH TRIPP AVENUE, 0.8 MI
- Disney II Magnet Elementary School 3815 NORTH KEDVALE AVENUE, 0.9 MI
- **Q** ENTERTAINMENT

- 1 Portage Theater 4050 NORTH MILWAUKEE AVENUE, 0.1 MI

₹ TRANSIT_

- 1 Mayfair
 METRA MILWAUKEE DISTRICT NORTH,
 0.4 MI
- Grayland METRA - MILWAUKEE DISTRICT NORTH, 0.5 MI
- 3 Montrose CTA - BLUE LINE, 0.5 MI
- 4 Irving Park
 METRA UNION PACIFIC NORTHWEST,
 0.9 MI

Q PARKS_

- 1 Dickinson (Arthur) Park 4101 NORTH LAVERGNE AVENUE, 0.2 MI
- 2 Kolmar (Gertrude) Park 4143 NORTH KOLMAR AVENUE, 0.4 MI
- 3 Portage Park 4100 NORTH LONG AVENUE, 0.9 MI

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