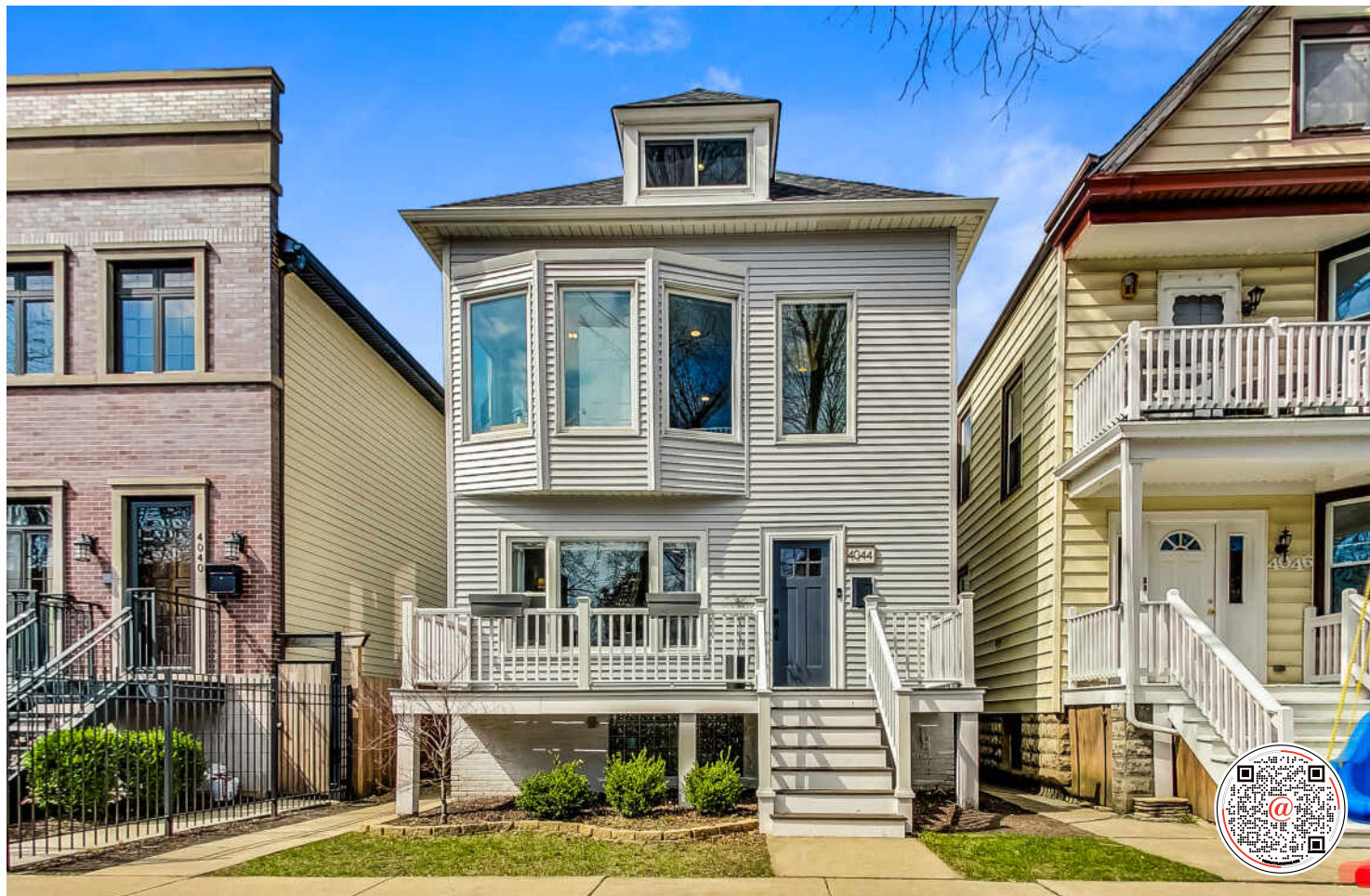


4044 N CAMPBELL AVENUE  
NORTH CENTER





#### ROOM DIMENSIONS

LIVING ROOM : 13' x 24'

KITCHEN : 9' x 23'

BREAKFAST NOOK : 9' x 8'

PRIMARY BEDROOM : 10' x 25'

SECOND BEDROOM : 8' x 12'

THIRD BEDROOM : 9' x 12'

FOURTH BEDROOM : 9' x 14'

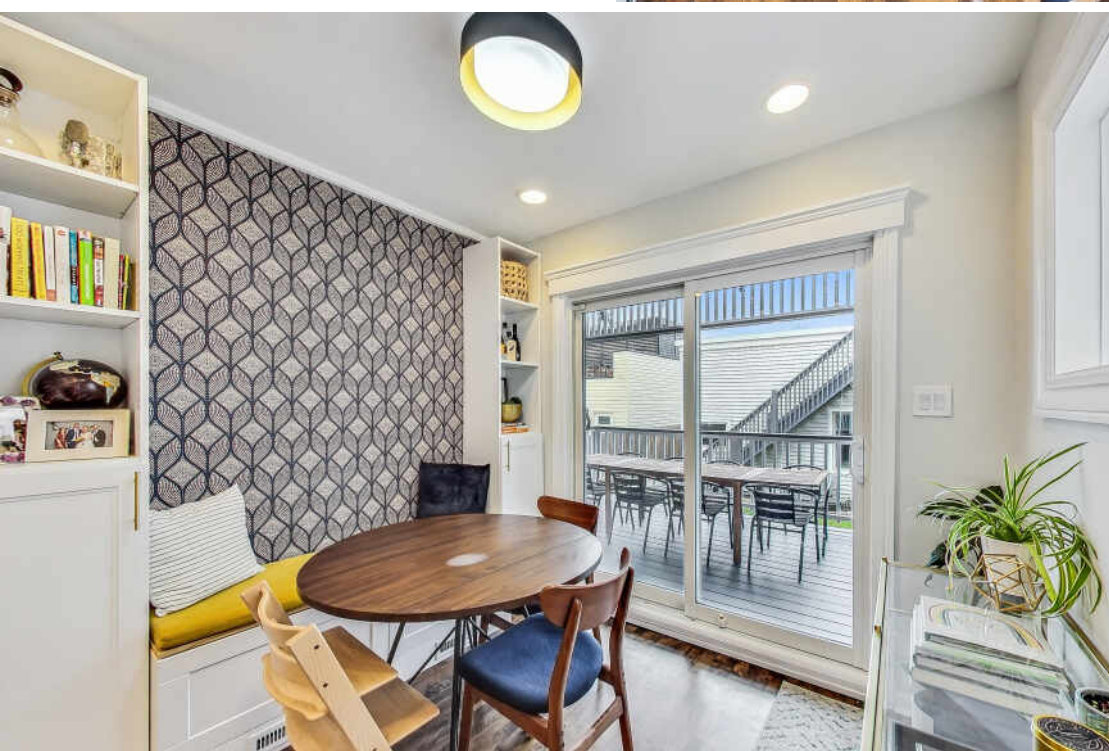
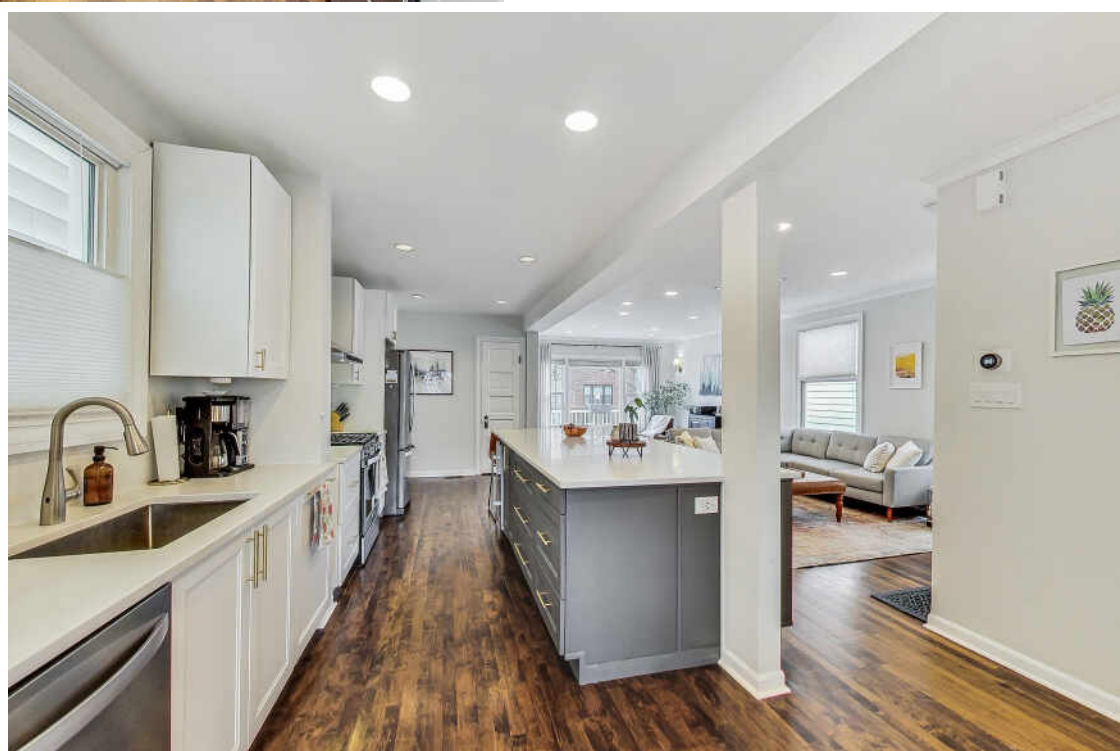
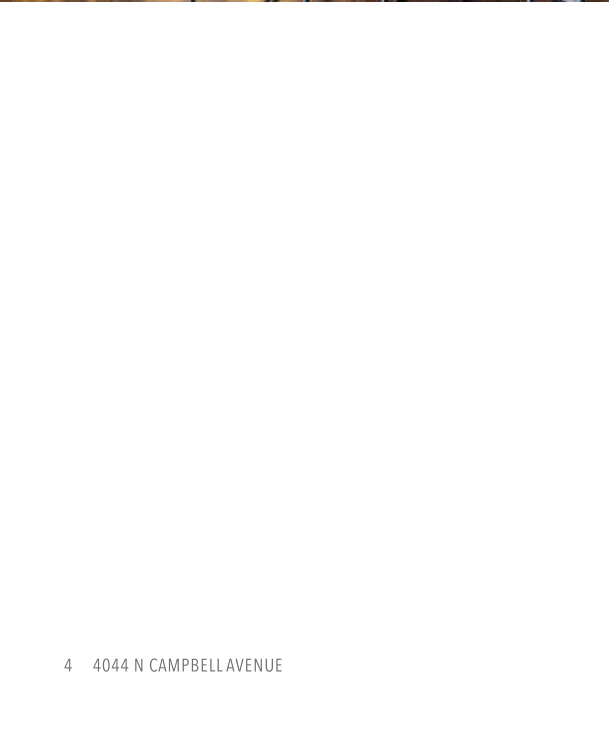
OFFICE : 14' x 7'

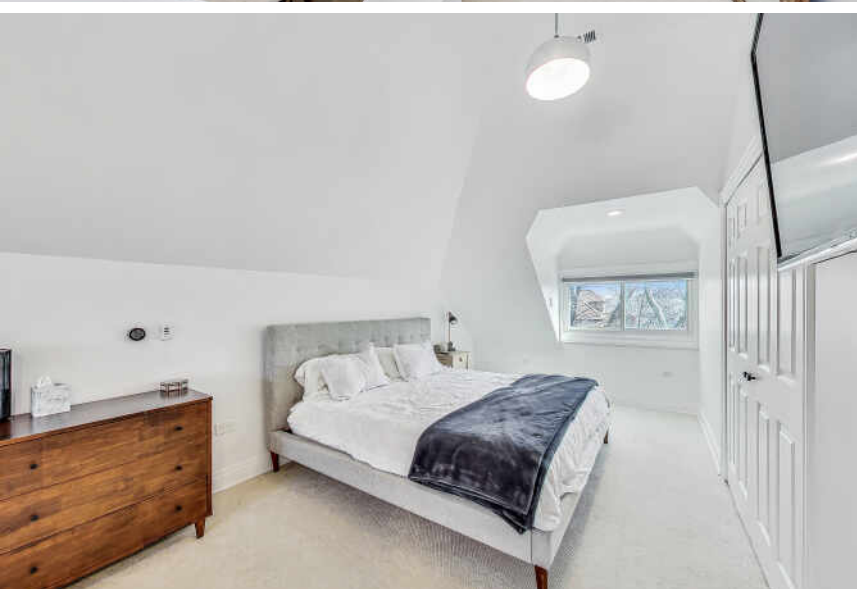
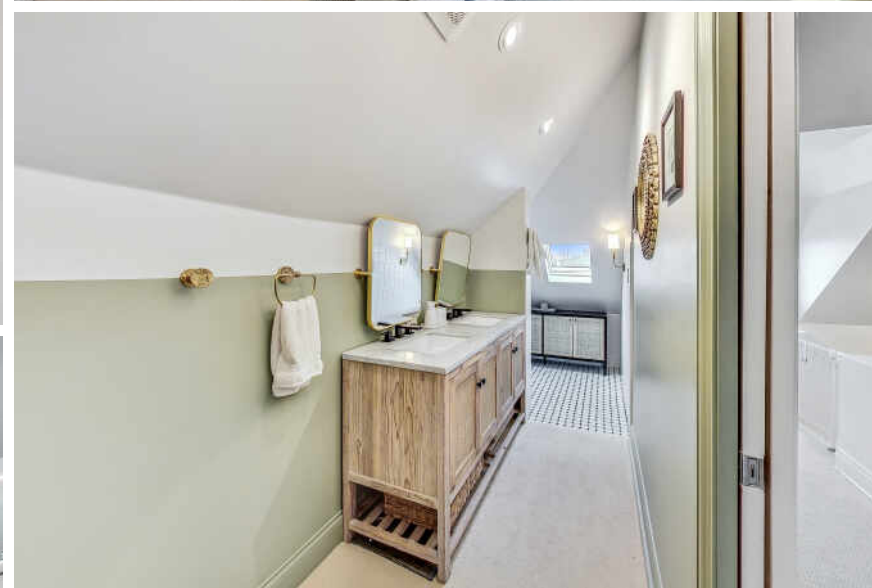
4 BEDROOM

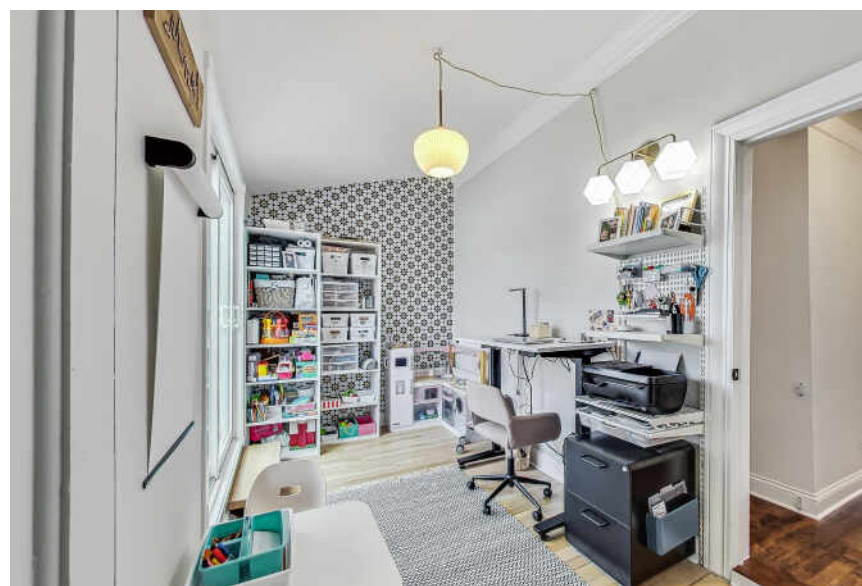
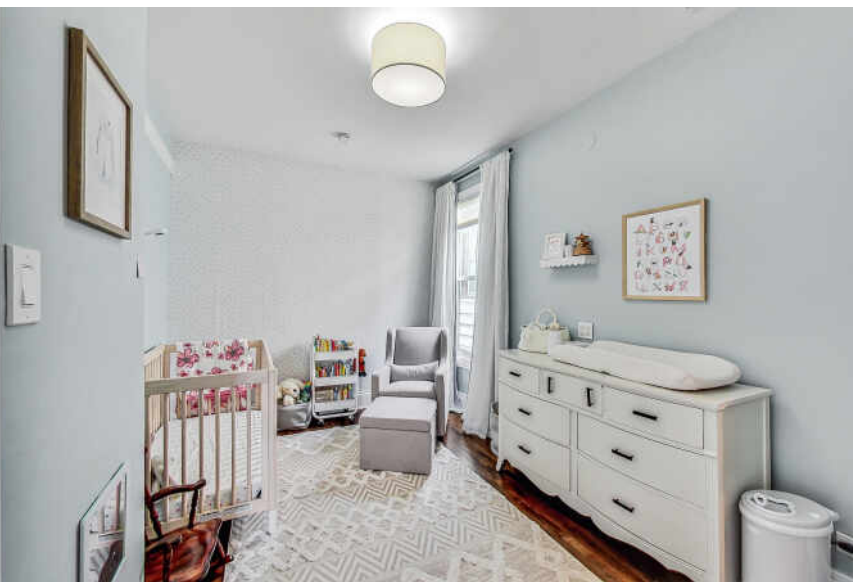
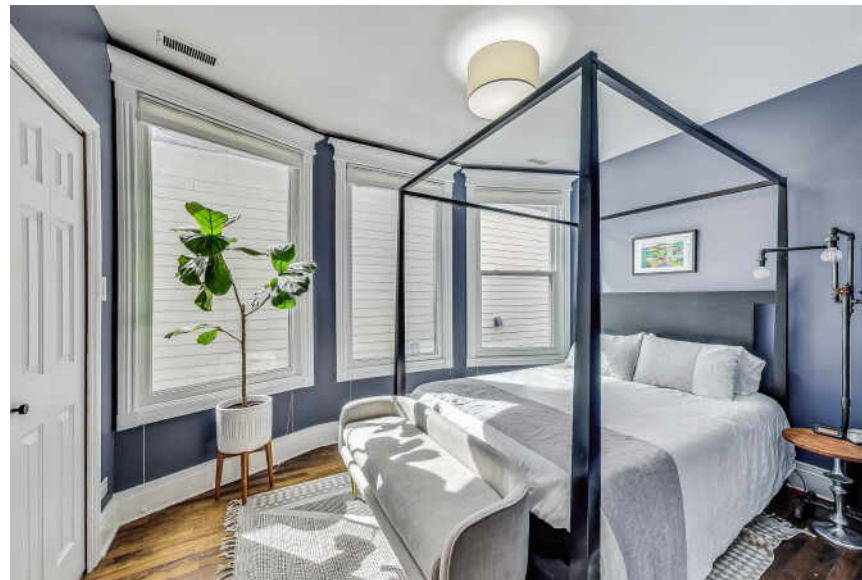
2.1 BATH

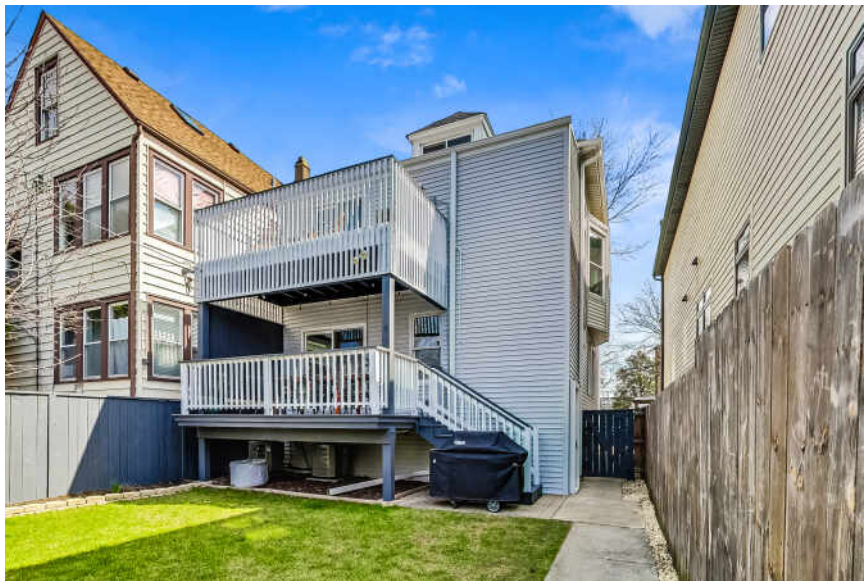
TAXES: \$12,665

Beautiful North Center 4 bed/2.1 bath home completely rehabbed over the past few years with today's luxury standards and too many updates to list! Walk into the gorgeous and updated chef's kitchen that overlooks the living space. Eat in the charming breakfast nook overlooking the backyard. One full updated bath and a built in mudroom complete the first floor. Head up to the next level with three bedrooms and beautiful windows in addition to another updated full bath, big storage closet and office area which leads to a second deck. Head to the third floor for the serene primary suite. The primary half bath thoughtfully uses the space and can easily be converted to a full primary bath. The lower level offers side by side washer and dryer and tons of storage space. Brand new roof and siding just completed. All hardwood floors have been refinished and new carpet added. Plenty of outdoor spaces to be enjoyed including the updated front porch, two back decks and sizable back yard. 2 car garage with stairs already in place to create a rooftop deck. On a quiet block in an amazing location in North Center and Coonley school district.











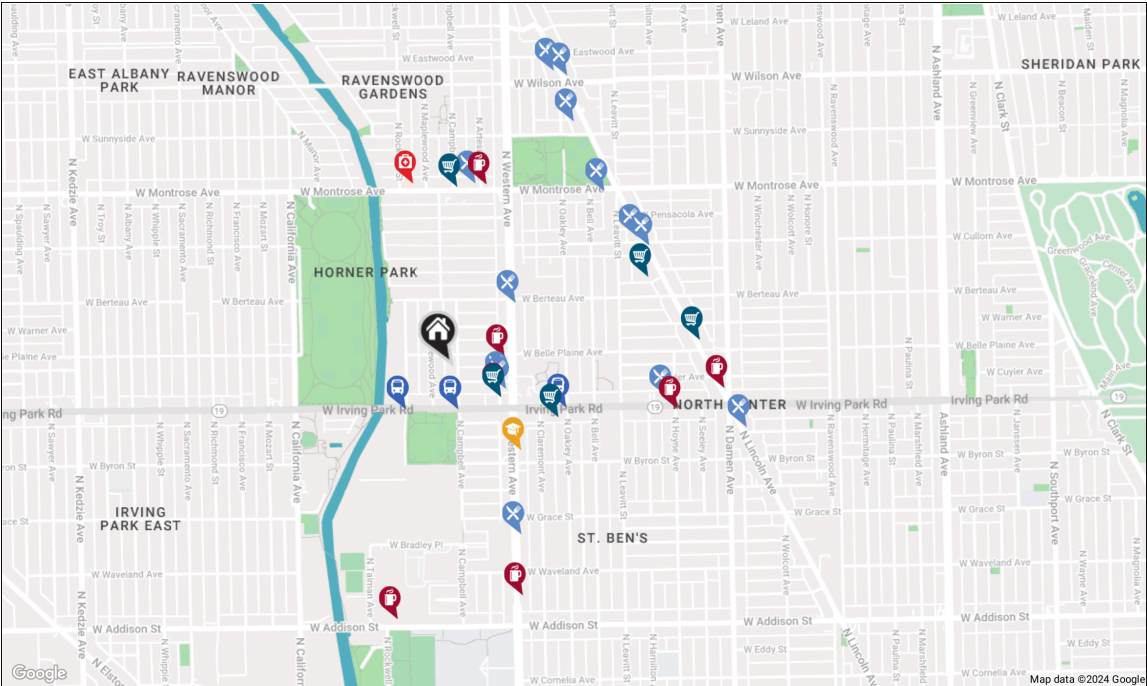
## ANY WAY YOU LOOK AT IT, **NORTH CENTER** IS NO MIDDLE-OF-THE-ROAD NEIGHBORHOOD.

Residents enjoy picturesque views of the Chicago River, large parks, a vibrant shopping district, and an abundance of things to do.

Anchored by the North Center Town Square, the community offers events including a farmers market and annual festivals headlined by Ribfest, which is celebrating over two decades of tasty ribs and live entertainment. Three city parks, a bowling alley, and an indoor ice arena provide recreational and sports activities, while the neighborhood’s shopping area includes retail boutiques and art galleries. Chicagoans also frequent the Half Acre Beer Company and local performance venues such as Martyrs’.

North Center offers a variety of housing options ranging from riverfront properties to Victorians with wrap-around porches. Newly-constructed residences coexist with historic buildings, while aging apartment buildings are being converted to updated condos.

The neighborhood is located a mile from the lakefront and seven miles from The Loop, which is within easy reach for commuters thanks to numerous bus routes and two CTA Brown Line stops.



 RESTAURANTS

- Sticky Rice**  
4018 NORTH WESTERN AVENUE, 0.1 MI
- Kraken Sushi & Beyond**  
4022 NORTH WESTERN AVENUE, 0.1 MI
- Armand's Pizzeria**  
4159 NORTH WESTERN AVENUE, 0.2 MI
- Pete's Pizza**  
3737 NORTH WESTERN AVENUE, 0.4 MI
- Jimmy's Pizza Cafe**  
2434 WEST MONTROSE AVENUE, 0.4 MI
- The Bad Apple**  
4300 NORTH LINCOLN AVENUE, 0.5 MI
- O'Donovan's**  
2100 WEST IRVING PARK ROAD, 0.5 MI
- Wild Goose Bar & Grill**  
4265 NORTH LINCOLN AVENUE, 0.5 MI

**Taqueria El Asadero**  
2213 WEST MONTROSE AVENUE, 0.5 MI

**Bistro Campagne**  
4518 NORTH LINCOLN AVENUE, 0.6 MI

**Davis Theater, Chicago**  
4614 NORTH LINCOLN AVENUE, 0.7 MI

**Brownstone**  
3937 NORTH LINCOLN AVENUE, 0.7 MI

**Caro Mio Italian Restaurant**  
4603 NORTH LINCOLN AVENUE, 0.7 MI

 COFFEE SHOPS

- Dulce De Leche Cafecito**  
4054 NORTH WESTERN AVENUE, 0.1 MI
- Dunkin'**  
4010 NORTH WESTERN AVENUE, 0.1 MI
- Backlot Coffee**  
2424 WEST MONTROSE AVENUE, 0.4 MI

**Coffee Joint**  
2059 WEST IRVING PARK ROAD, 0.5 MI

**Starbucks**  
4015 NORTH LINCOLN AVENUE, 0.6 MI

**McDonald's**  
2600 WEST ADDISON STREET, 0.6 MI

**Tropical Smoothie Cafe**  
3631 NORTH WESTERN AVENUE, 0.6 MI

 SHOPPING

- Baskin-Robbins**  
4010 NORTH WESTERN AVENUE, 0.1 MI
- Walgreens**  
2301 WEST IRVING PARK ROAD, 0.3 MI
- Lutz Cafe & Pastry Shop**  
2458 WEST MONTROSE AVENUE, 0.4 MI
- Jewel-Osco**  
4250 NORTH LINCOLN AVENUE, 0.5 MI

**Bottles & Cans**  
4109 NORTH LINCOLN AVENUE, 0.6 MI

 HOSPITALS

**Kindred Hospital Chicago North**  
2544 WEST MONTROSE AVENUE, 0.4 MI

 SCHOOLS

**Tiny Giants**  
3911 NORTH WESTERN AVENUE, 0.3 MI

 TRANSIT

- Irving Park & Campbell**  
UNITED STATES, 0.1 MI
- Irving Park & Rockwell**  
UNITED STATES, 0.1 MI
- Irving Park & Oakley**  
UNITED STATES, 0.3 MI

NOTES



## KAREN HOOD

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**KAREN HOOD**  
RESIDENTIAL



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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.

