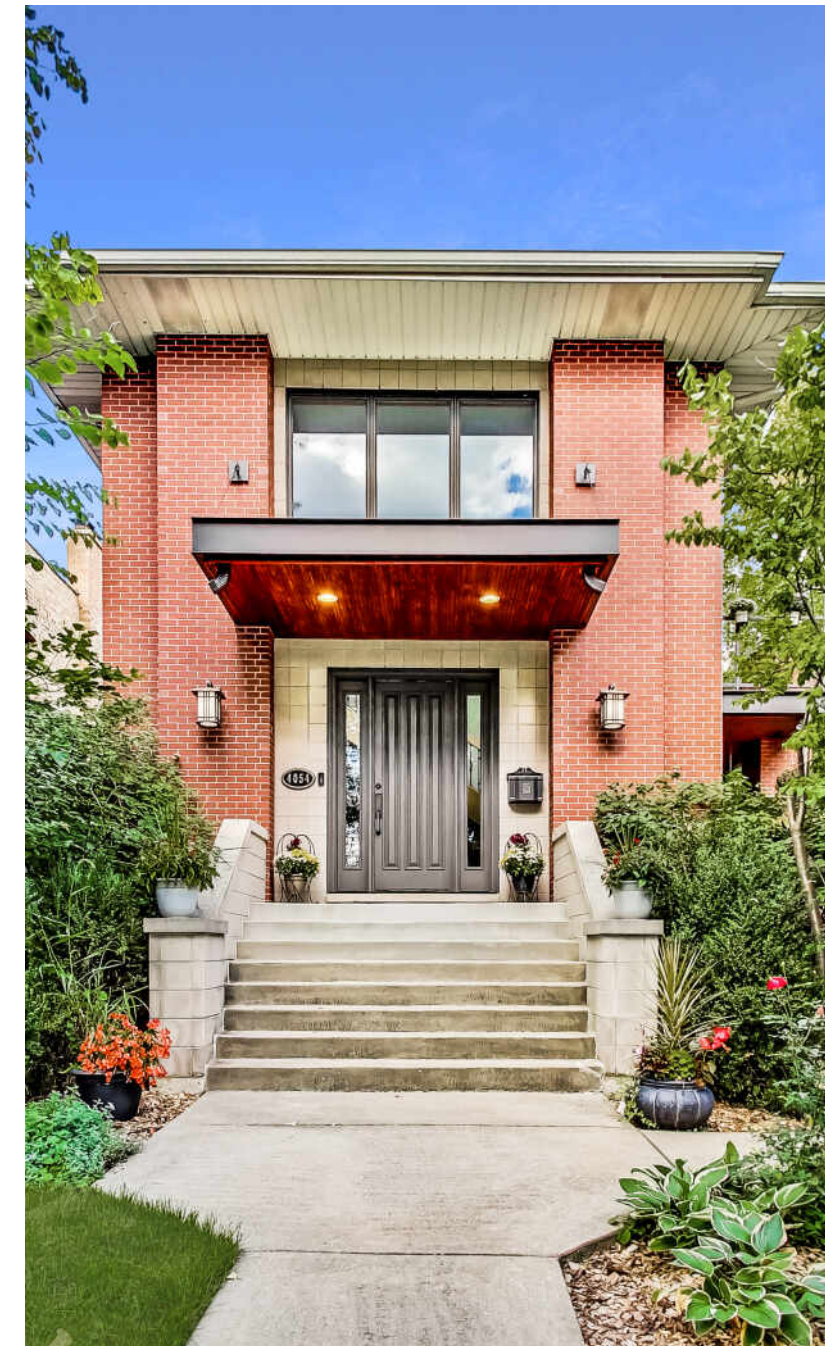


4054 W WARWICK AVENUE
OLD IRVING PARK



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FOYER

4054 W WARWICK AVENUE GORGEOUS CUSTOM-BUILT PRAIRIE STYLE HOME WITH 5 BEDROOMS/3.1 BATHS, 2-CAR GARAGE AND APPROX 5,600 SQUARE FEET ON A BEAUTIFUL, TREE-LINED STREET IN THE HEART OF OLD IRVING PARK!

ROOM DIMENSIONS

Living Room	20'x14'
Family Room	18'x14'
Dining Room	17'x17'
Kitchen	14'x14'
Primary Bedroom	21'x17'
Second Bedroom	14'x10'
Third Bedroom	14'x10'
Fourth Bedroom	11'x10'
Fifth Bedroom	15'x15'
Theatre Room	20'x11'
Terrace	22'x11'

FEATURES

Upon entering the foyer, you are met with soaring 20-foot ceilings and a stunning solid oak staircase. Functional open floor plan features hardwood floors, living room, separate dining room, and a sunken family room with a wood burning fireplace, providing plenty of space for multiple conversation areas. Chef's kitchen showcasing custom cherry cabinetry, high end appliances, granite countertops and backsplash with island and breakfast bar. Outside, a spacious backyard and patio deliver more than enough room for an outdoor living or dining space accented by a wood burning fireplace and pergola (2022), built in speakers and outdoor TV, perfect for summer entertaining. A guest friendly powder room rounds out the main level. The second level features four large bedrooms and two full baths. The primary suite is sublime and offers tall windows, a walk-in closet and a peaceful retreat to another large balcony overlooking trees with additional access from an adjacent bedroom. The luxurious ensuite bath features Carrera marble, steam shower, dual vanities, Grohe fixtures and heated floors. Three additional bedrooms on this level are all sunny and generously sized with large windows and ample closet space. The third level features a large loft/sitting room, perfect for play, work, or sleeping space and leads you out to yet another fabulous outdoor space - a large terrace with plenty of room for seating and entertaining. Rounding out this home, the lower level boasts a media/home theater room with 4K projection & 10-foot screen, a large recreation room with radiant heated ceramic tile throughout, wet-bar, tons of storage, fireplace, full bath with Jacuzzi tub/shower combo. Fenced in backyard and Car Garage, & 2 side-drive spaces.



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LIVING





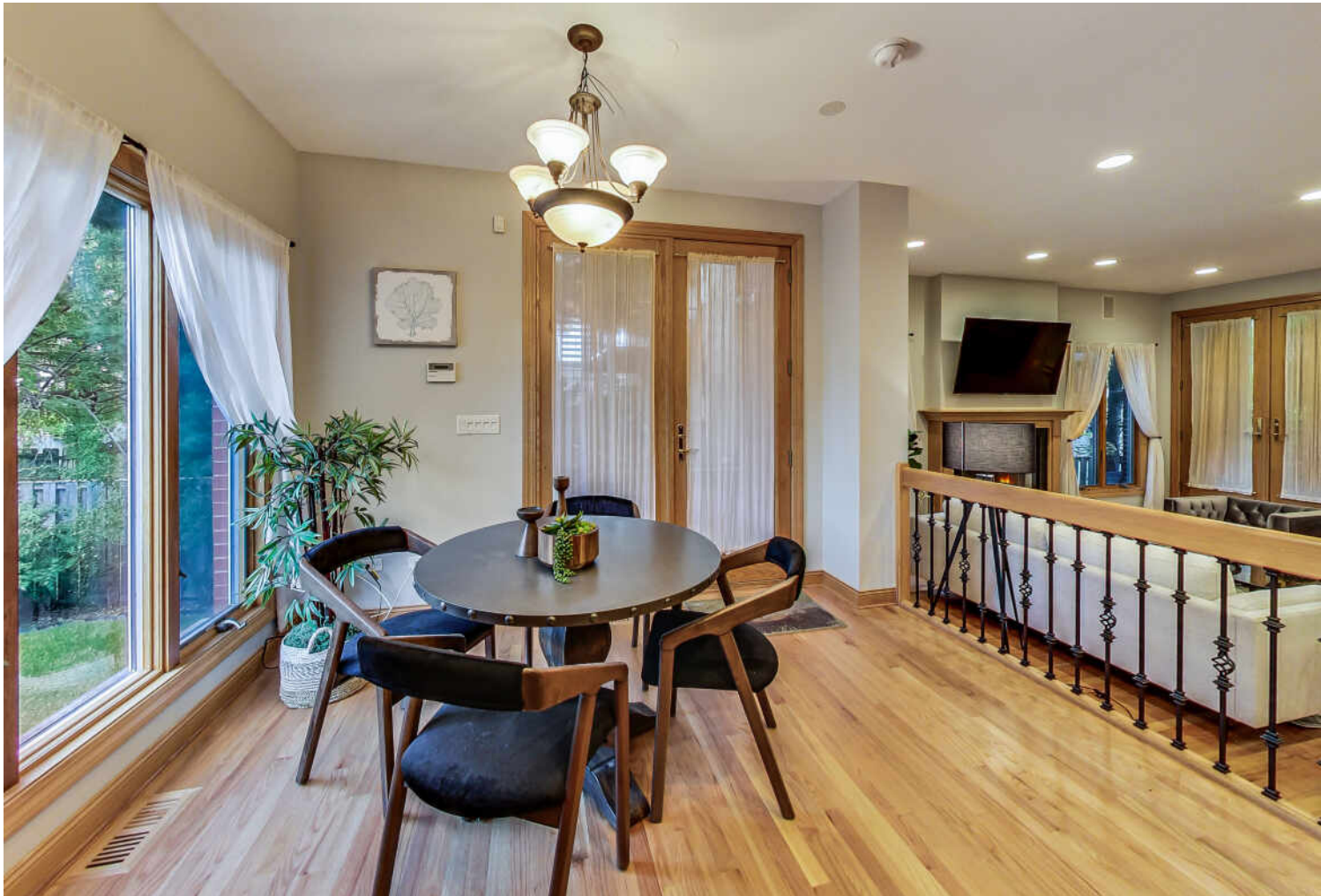




KITCHEN









FAMILY









PRIMARY BEDROOM





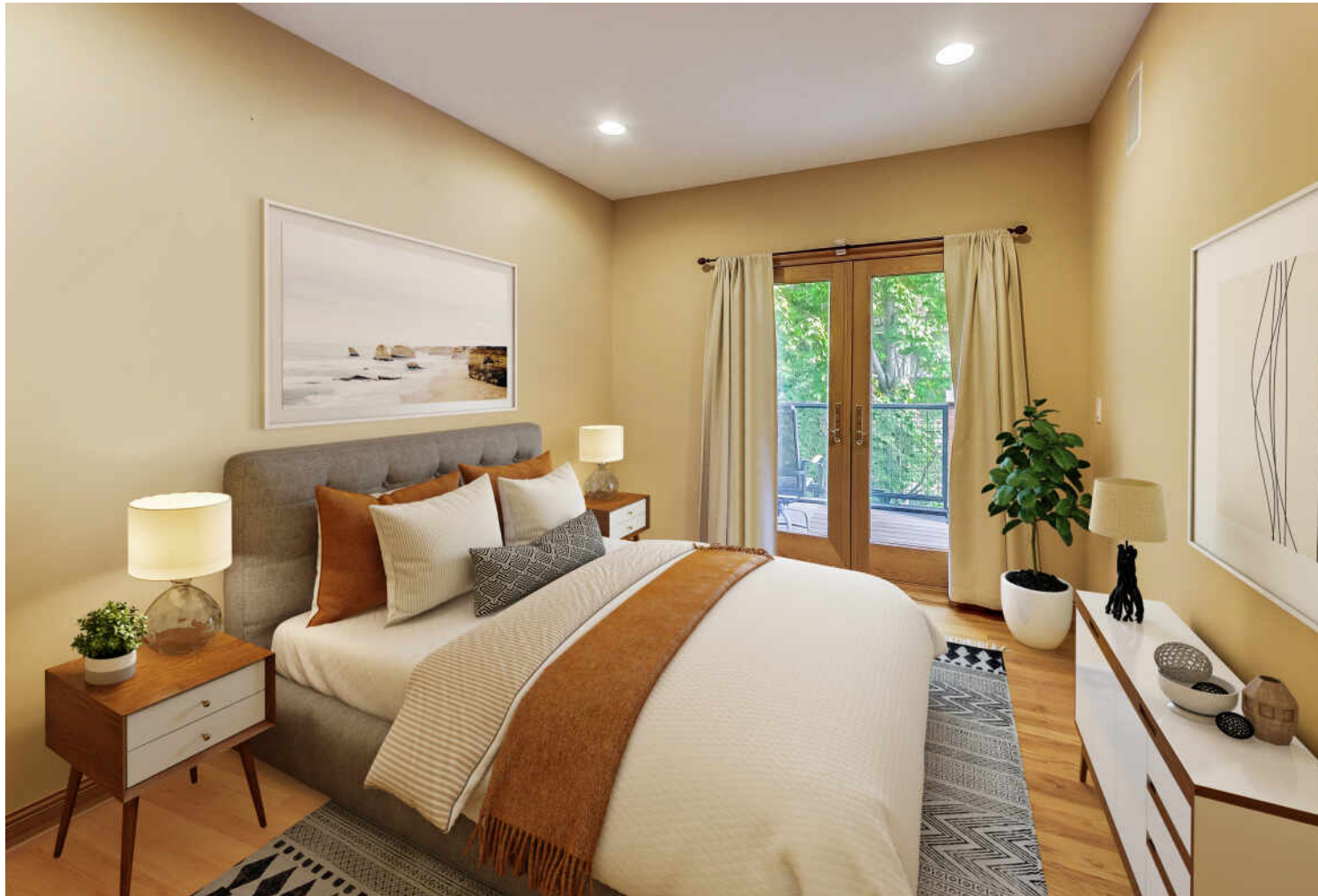
ENSUITE







BEDROOM







SITTING/LOFT





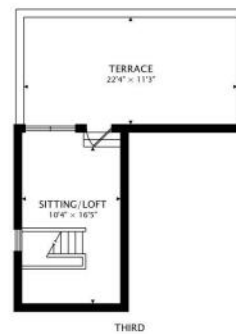
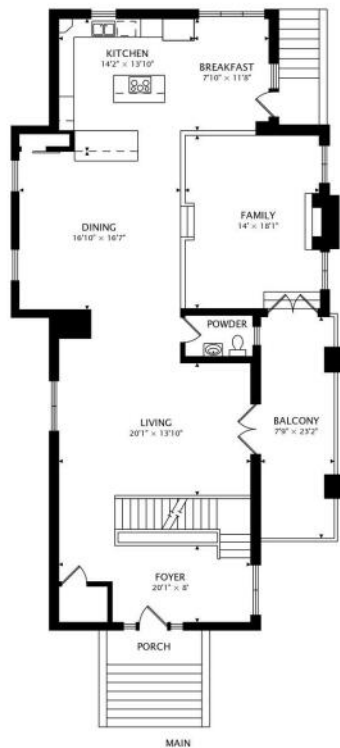






THEATER







SOMETHING OLD. SOMETHING NEW. SOMETHING BLUE. **OLD IRVING PARK** HAS IT ALL.

Locals love having access to green space, parks and recreation as well as restaurants, entertainment and theater. Old Irving Park residents also enjoy quick and convenient access to highways and the CTA.

Historic well-preserved homes with spacious yards, new development and easy access to the CTA Blue Line make this a highly-desirable neighborhood.

The Northwest Side neighborhood is known for its quiet streets and historic homes including meticulously-maintained single-family homes in a variety of architectural styles from Chicago bungalow, Victorian and Queen Anne to Farmhouse and Italianate. Many of its historic homes are in various stages of renovation or preservation while new construction is underway as well. Community organizations are active in maintaining the neighborhood's historic charm.

Old Irving Park has a variety of eateries – from corner taverns to delis – as well as boutiques that dot the retail districts. In addition to the Blue Line, the neighborhood is close to Metra stations and just off the Kennedy Expressway.

City parks and community centers offer Old Irving Park residents outlets for sports, music and theater.

NEIGHBORHOOD GUIDE



RESTAURANTS

Smoque BBQ
3800 NORTH PULASKI ROAD, 0.1 MI

La Villa Restaurant Lounge and Banquets
3638 NORTH PULASKI ROAD, 0.2 MI

Brasa Roja Pulaski
3556 NORTH PULASKI ROAD, 0.2 MI

Hot Woks Cool Sushi
3930 NORTH PULASKI ROAD, 0.3 MI

Shokran
4027 WEST IRVING PARK ROAD, 0.3 MI

Fittingly Delicious
3939 WEST IRVING PARK ROAD, 0.3 MI

Humita Express
3466 NORTH PULASKI ROAD, 0.3 MI

Potbelly
4185 WEST IRVING PARK ROAD, 0.3 MI

Chicago Taco Authority
4219 WEST IRVING PARK ROAD, 0.3 MI

Thai Aree House
3592 NORTH MILWAUKEE AVENUE, 0.4 MI

Bia's Café Marianao
4323 WEST ADDISON STREET, 0.4 MI



COFFEE SHOPS

Backlot Coffee
3982 NORTH AVONDALE AVENUE, 0.3 MI

Dunkin'
3960 WEST IRVING PARK ROAD, 0.4 MI



SHOPPING

Walgreens
4001 WEST IRVING PARK ROAD, 0.3 MI



HEALTH CLUBS

Tiny Space to Breathe
3641 NORTH PULASKI ROAD, 0.2 MI

Gym Addict Fitness
3935 WEST IRVING PARK ROAD, 0.3 MI



SCHOOLS

Disney II Magnet Elementary School
3815 NORTH KEDVALE AVENUE, 0.1 MI

St. Viator Elementary School
4140 WEST ADDISON STREET, 0.2 MI

Carl Schurz High School
3601 NORTH MILWAUKEE AVENUE, 0.3 MI



TRANSIT

Irving Park
METRA - UNION PACIFIC NORTHWEST, 0.2 MI

Irving Park
CTA - BLUE LINE, 0.3 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED. ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

