

4106 N NARRAGANSETT AVENUE #511  
PORTAGE PARK





#### ROOM DIMENSIONS

LIVING ROOM : 18' × 15'

DINING ROOM : 11' × 11'

KITCHEN : 13' × 13'

PRIMARY BEDROOM : 15' × 15'

TANDEM BEDROOM : 12' × 10'

2ND BEDROOM : 15' × 11'

LAUNDRY ROOM : 10' × 10'

BALCONY : 12' × 4'

## WELCOME HOME....

This beautifully renovated top floor, 6 room, 1,470 sq ft unit features two huge bedrooms plus a tandem room off the primary bedroom that could be used for a nursery, office, work out room. Large living room/dining room with beautiful, engineered wood flooring throughout. East facing balcony just off the living room. Completely redone kitchen features high quality cabinetry with soft close feature, large island, quartz counters, beautiful herringbone backsplash, Samsung and LG stainless appliances and undercabinet lighting. Both bathrooms have been nicely updated as well. Hall bath has new quartz counters and updated vanity. In unit full size stacked Maytag washer/dryer in a huge separate laundry room with a full wall of additional cabinetry. Nest thermostat for easy temp control. Separate large hallway storage unit on the same floor. Heated lower-level garage parking space included in price.

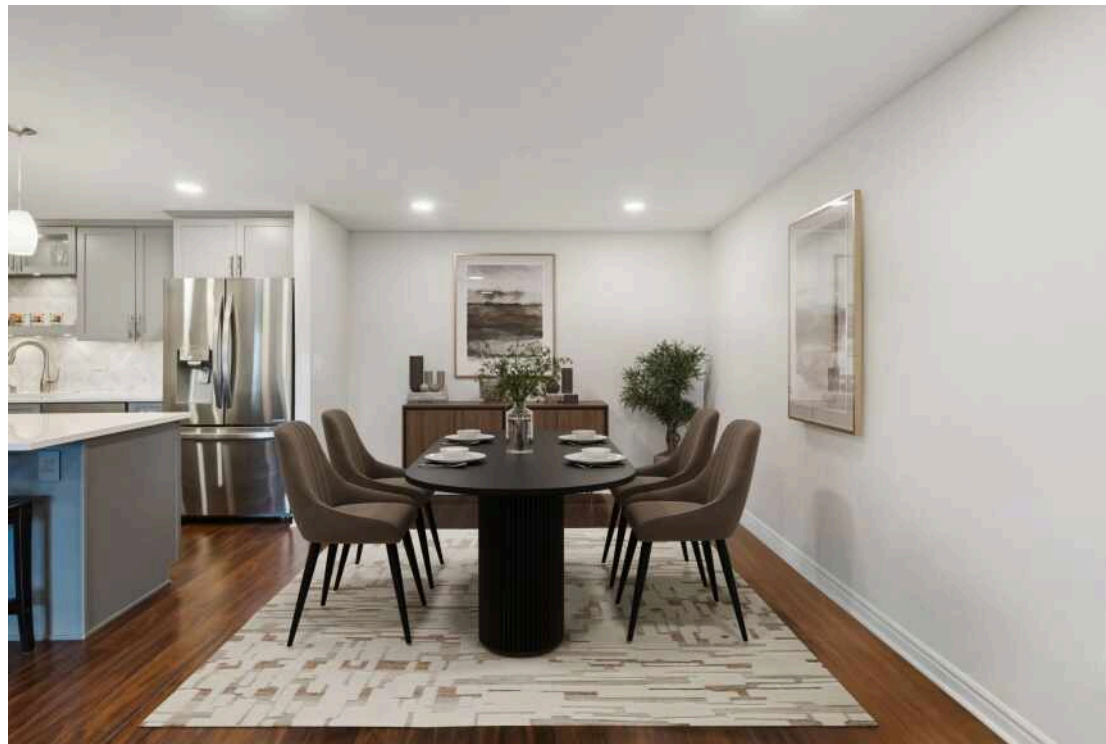
- No rentals permitted
- No pets

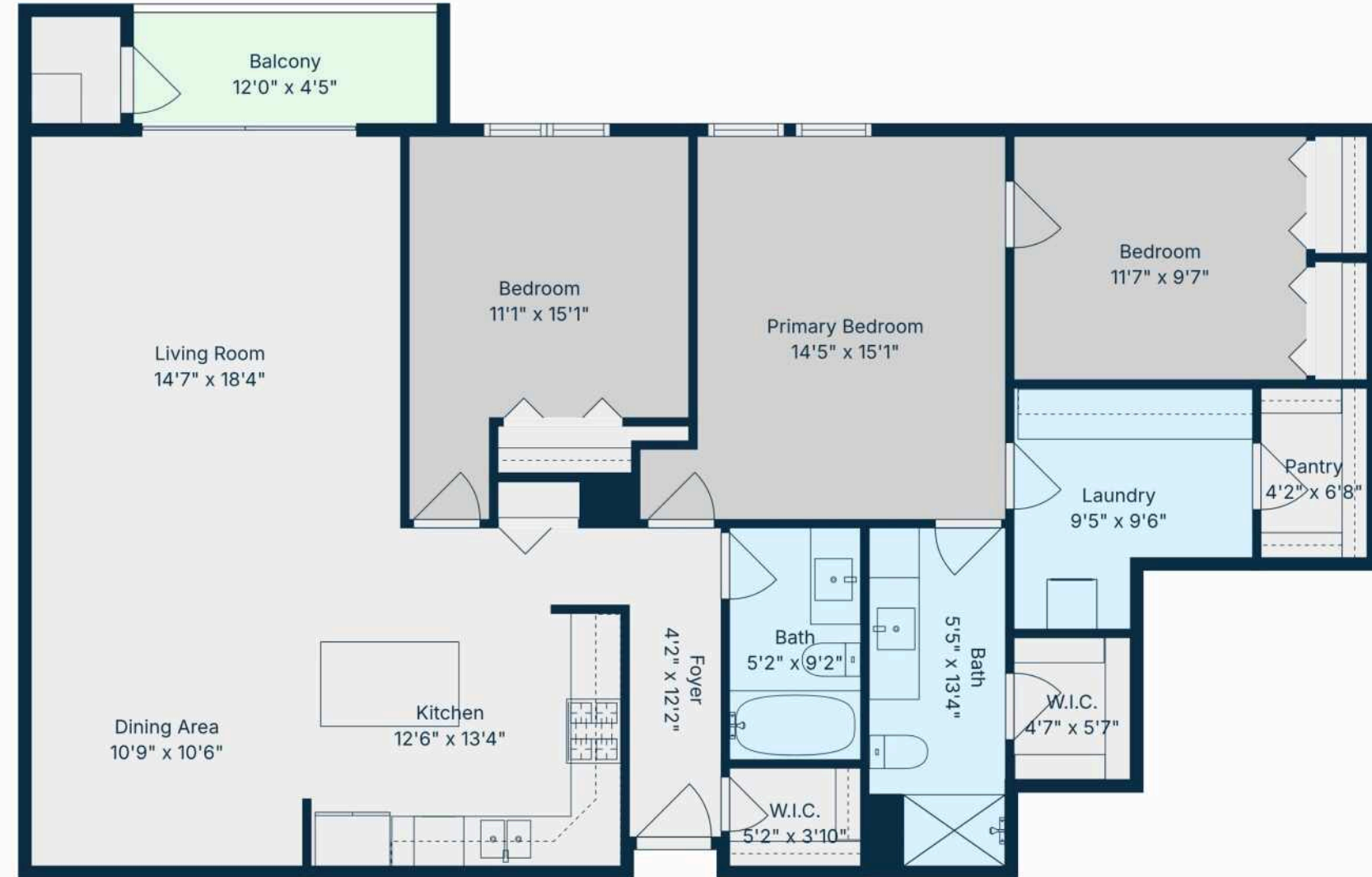
2 BEDROOM

2 BATH

TAXES: \$3,921.32

ASSESSMENTS: \$460.24







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.



NOTES \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## ANNE RODIA

773.720.1616

ARODIA@ATPROPERTIES.COM

ANNERODIA.COM



@properties® | CHRISTIE'S  
INTERNATIONAL REAL ESTATE