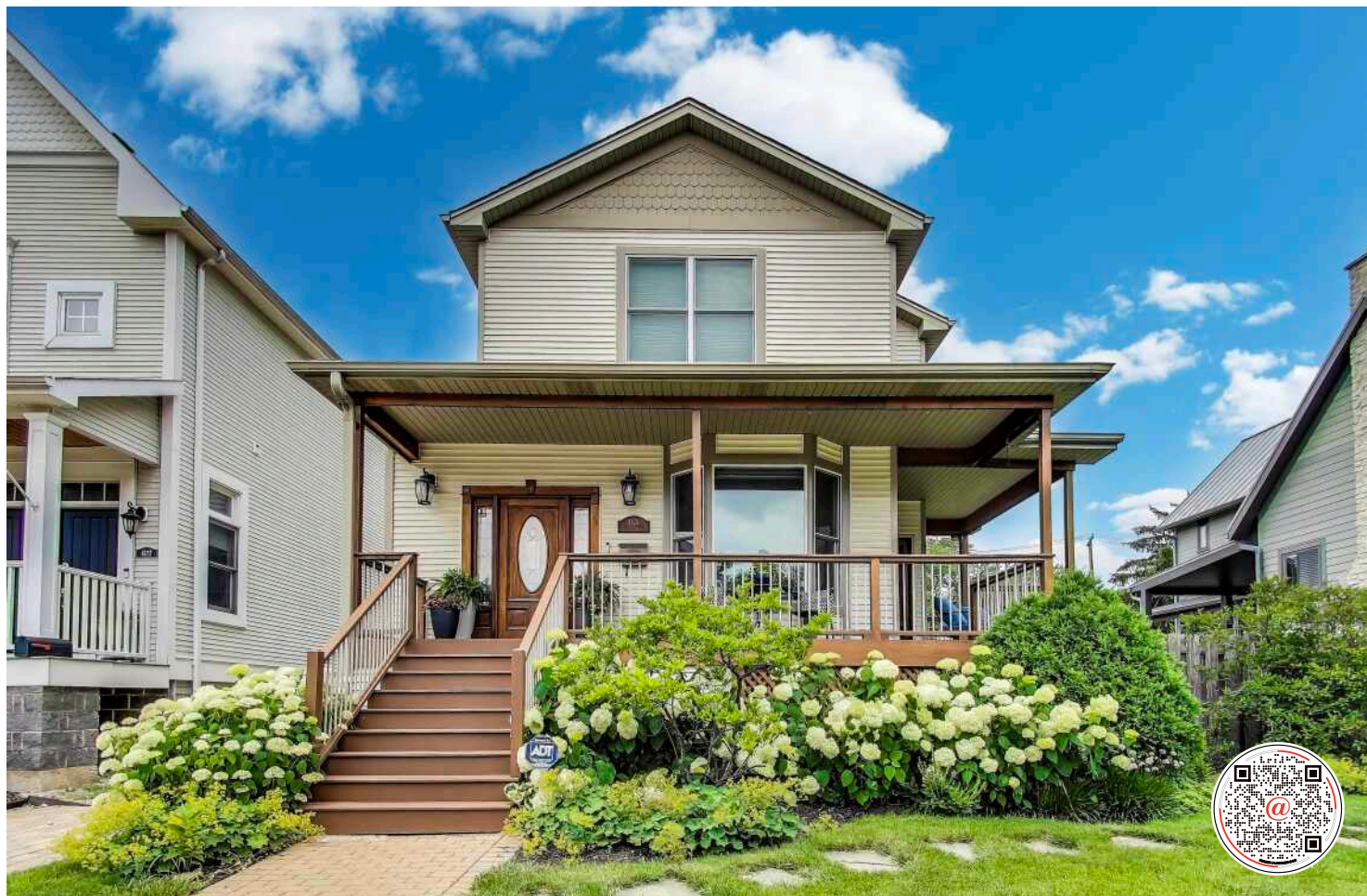


**4124 N KENNETH AVENUE**  
OLD IRVING PARK







#### ROOM DIMENSIONS

FOYER : 8' × 7'

LIVING ROOM : 24' × 15'

DINING ROOM : 12' × 6'

KITCHEN : 10' × 8'

FAMILY ROOM : 21' × 11'

PRIMARY BEDROOM : 16' × 14'

SECOND BEDROOM : 15' × 12'

THIRD BEDROOM : 16' × 11'

REC ROOM : 37' × 20'

FRONT PORCH : 24' × 5'

DECK : 20' × 7'

4 BEDROOM

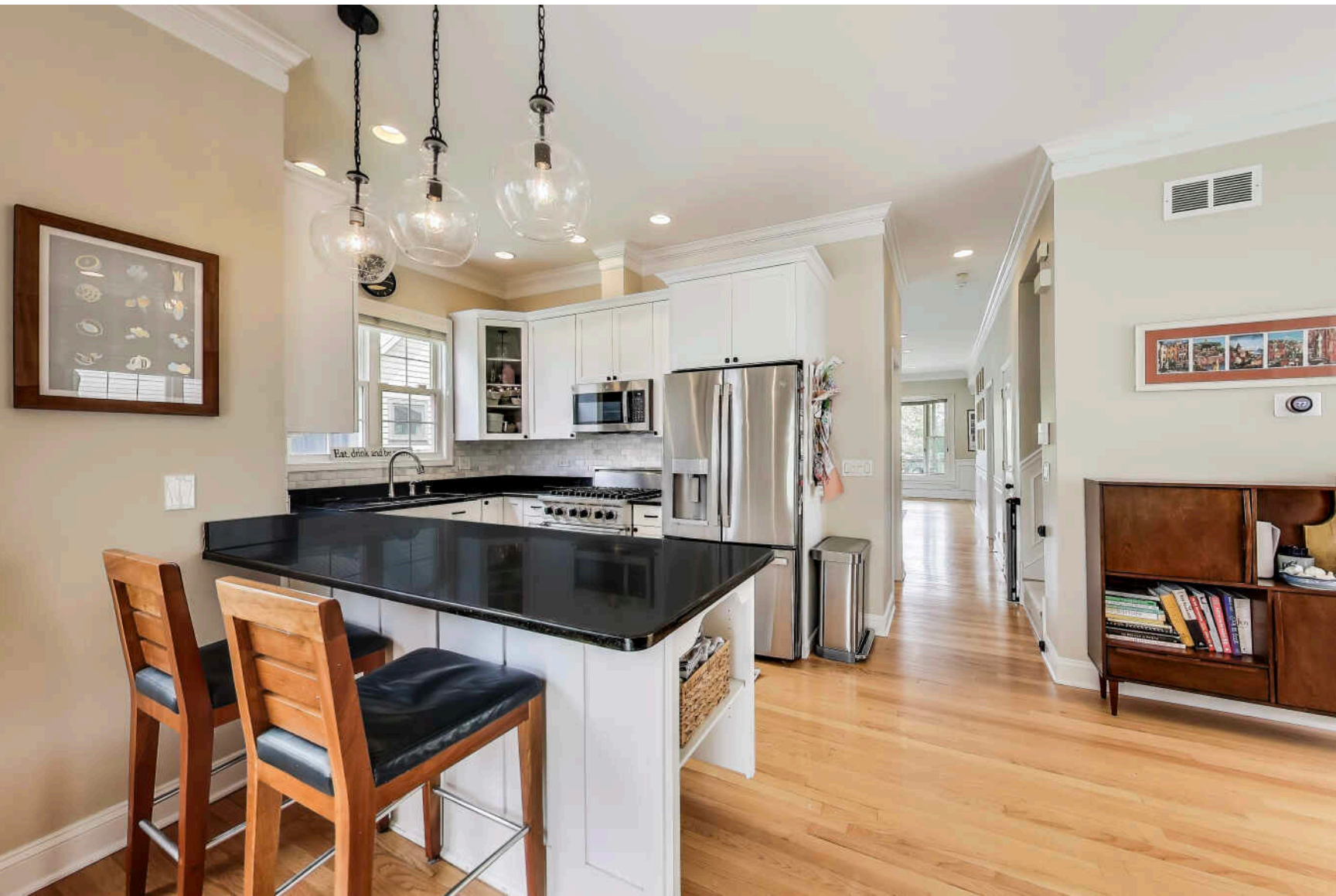
4 BATH

TAXES: \$12,909.91

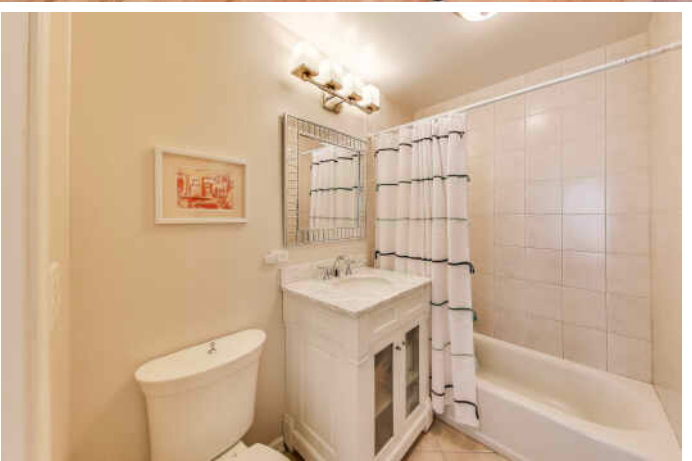
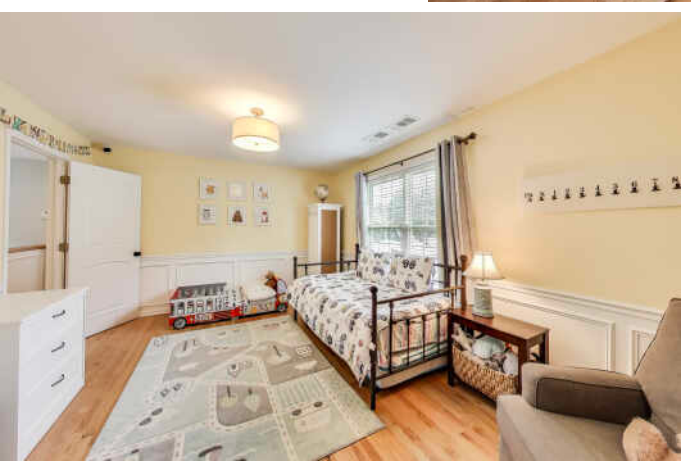
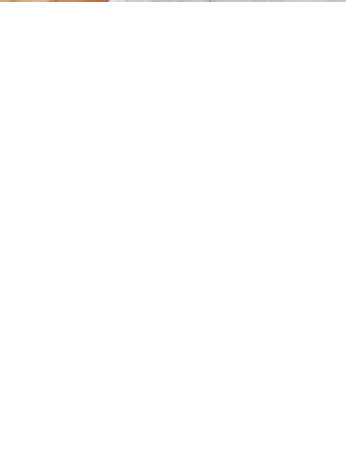
## RARE DOUBLE LOT IN OLD IRVING PARK!

Nestled on a sought-after tree-lined street, this beautiful 4-bedroom, 4-bath home features a welcoming wrap-around covered porch and the perfect blend of timeless character and modern comfort. Fully gutted to the studs and rebuilt as new construction in 2003, the home has been lightly lived in by only 2 owners and meticulously maintained since. Expect to be impressed with the well-designed floor plan that includes 3 spacious bedrooms and 2 full baths on the second floor, including a luxurious primary suite with ample space, walk-in closet, and spa-like bath with double vanity, over-sized tub, and separate shower. The chef's kitchen is a showstopper with 42" white custom cabinetry, professional stainless steel appliances, granite counters, marble subway tile backsplash, a large pantry closet, butler's pantry, and generous dining space that opens to the great room with a gas fireplace and built-ins. Oversized windows flood the home with natural light, while thoughtful details-crown molding, wainscoting, and hardwood floors run throughout the main and second levels. Enjoy the benefits of newer construction with zoned HVAC (2025 furnace), newer windows, 2017 tear-off roof, sump pump, drain tile, and more. The finished lower level offers a large recreation space with built-ins, a full bath, ample storage, and a walkout vestibule leading to the incredible backyard. Step outside from the family room through sliding glass doors to a new composite deck, flagstone patio, and beautifully landscaped yard-a true rarity in the city! With the home and 2+ car garage being situated on the Southern half of the lot, the "yard" is suburban worthy! All this in a premier Old Irving location near Kolmar Park, the Blue Line, and top-rated schools including Level 1+ Belding Elementary and Disney II Magnet. Easy access to 90/94, Independence & Portage Park, the farmer's market, a plethora of restaurants and nightlife, and so much more. A true gem in one of Chicago's most desirable neighborhoods!









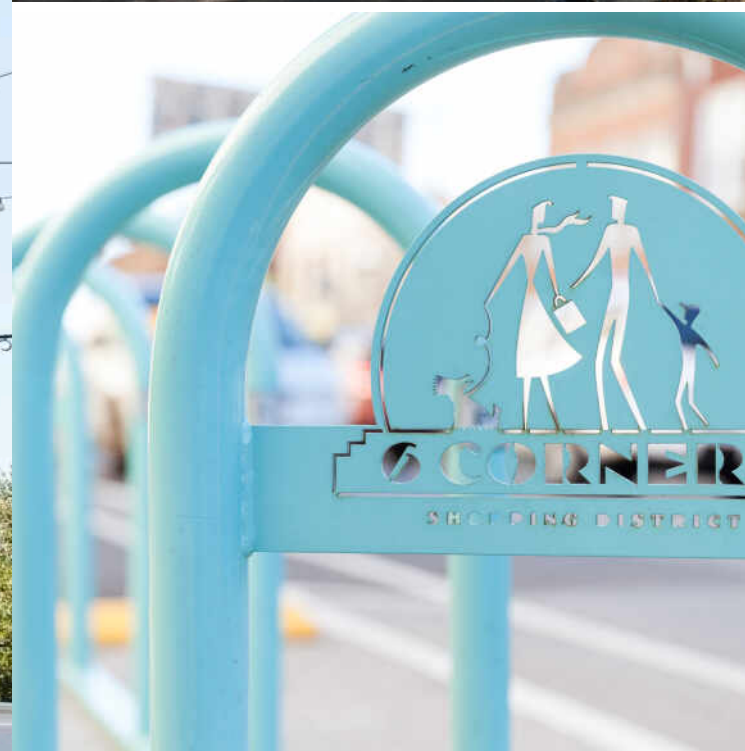












AS THE SAYING GOES, “IF YOU WANT SOMETHING DONE RIGHT, DO IT YOURSELF.” **IRVING PARK** HAS A LONG HISTORY OF DOING JUST THAT.

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.

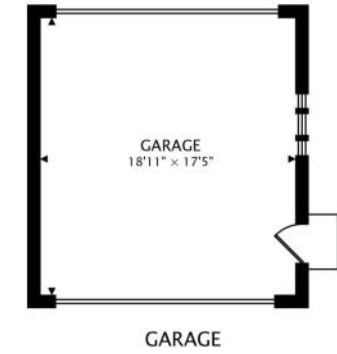
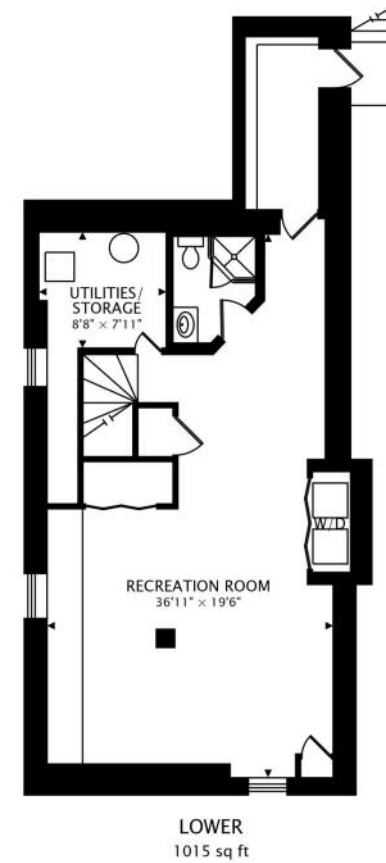
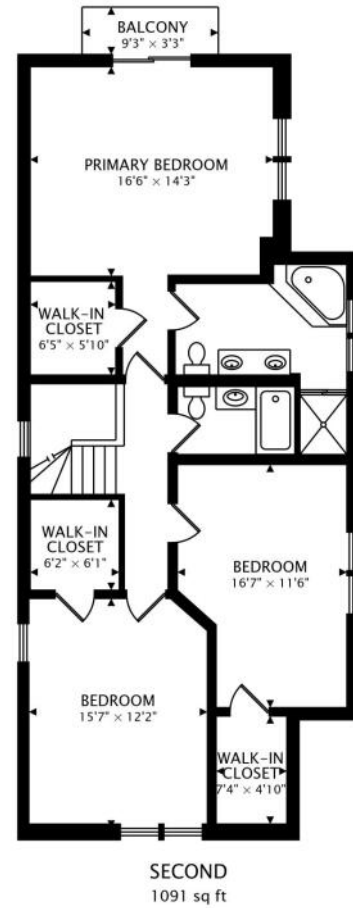
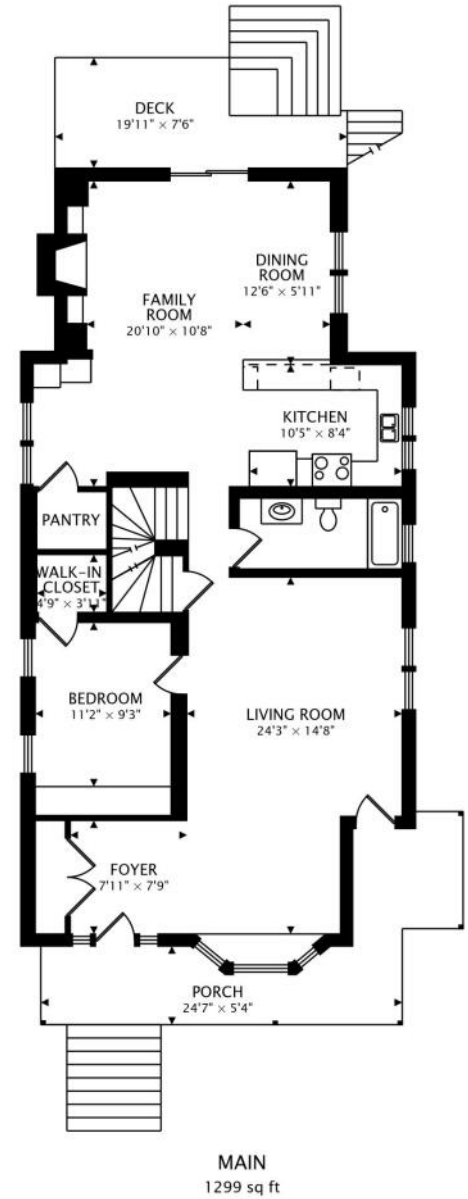
There are beautifully-restored homes and others waiting to be renovated to their previous grandeur. The majority are single-family homes, some converted to duplexes, and apartments, providing plenty of options to fit different lifestyles and budgets.

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.









## AMANDA MCMILLAN

AMANDA@CHICAGOHOMEPARTNER.COM

CHICAGOHOMEPARTNER.COM

773-537-1300



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.

