4234 N. MONTICELLO AVENUE

WEST WALKER/IRVING PARK







ROOM DIMENSIONS

LIVING ROOM : 11' × 16' DINING ROOM : 11' × 14' KITCHEN : 13' × 10'

EAT IN KITCHEN : $20' \times 08'$ FAMILY ROOM - BASEMENT : $19' \times 33'$

> PRIMARY BEDROOM : 13' × 12' SECOND BEDROOM : 10' × 15'

THIRD BEDROOM: 10' × 15'

FOURTH BEDROOM : 9' × 10'

LAUNDRY: 19' × 8'

UTILITY: 9' × 7'

DECK: 10' × 11'

FRONT PORCH: 17' × 6'

4 BEDROOM 3 BATH TAXES: \$8,583

COVETED WEST WALKER NEIGHBORHOOD

- Located on a quiet, one-way street on an oversized 30' x 125' lot.
- Front porch (painted 2024), back deck, and beautiful landscaping throughout.

 Apple trees, pear tree, dogwood and red bud trees, plus lovely perennials.
- Open kitchen with breakfast bar, stainless appliances (2014), DW (2021), and granite countertops.
- Eat in kitchen overlooks the deck, backyard, and gardens.
- Three of the four bedrooms feature cathedral ceilings on the top floor.
- Ensuite primary bedroom features full bath and walk-in closet.
- The fourth bedroom serves as an in-home office on the first floor.
- Three full baths.
- Fully finished basement painted May 2024 with laundry (2023), sump pump (2014), tankless water heater (2014), and new carpet (2022).
- Two-car garage with EV charger (2022) and new garage roller door (2021).
- Transit options via blue and brown lines, Irving Park bus, and the Metra, as well as easy access to 90/94.

































SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

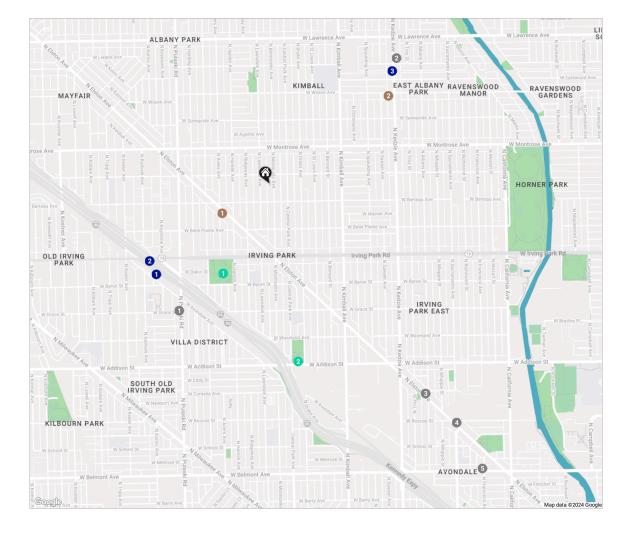
Irving Park's rich history is evident in its parks, manicured neighborhoods, and historic homes. Independence Park is one of the neighborhood's first and one of the city's finest parks, and is home to parades, sports events, and concerts.

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.



| F | RESTAURANTS | 4 | Honey Butter Fried Chicken 3361 NORTH ELSTON AVENUE, 1.4 MI | 2 | Starbucks 4558 NORTH KEDZIE AVENUE, 0.7 MI | 3 | Kedzie CTA - BROWN LINE, 0.8 MI |
|---|--|------------|--|------------|---|-----|--|
| 0 | Smoque BBQ 3800 NORTH PULASKI ROAD, 0.7 MI | 6 | Kuma's Corner 2900 WEST BELMONT AVENUE, 1.6 MI | Q 1 | RANSIT | Q p | 'A R K S |
| 2 | Noon O Kabab Chicago 4701 NORTH KEDZIE AVENUE, 0.8 MI | Q o | COFFEE | 0 | Irving Park METRA - UNION PACIFIC NORTHWEST, | 0 | Independence Park 3945 NORTH SPRINGFIELD AVENUE, |
| 8 | Chief O'Neill's Pub | | | | 0.7 MI | | 0.5 MI |
| | Restaurant Beer Garden 3471 NORTH ELSTON AVENUE, 1.2 MI | 1 | Cafe Urbano 4176 NORTH ELSTON AVENUE, 0.3 MI | 2 | Irving Park | 2 | Athletic Field Fieldhouse |

| NOTES | ES | | | | | | | | |
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