

4323 N SAINT LOUIS AVENUE
IRVING PARK

@properties®



EVERYTHING YOU HAVE BEEN LOOKING FOR..... 4 BEDROOMS, 2 FULL BATHS, 2 HALF BATHS

- Welcome home to this hard-to-find newer construction, modern home in booming Irving Park
- Amazing completely open floor plan is perfect for entertaining
- Chef's kitchen appointed with Bosch stainless steel appliances, quartz counter tops and large eat-in kitchen island
- High ceilings, large windows, and hardwood flooring run throughout the home. Cozy carpeting in the upstairs bedrooms and basement
- Whirlpool washer/dryer new in 2017 and under warranty until 2021
- Huge Trex Transcend deck new in 2017
- Storage galore with 2 walk-in closets and tons of storage on every level
- Spacious master suite easily accommodates a king-sized bed with room for additional furniture, en suite bathroom with luxury rainfall faucet and body sprays, and walk-in closet
- 3 bedrooms and 2 bathrooms upstairs offer ideal layout, with 4th bedroom on the main level.
- Powder room on the main level and basement level
- Hardie Board siding on house and garage
- Finished basement with high ceilings runs entire length of house and can easily house a 5th bedroom
- Walking distance to tons of restaurants, Independence Park, Horner Park, Montrose bus, and the Kedzie Brown line.











IRVING PARK'S RICH HISTORY IS EVIDENT IN ITS MANICURED PARKS, NEIGHBORHOODS AND HISTORIC HOMES.

Independence Park is one of the neighborhood's first and one of the city's finest. The park is home to parades, sports events and concerts.

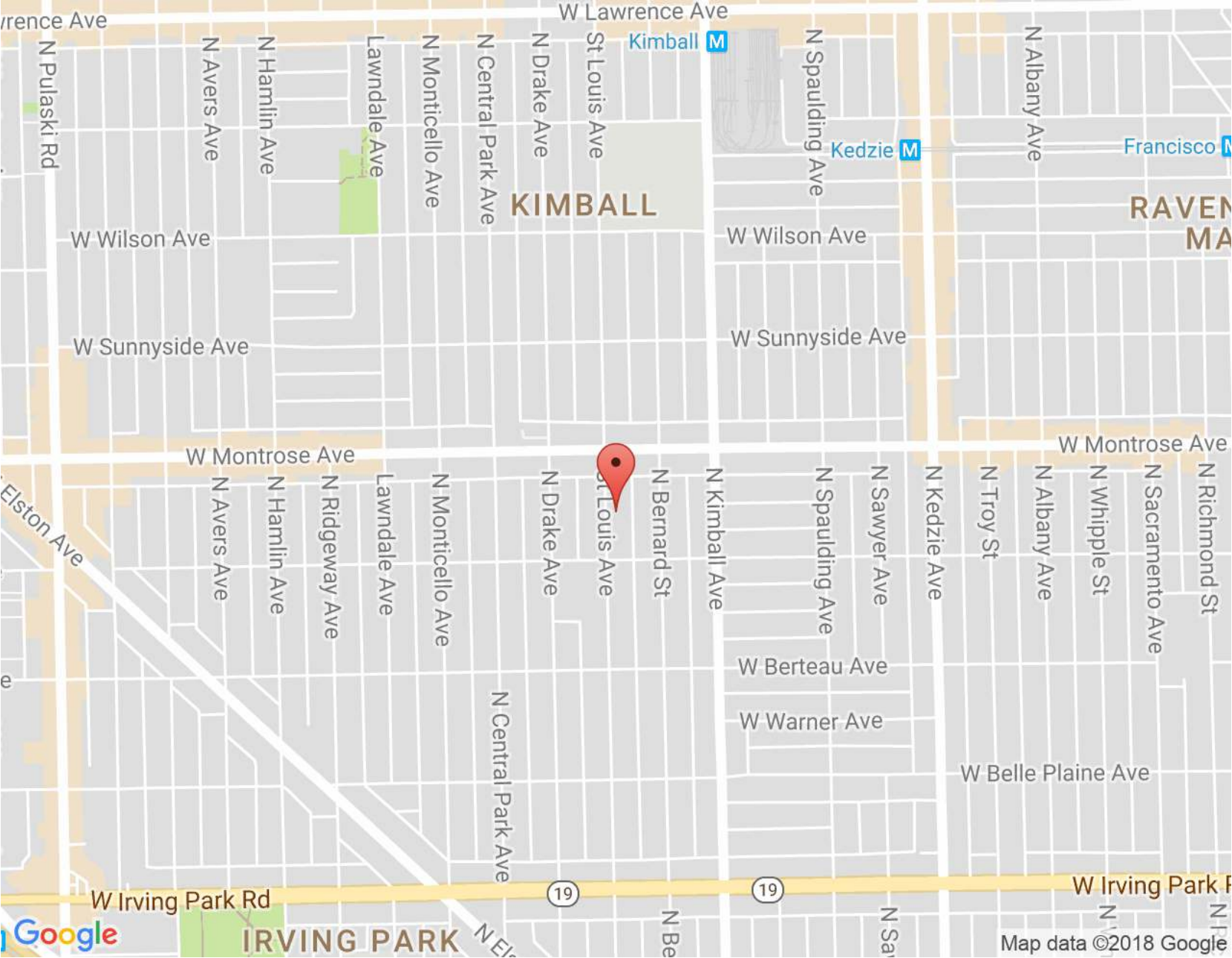
Some homes are beautifully restored and others waiting to be renovated to their previous grandeur. The majority are single-family homes, some converted to duplexes and apartments, providing plenty of options to fit different lifestyles and budgets.

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 homes and classic Chicago-style two-flats. The Villa District, a pocket of the neighborhood, is on the National Register of Historic Places.

Several restaurants reflect the neighborhood's European roots with everything from German, Italian and Irish to trendy barbeque. There are a handful of theaters and live music lounges but make no mistake, the neighborhood is not a happening scene, it's home.

High School students attend highly rated Taft High School, Roosevelt High School or Schurz High School.

The Irving Park 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 parallels the Metra station.



NOTES _____



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