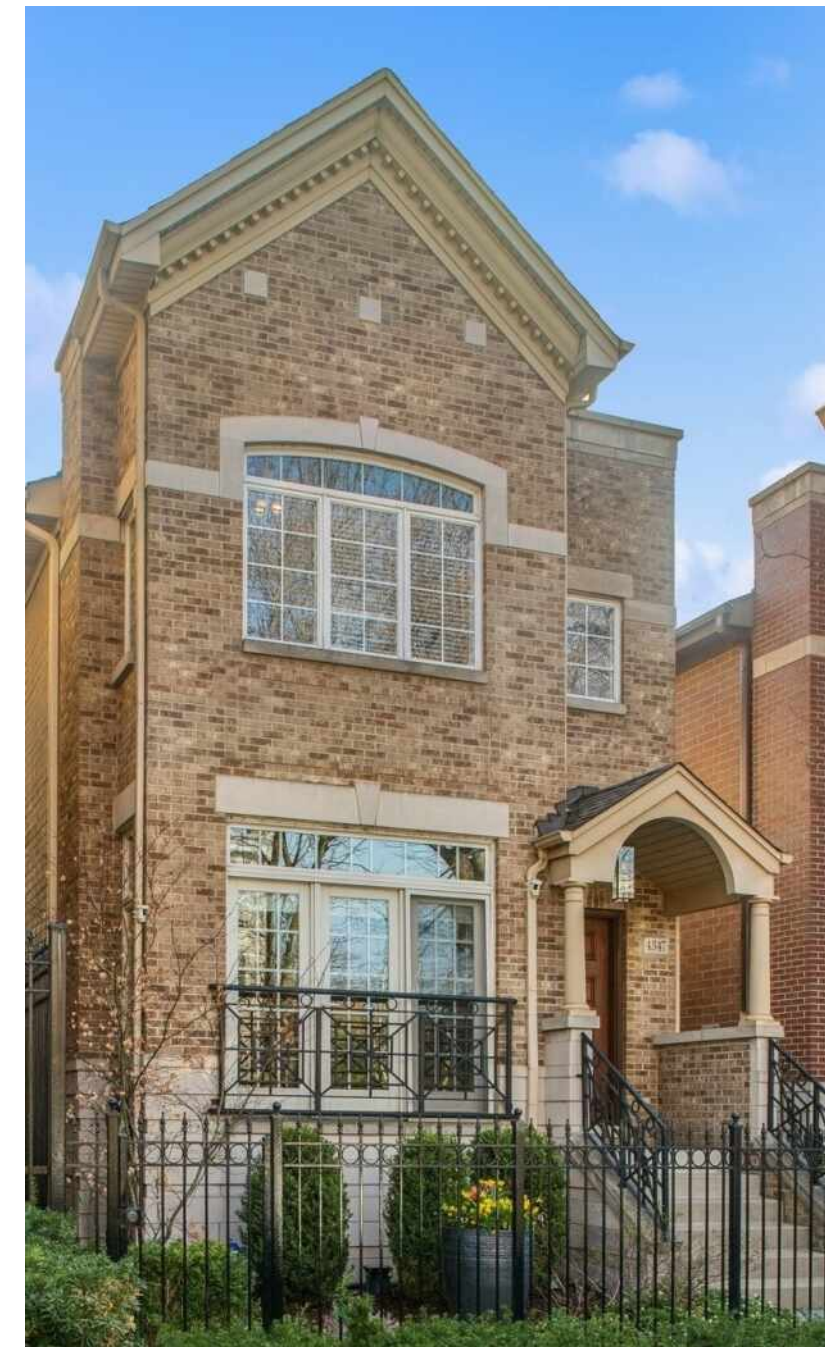




4347 N GREENVIEW AVENUE LAKEVIEW - GRACELAND WEST



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## 4347 N GREENVIEW AVENUE

### FEATURES

This beautiful all brick home exudes luxury at its finest. Meticulously built in 2002 and continuously upgraded over the years this house is situated in sought after Lakeview, Graceland West. From the beautifully landscaped front yard we enter through the front door into a spacious living and dining room with a west facing Juliet balcony bringing in warm natural light and cool summer breezes. The gourmet kitchen with all stainless-steel appliances, maple cabinets, lots of storage and plenty of workspace, invites for culinary adventures with granite counter tops, a Bosch stove top, full size fridge and microwave/oven combo. You'll also find a very useful home-work station plus a built-in wet bar equipped with a Viking wine fridge. The kitchen opens to the family room, with a handsome gas fireplace (can be wood burning also) flanked by a set of matching glass doors giving you access to the sweet rear deck, the 2-car garage and the sunny rooftop deck. The powder room is conveniently tucked away near the coat closet and completes the 1st floor.

The 2nd floor has custom Brazilian cherry wood throughout the entire level and offers 2 guest bedrooms (currently used as offices) with great closet space, that share an updated hall bath with a double vanity sink and shower tub. You'll love the primary suite oasis! A large bedroom with vaulted ceilings, 2 newer skylights, a huge closet that can accommodate your fashion collection, plus an upgraded bathroom in white marble offering a spa like feeling with a jacuzzi, double sinks, maple cabinets and a recently updated rejuvenating steam feature in the walk-in shower.



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**FEATURES (CONTINUED)**

The finished lower level has been renovated and offers a flex space that can be used as an entertainment or exercise area and includes a wet bar with a Viking wine fridge. You'll also find bedroom #4 plus a beautiful marble full bathroom with a walk-in shower. You'll appreciate the big, light and bright laundry/utility room with full-size Miele dryer and washer. With a convenient walk-out lower level you'll have easy access to the backyard, garage and the decks. The detached 2 car garage has a built-in heater, providing 110 and 220V power outlets for a motivated do-it-yourselfer. The 4 camera-system provides coverage behind the garage and the back alley. The upper deck on top of the double garage provides ample sun and air and can be used as an additional entertainment space or roof top garden. Very well maintained and cared for, this home is move-in ready!

Upgraded flooring throughout with Maple hardwood on the 1st level, Brazilian cherry on the 2nd level and Italian tiles throughout the lower level. Recessed lighting, high ceilings, open floor plan and improvements include new AC/heating systems (continuous variable flow fan, internet/cloud-enabled) and a newer water heater. Please contact agent for the full list.

This home's location truly stands out. The local neighborhood association has been a pillar of this close-knit community for over 45 years, organizing events such as garden walks, Halloween parties & more.

**FEATURES (CONTINUED)**

Located on a beautiful tree-lined street you have the best of the city with a quiet and charming neighborhood setting, close to all that Southport Corridor and Ravenswood offers - Shops, restaurants, boutiques, theaters, grocery stores, fitness clubs and transportation. Additionally, residents can walk to award-winning Ravenswood Elementary and the German International School, with additional options of Lycée Français, Sacred Heart School (bus stop nearby), and Chicago Waldorf School is reachable by a short drive away.

Love where you live!

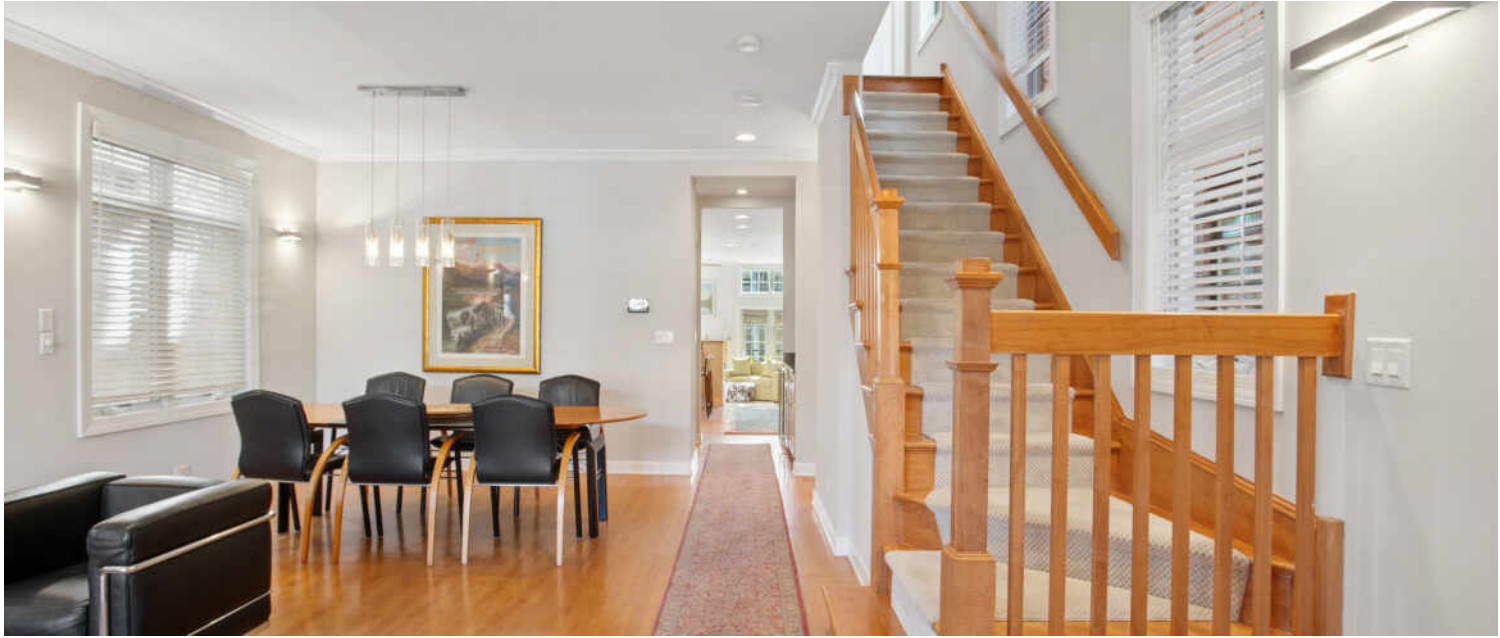
















































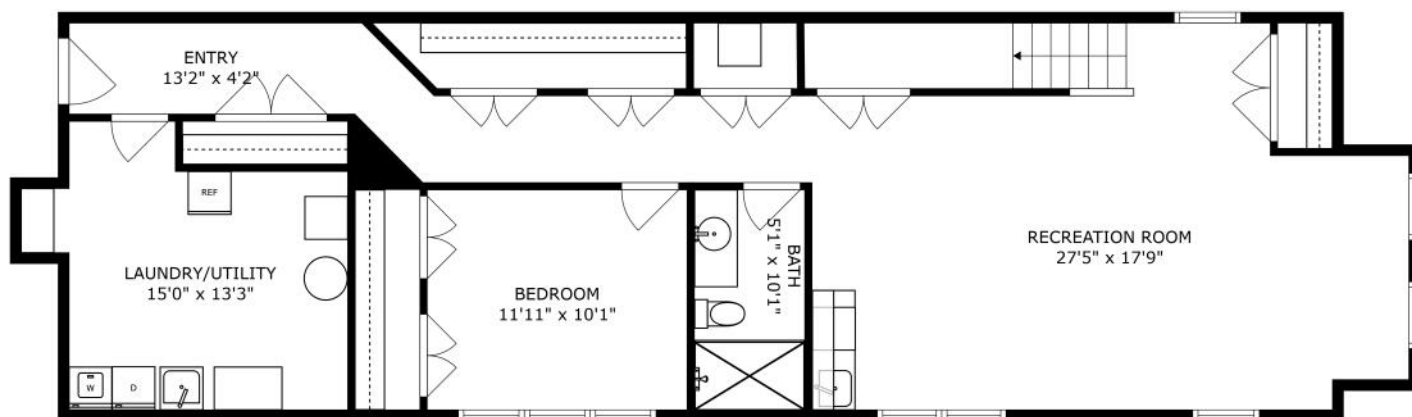




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CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN  
**LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

*Locals love the action and excitement surrounding Wrigley Field and the many locally-owned shopping and dining options along the Southport Corridor.*

For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping – shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.









