

4432 N DOVER ST UNIT 1S  
SHERIDAN PARK





#### ROOM DIMENSIONS

LIVING ROOM : 17' x 16'

KITCHEN : 11' x 11'

PRIMARY SUITE : 16' x 12'

DECK : 12' x 12'

SECOND BEDROOM : 12' x 10'

THIRD BEDROOM : 13' x 10'

FAMILY ROOM/REC ROOM : 18' x 14'

PATIO : 13' x 16'

3 BEDROOM

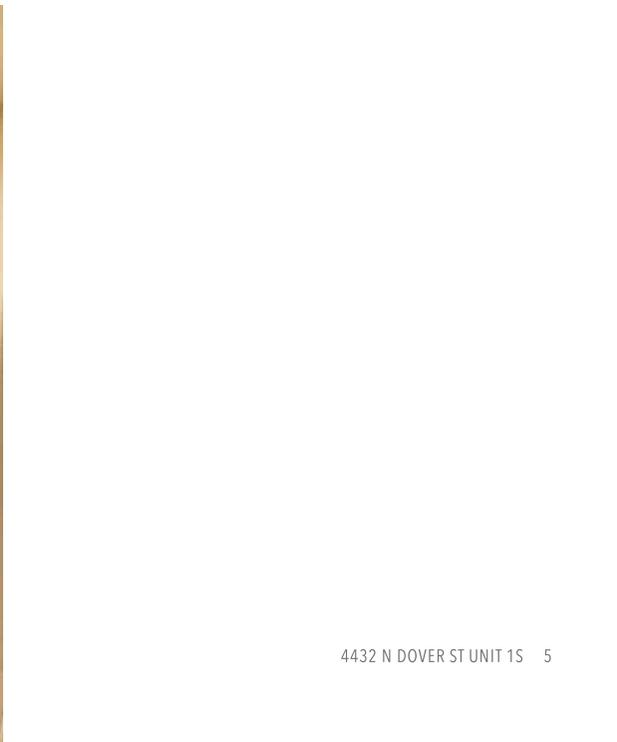
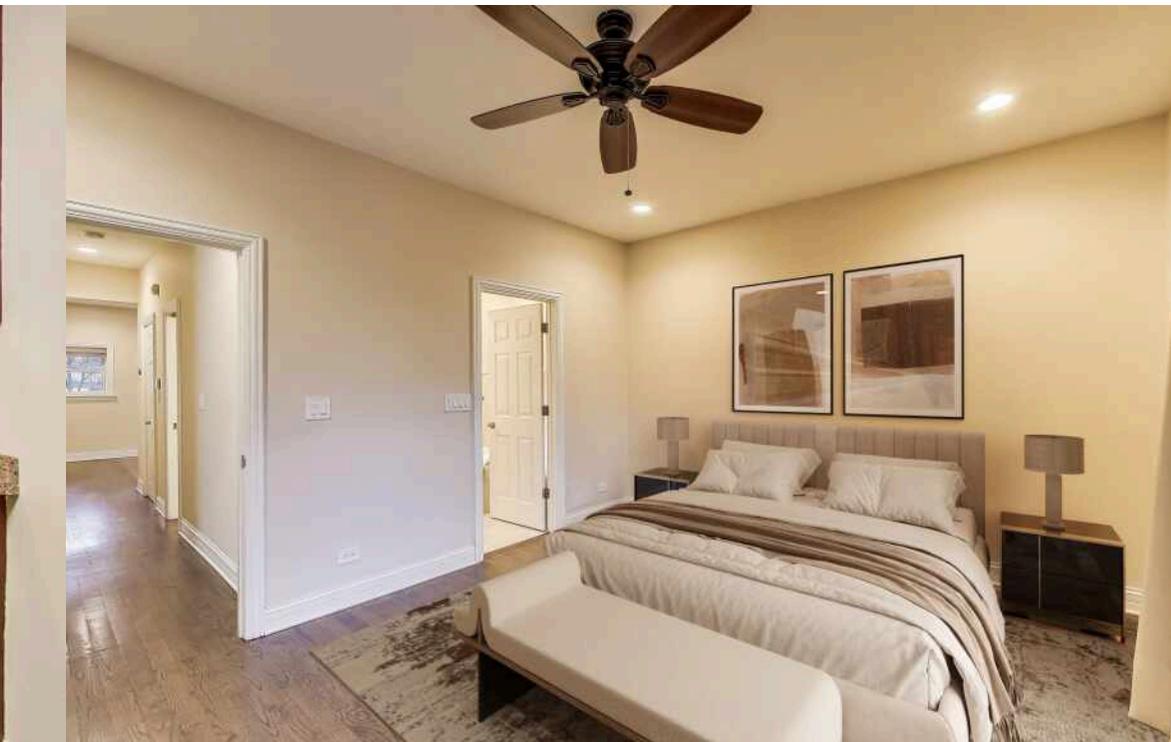
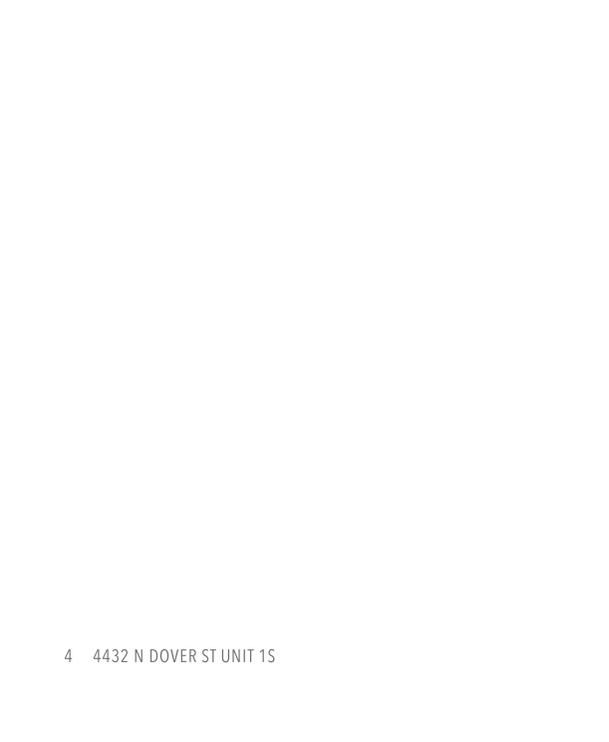
2.1 BATH

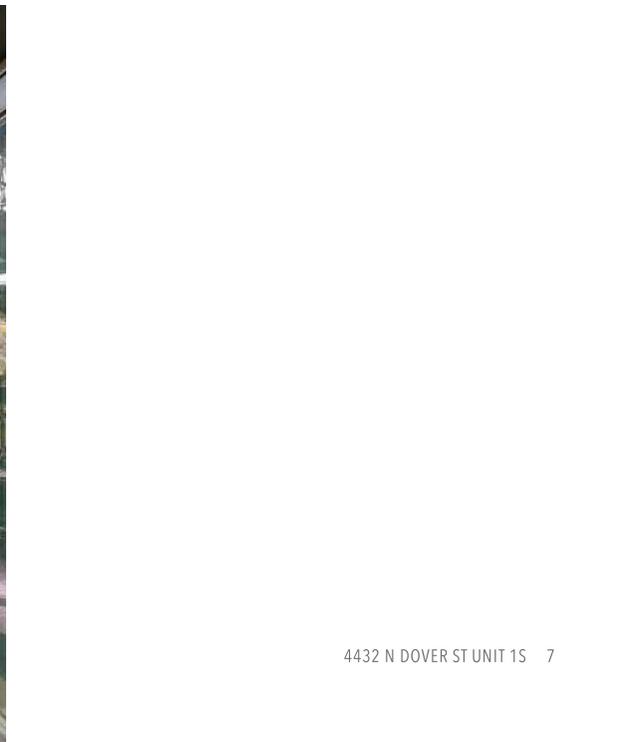
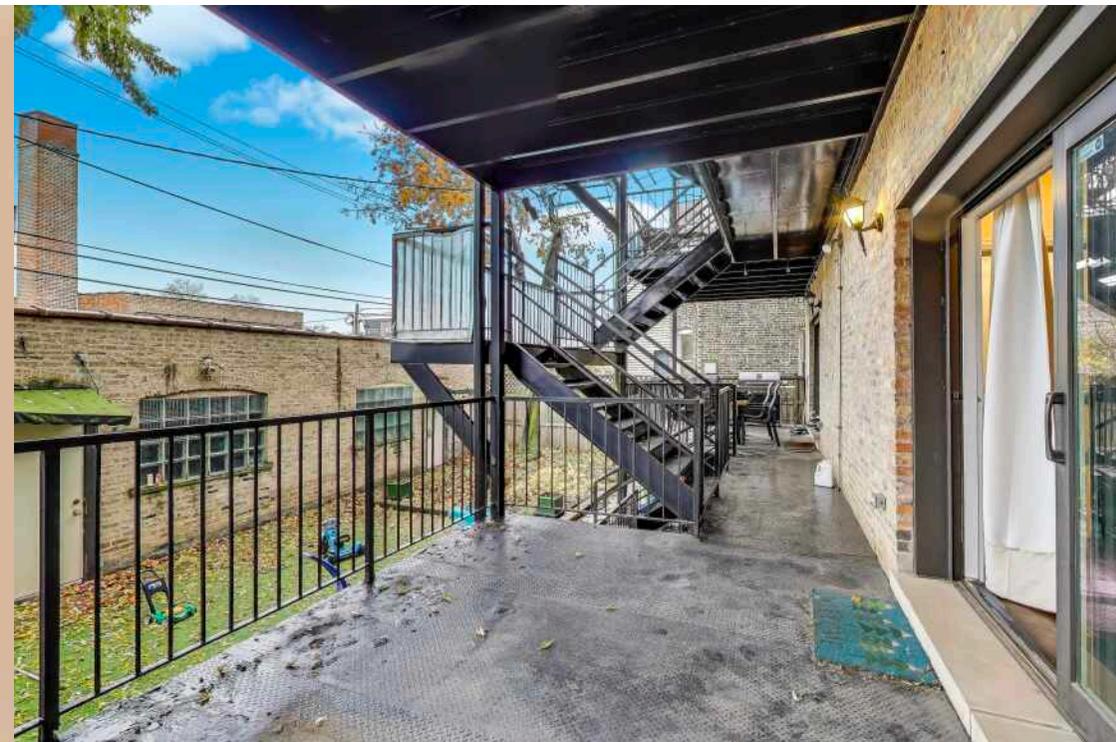
TAXES: \$6,656.57

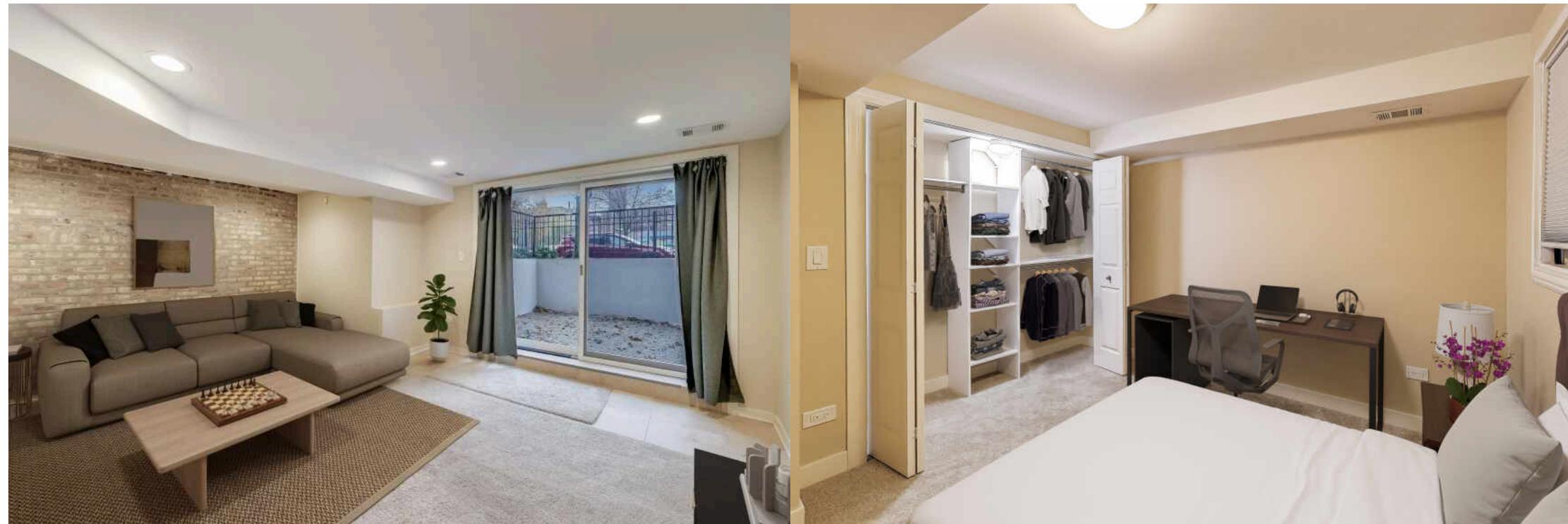
ASSESSMENTS: \$338/MONTH

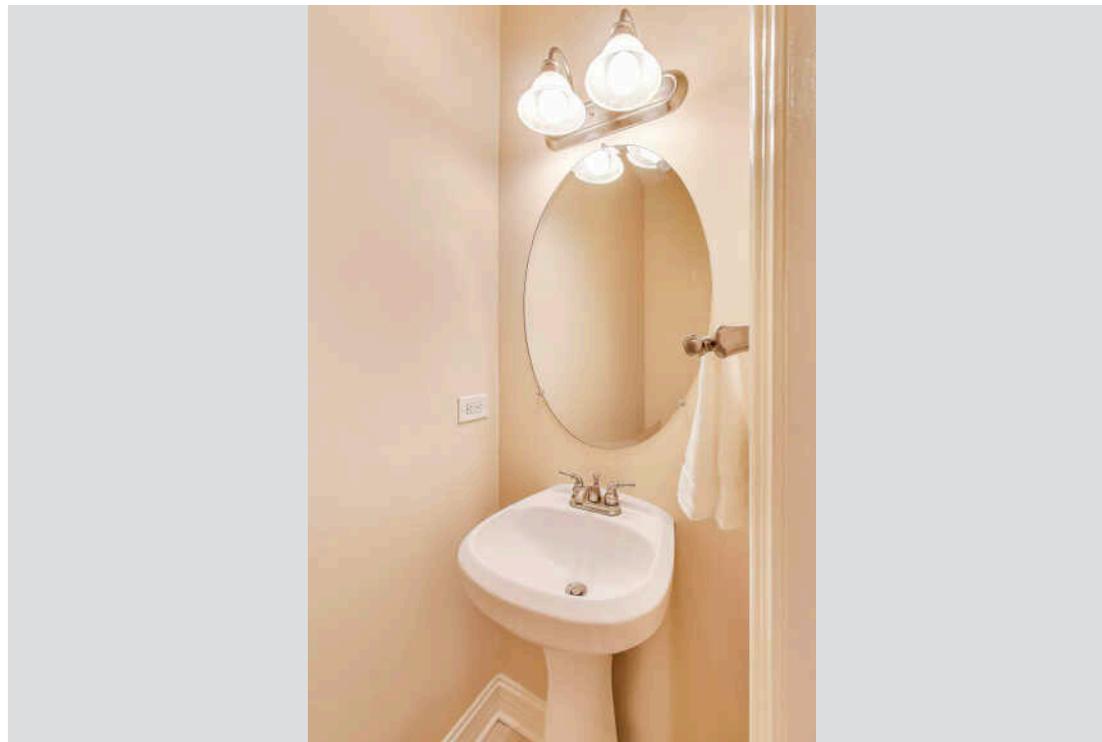
## DUPLEX DOWN ON HISTORIC DOVER STREET

Welcome home to this beautiful and bright 3 bedroom / 2.5 bathroom duplex down in Sheridan Park on Historic Dover Street. Open living room into kitchen with gas fireplace and large windows facing Dover. Kitchen features stainless steel appliances, granite countertops, 42" cherry cabinets and large peninsula with ample room for extra bar stool seating. Main floor includes Primary suite plus half bath. Primary bathroom features jet tub and separate shower. Spacious family room and two large bedrooms in the lower level. Enjoy the convenience of in-unit laundry. Gorgeous backyard to enjoy the afternoon sun. Enjoy two private outdoor spaces including a private deck in the back and brick paver patio in front, as well as access to the gorgeous common backyard. 1 car garage parking spot included. This intimate 4 unit building sits on a quiet one-way street. Walk to great restaurants, trains, park, the Lake, Southport Corridor, Lincoln Square, Wrigleyville and More! Sorry cats only, no dogs.









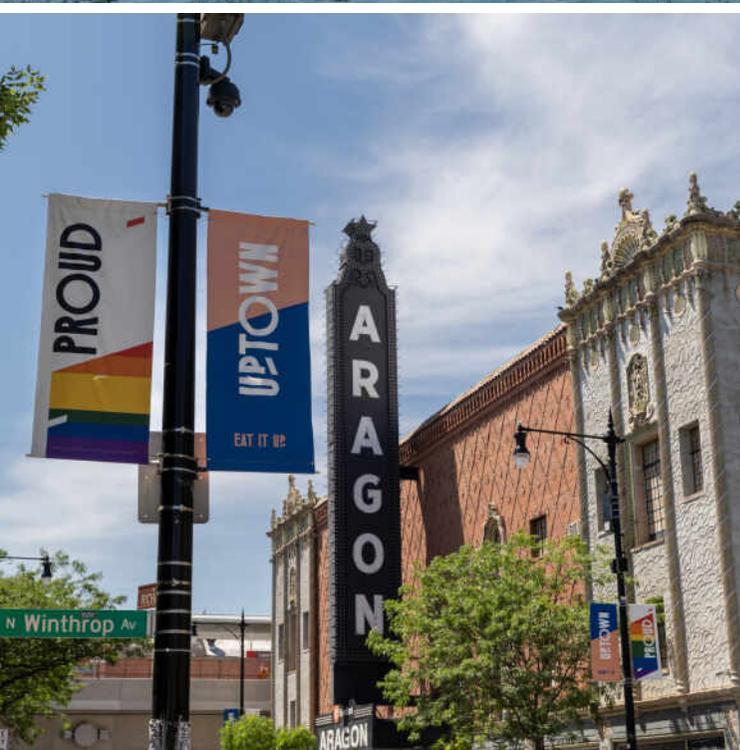


MAIN  
907 sq ft • 148 sq ft DECK



LOWER  
827 sq ft • 200 sq ft PATIOS





**UPTOWN HAS A GLAMOROUS PAST AS THE STOMPING GROUNDS OF CHARLIE CHAPLIN, GLORIA SWANSON AND AL CAPONE.**

Today it shines as a place to call home for Chicagoans seeking incredible access to the lakefront, public transportation and a vibrant entertainment scene.

Uptown's early glamour is still reflected in its historic buildings. The neighborhood's commercial and cultural center is Broadway, with historic Uptown Square at its center.

The area experienced a housing construction boom following the World's Columbian Exposition. Several of the neighborhood's luxurious entertainment venues were built in the 1920s reflecting the ornate artistry of the Exposition pavilions.

Uptown continues to be one of the city's most popular destinations for music lovers, with rock concerts at Aragon Ballroom and Riviera Theatre and jazz at the legendary Green Mill. The jazz venue was a favorite of notorious gangster Capone, who used its underground tunnels to bootleg whiskey and make a hasty retreat from police.

In addition to entertainment, the neighborhood has a number of independent bookstores, art galleries, cafes, and restaurants. The community works to balance new development with a commitment to preserve its past.

Homebuyers have their choice of many housing styles, from lakefront high-rises and vintage walk-ups to new-construction condos and townhomes. A number of beautiful old mansions also line several streets just west of Margate Park.



## ERIN MCSHEA

548 W WEBSTER  
CHICAGO, IL 60614  
(312) 404-9627  
EMCSHEA@ATPROPERTIES.COM



## JEANINE MCSHEA

548 W WEBSTER  
CHICAGO, IL 60614  
(312) 446-9957  
JMCSHEA@ATPROPERTIES.COM

