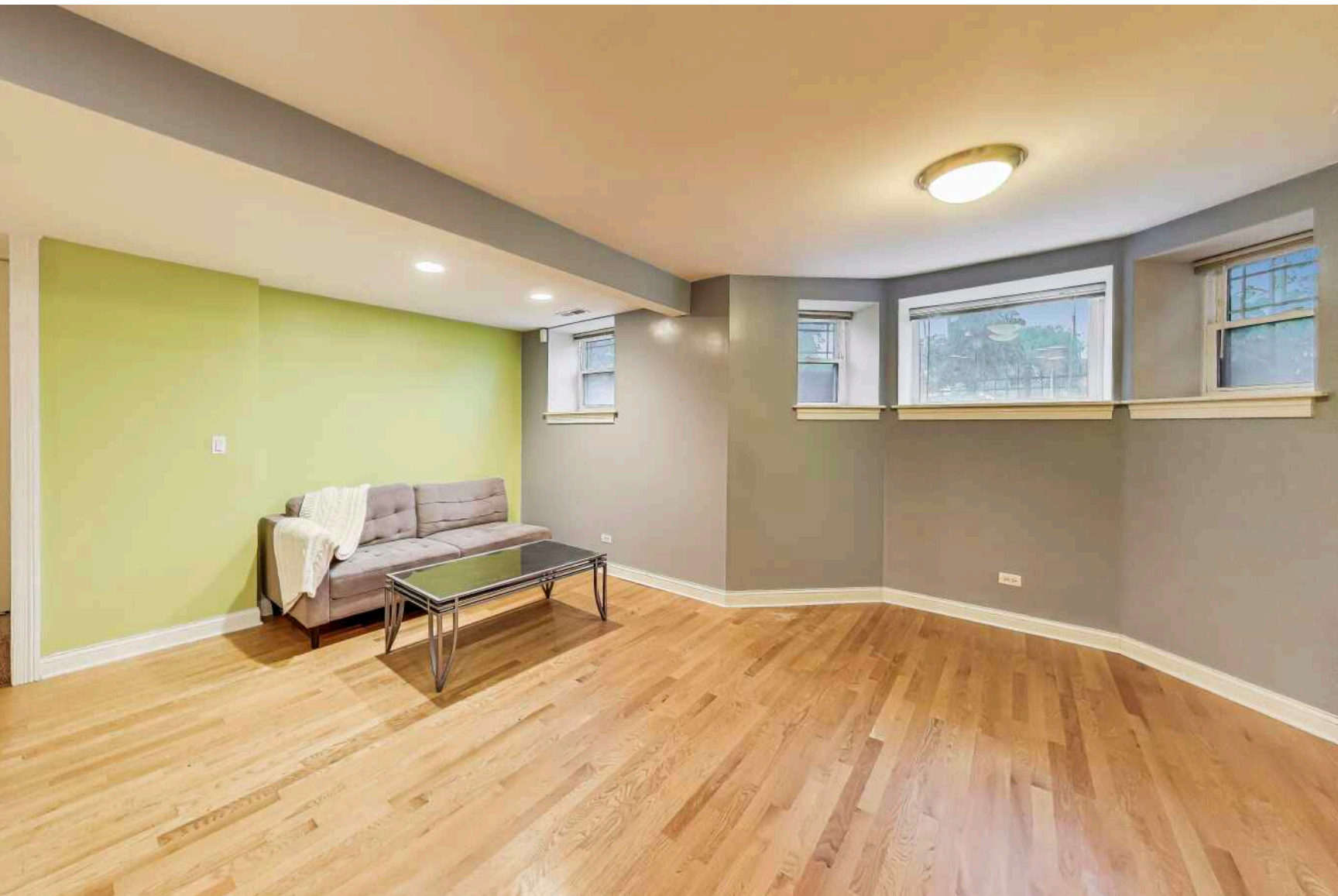


4440 N DOVER STREET #GS
SHERIDAN PARK





ROOM DIMENSIONS

LIVING/DINING ROOM : 17' × 11'

KITCHEN : 10' × 7'

PRIMARY BEDROOM : 13' × 10'

SECOND BEDROOM : 10' × 9'

PATIO : 11' × 10'

2 BEDROOM

2 BATH

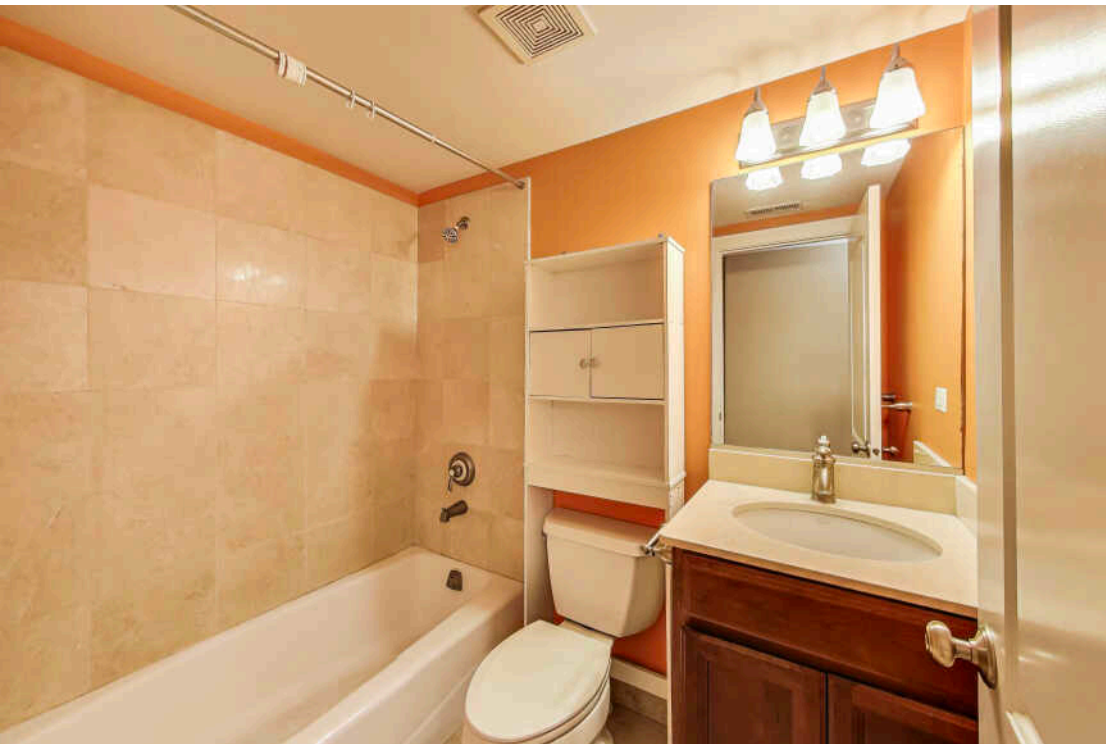
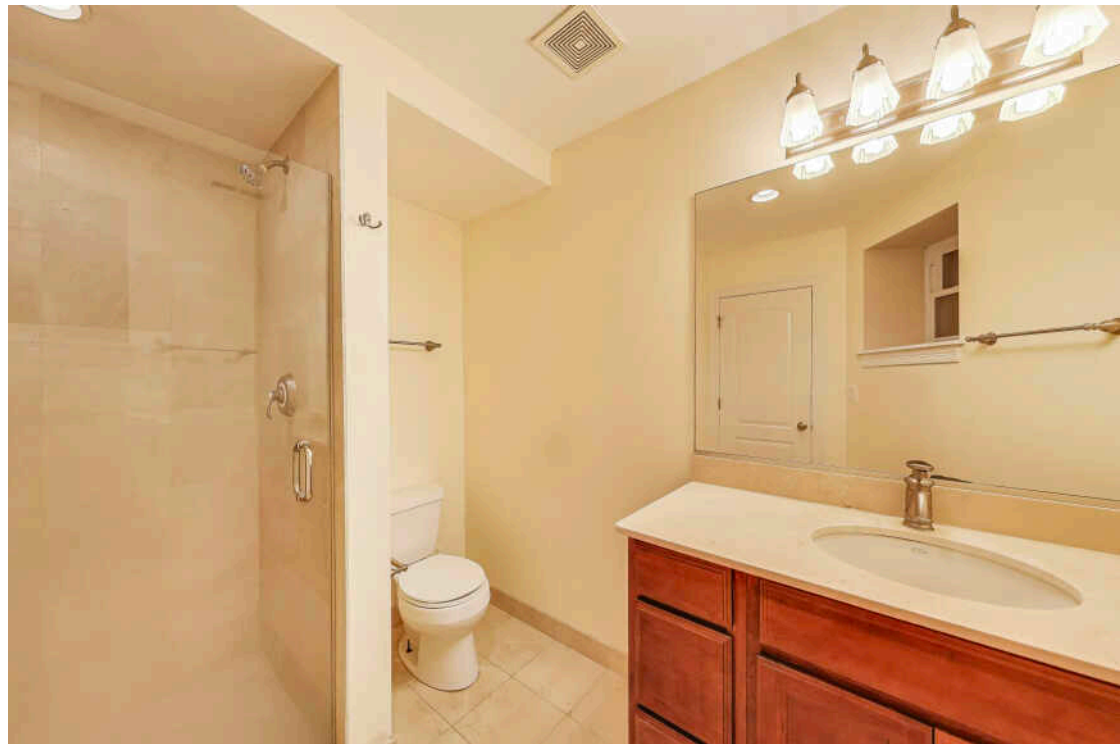
TAXES: \$5,696.52 (2023)

ASSESSMENTS: \$337/MONTH

CHARMING 2-BEDROOM, 2-BATH CONDO IN A CLASSIC GREY STONE BUILDING ON ONE OF SHERIDAN PARK'S BEST STREETS.

Converted to condos in 2006, this home offers an incredible value with a desirable open floor plan, modern amenities, and stylish updates throughout. The gourmet kitchen features richly stained 42" maple cabinets, granite countertops, stainless steel appliances, and a seamless flow into the living and dining areas-perfect for easy everyday living. The primary suite is a tranquil retreat nestled in the middle of the home, complete with oversized vanity and large walk-in shower. A second bedroom and bath complete the unit and provide versatility for guests or working from home. Additional highlights include hardwood floors in the main living areas, in-unit laundry, central heating and cooling, and access to a private rear patio for enjoying the outdoors. Ideally located just steps from plentiful public transportation options, shopping, parks, Lake access, dining, and more! Don't miss this exceptional opportunity to own a beautiful home in one of Sheridan Park's most sought-after pockets. This one checks all of the boxes for a great price, investors welcome. Pet friendly!







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.

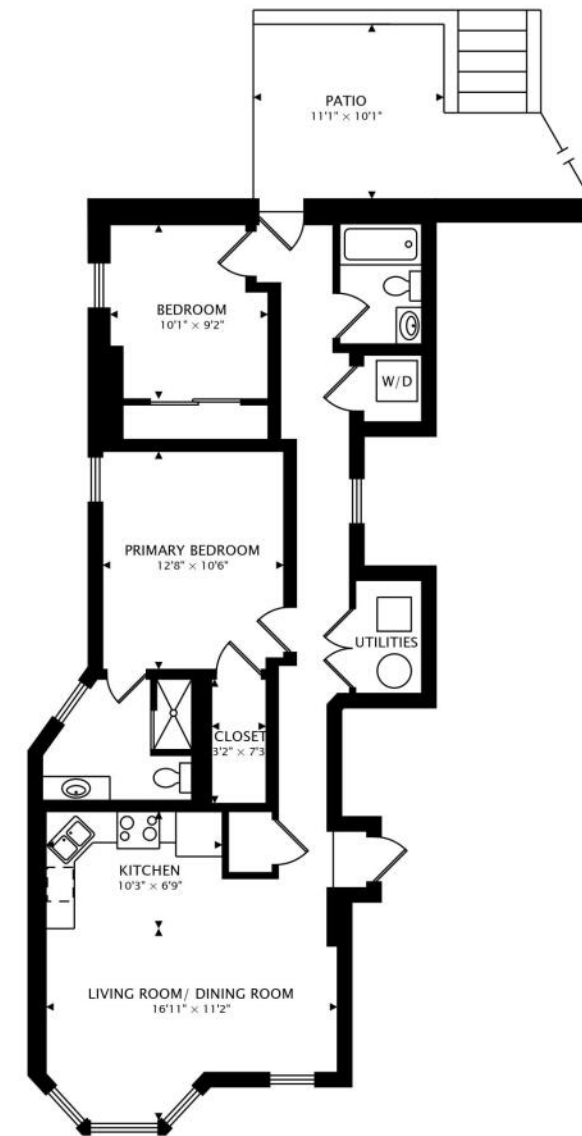
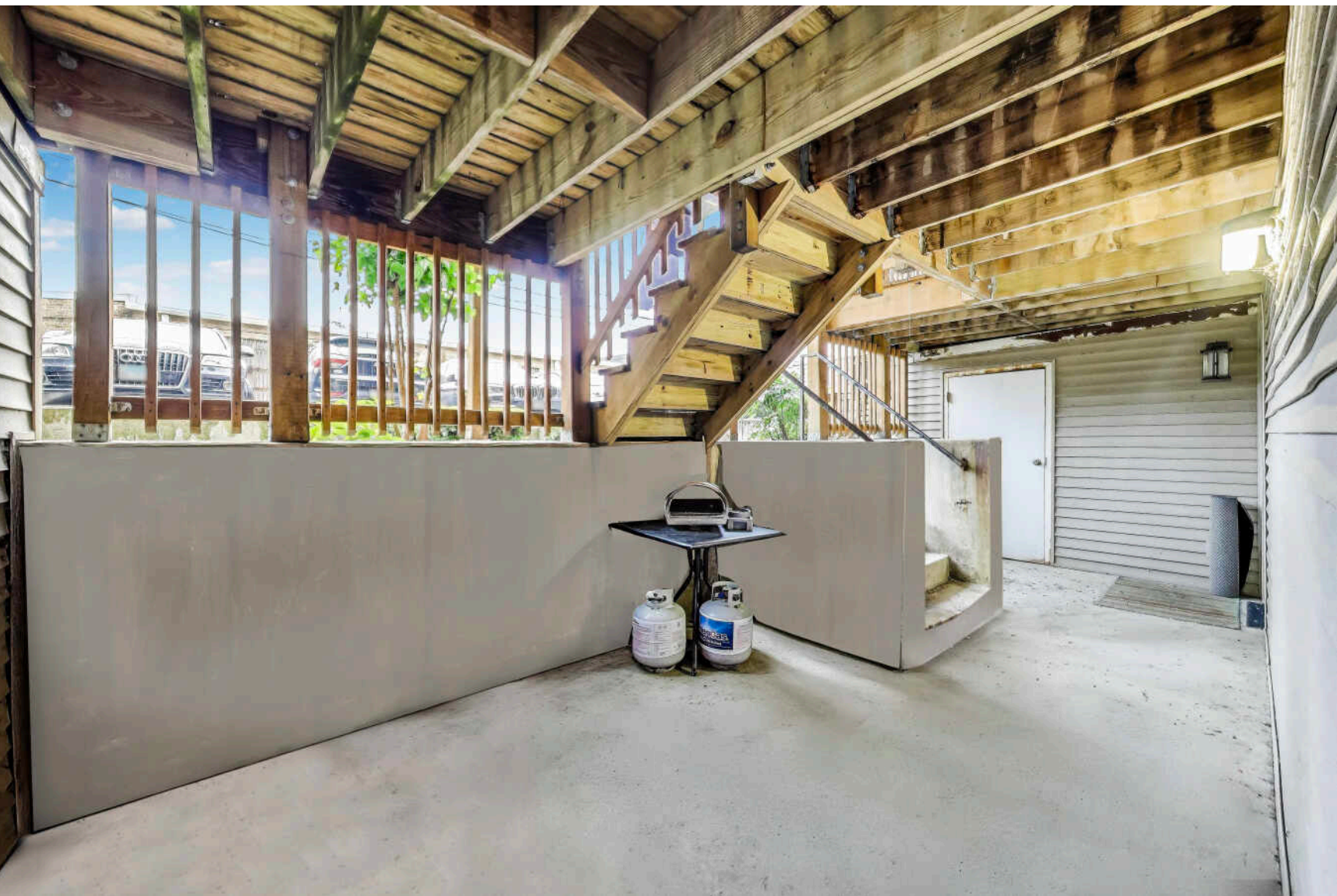
Uptown’s early glamour is still reflected in its historic buildings. The neighborhood’s commercial and cultural center is Broadway, with historic Uptown Square at its center.

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.



978 sq ft + 112 sq ft PATIO



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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.

