



4553 N WOLCOTT AVENUE RAVENSWOOD



4553 N WOLCOTT AVENUE • RAVENSWOOD
4553WOLCOTT.INFO

@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE

LP LUXURY
PORTFOLIO
INTERNATIONAL



JENNEFER FOLSOM BROKER

312.533.0749 mobile
312.254.0200 office
jennefer@atproperties.com



ASHLEY BELL, ABR, RENE, MRP BROKER

312.952.0958 mobile
773.472.0200 office
ashleybell@atproperties.com

Ashley
Bell

4553 N WOLCOTT AVENUE • RAVENSWOOD
4553WOLCOTT.INFO





4553 N WOLCOTT AVENUE

FEATURES

Prepared to be enchanted by 4553 N. Wolcott, a significant and handsome Chicago property situated on a 50x152 lot in idyllic Ravenswood. The home and coach house were built in 1891 and impeccably restored between 2010-2016. Plumbing, electrical, roof, siding and mechanicals were completely updated, and the gorgeous hard wood floors, staircase, fireplace tile, trim and moldings kept in tact or sourced. After walking through the gate and lush landscaping, you will immediately feel transported to an urban oasis. A vintage wood door and custom stained glass greet you as you step into a piece of Chicago history. Once home to the Robert F. Clark Dairy Depot, the home now boasts 3 bedrooms and 2 full baths on the second floor, a powder room, renovated kitchen, and double parlor on the first. The basement is finished with cozy carpeting and includes an additional spacious bedroom and full bathroom. The attic was finished as well, and provides fun flexible living space. Dual zoned HVAC ensures all levels are comfortable no matter the season. The kitchen was remodeled by HGTV's "Kitchen Crashers" and is appointed with a large island, stylish Fisher & Paykel range, a warming oven and charming butler's pantry. Off the kitchen, two doors lead to a wrap around back deck, and then to the one-of-a-kind coach house. Lofted, impossibly chic, and ultra cool, the coach house has its own mechanicals, kitchenette, and full bathroom. A two car garage topped with a roof deck, and full side lot of gorgeous landscaping complete the dreamy picture. For the buyer who appreciates and wants to be a steward to Chicago history, this well loved house will provide profound memories and nostalgic moments.



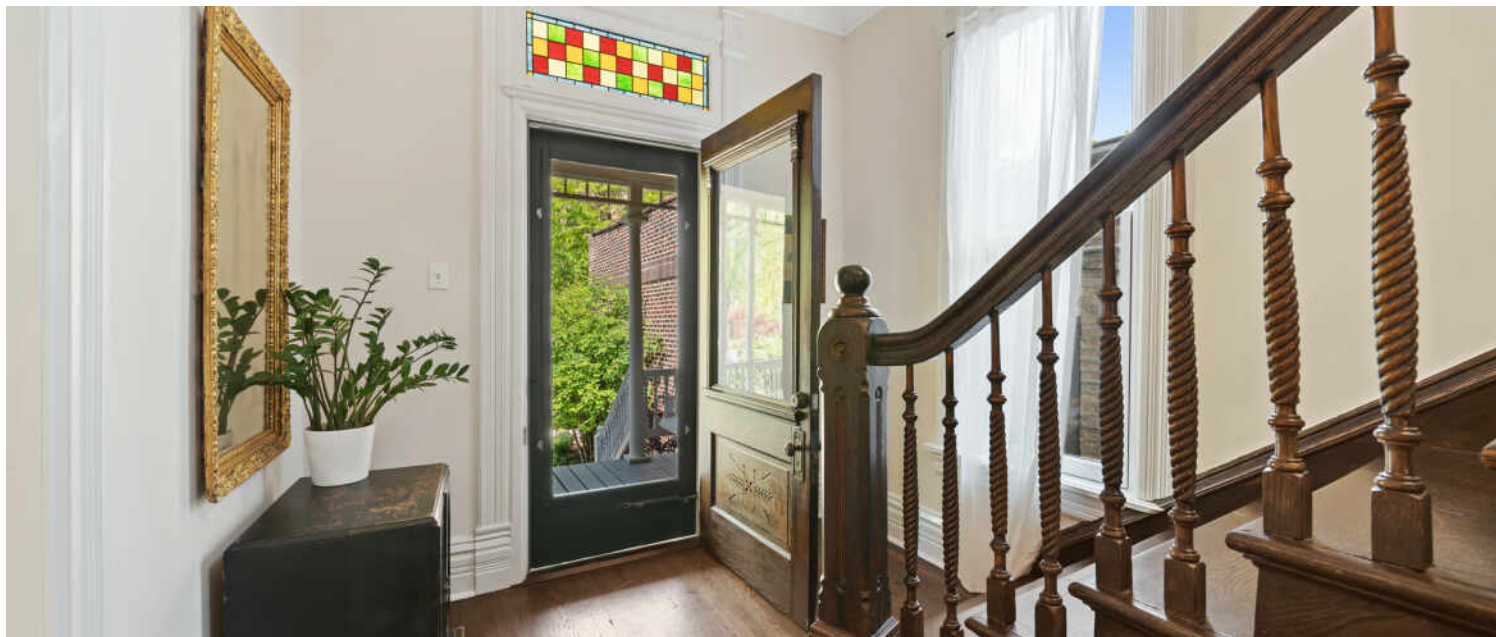
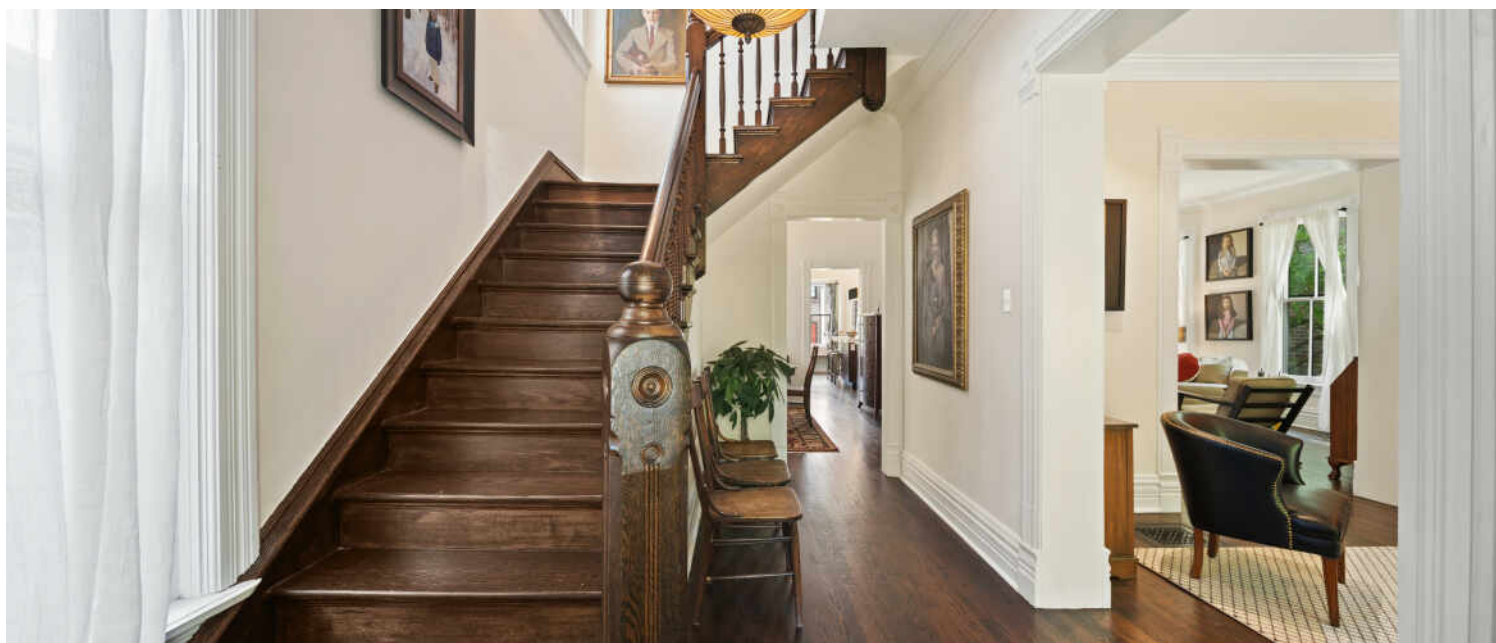
JENNEFER FOLSOM BROKER

312.533.0749 mobile
312.254.0200 office
jennefer@atproperties.com



ASHLEY BELL, ABR, RENE, MRP BROKER

312.952.0958 mobile
773.472.0200 office
ashleybell@atproperties.com

















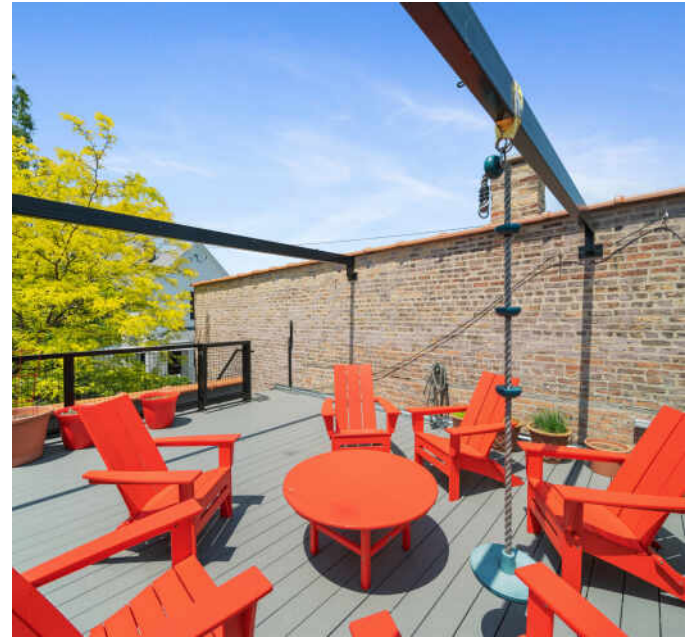
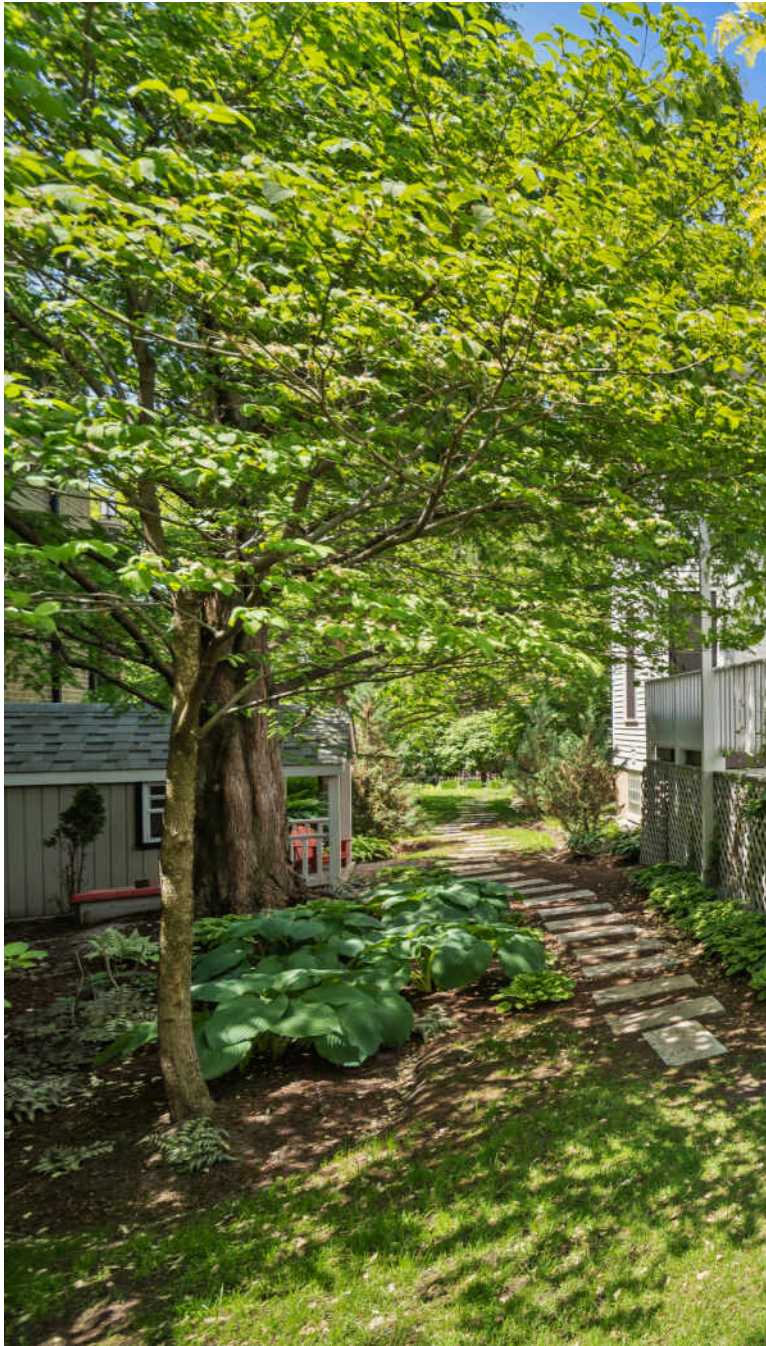








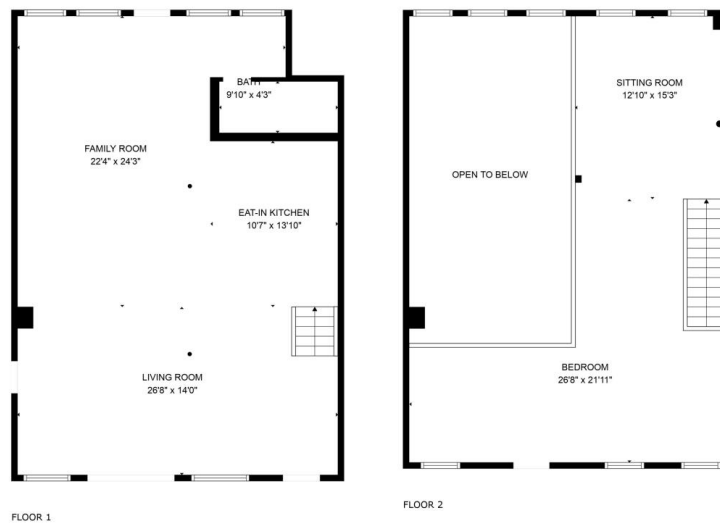




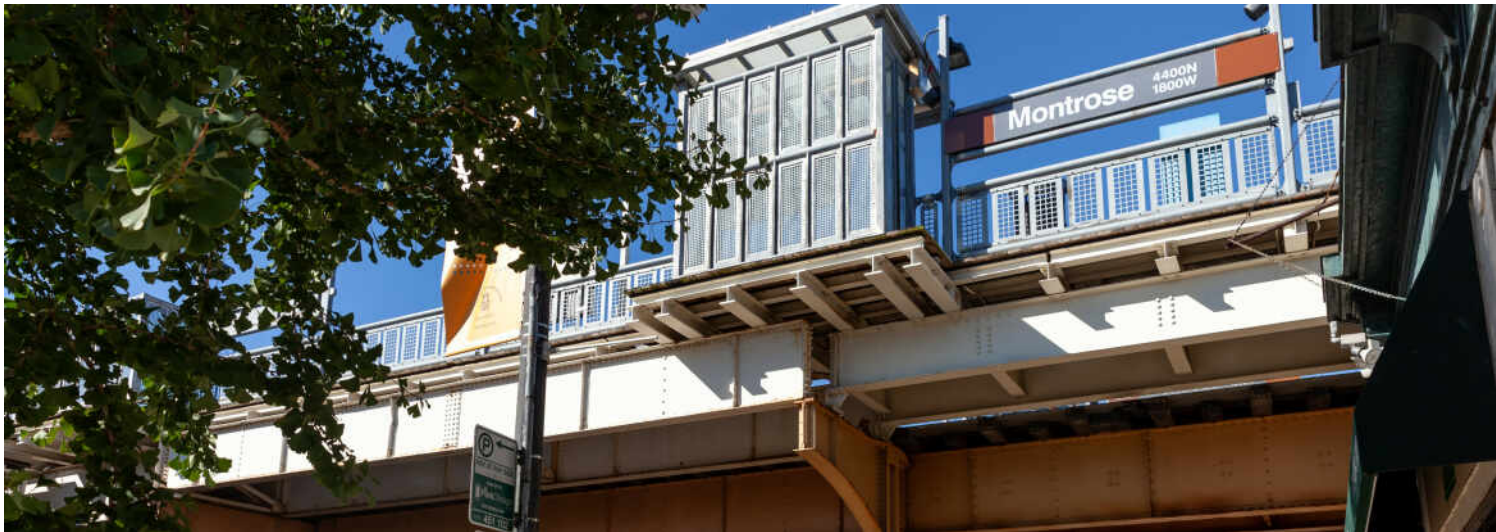




GROSS INTERNAL AREA
 FLOOR 1: 958 sq. ft. FLOOR 2: 1024 sq. ft.
 FLOOR 3: 1027 sq. ft. FLOOR 4: 643 sq. ft.
 TOTAL: 3652 sq. ft.
 (SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY)



GROSS INTERNAL AREA
 FLOOR 1: 995 sq. ft. FLOOR 2: 623 sq. ft.
 TOTAL: 1618 sq. ft.
 (SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY)



RAVENSWOOD DEFIES DEFINITION. ALTHOUGH NEARBY NEIGHBORHOODS MAY CLAIM IT AS THEIR OWN, IT HAS ITS OWN UNIQUE FEEL.

Locals love the culinary and craft brewery scene; the green space parks, and community gardens; and the charming shops and boutiques that line Montrose Avenue.

Bordered by Foster Avenue, Montrose Avenue, Clark Street, and the Chicago River, the wooded area was home to ravens when real estate speculators saw its potential as an exclusive commuter suburb. The neighborhood became that and so much more after it was annexed to the City of Chicago in 1889.

Metra tracks run through Ravenswood Avenue at the heart of the neighborhood, surrounded by community gardens, businesses, eateries, bars, and both new and old homes.

The community has also established itself as a creative hub. Once its machine shops moved on and factories shuttered, artists moved in. Today, artists of all kinds thrive in the neighborhood – from microbrewers and distillers to furniture makers, metalworkers, and performers. The community is home to an architectural artifact salvage firm that occupies a warehouse from the early 1900s, and a wedding and event venue that is housed in a former factory with sweeping windows.

When it comes to housing, Ravenswood features spacious lots on tree-lined streets. Homes include courtyard buildings, Victorian and Prairie School homes, brick row houses, two- and three-flats, single-family homes, lofts, and condominiums. Many homes have been rehabbed to add modern amenities while retaining their vintage charm.

As early developers imagined, the neighborhood's convenient location just 10 miles from downtown makes it a popular choice for commuters. Public transportation includes multiple CTA bus routes, nearby CTA Brown Line stops, and the Ravenswood Metra station. Various local events also make Ravenswood a destination for residents of surrounding communities. Each year the community hosts Taste of Ravenswood, Ravenswood ArtWalk, and Ravenswood On Tap, featuring live music and craft beer.

NEIGHBORHOOD GUIDE MAP



NEIGHBORHOOD GUIDE



RESTAURANTS

- Spacca Napoli Pizzeria
1769 WEST SUNNYSIDE AVENUE, 0.1 MI
- O'Shaughnessy's Public House
4557 NORTH RAVENSWOOD AVENUE,
0.1 MI
- Fin Sushi Bar
1742 WEST WILSON AVENUE, 0.1 MI
- Margie's Candies
1813 WEST MONTROSE AVENUE, 0.2 MI
- Aroy Thai Chicago
4654 NORTH DAMEN AVENUE, 0.2 MI
- Spoken Cafe
1812 WEST MONTROSE AVENUE, 0.2 MI
- Chicago's Pizza
1919 WEST MONTROSE AVENUE, 0.3 MI
- First Slice Pie Cafe Montrose
1969 W MONTROSE AVE, 0.3 MI
- Land & Lake Ravenswood
1970 W MONTROSE AVE, 0.3 MI



COFFEE SHOPS

- Starbucks
1900 WEST MONTROSE AVENUE, 0.2 MI
- La Boulangerie & Co Wilson
1945 W WILSON AVE, 0.2 MI
- Mindful Baking Cafe
1942 WEST MONTROSE AVENUE, 0.3 MI



SHOPPING

- Urban Pooch Canine Life
Center
4501 NORTH RAVENSWOOD AVENUE,
0.1 MI
- Hazel
1835 W MONTROSE AVE, 0.2 MI
- Mariano's
1800 W LAWRENCE AVE, 0.3 MI
- CVS
4800 N DAMEN AVE, 0.4 MI



HEALTH CLUBS

- The Pilates Parlor
4607 NORTH WOLCOTT AVENUE, 0.0 MI

- Feast Fitness + Nutrition
4510 NORTH RAVENSWOOD AVENUE,
0.1 MI

- Yoga Horizons of Chicago
4619 NORTH RAVENSWOOD AVENUE
STE 102, 0.1 MI

- Urban Athlete
4710 NORTH RAVENSWOOD AVENUE,
0.2 MI

- LA Fitness
1804 WEST LAWRENCE AVENUE, 0.3 MI



HOSPITALS

- Advocate Medical Group
Primary Care
4600 N RAVENSWOOD AVE 1ST FLOOR,
0.1 MI
- Advocate Children's Medical
Group Pediatrics
1945 W WILSON AVE SUITE 4000, 0.2 MI



SCHOOLS

- Lycée Français de Chicago
1929 WEST WILSON AVENUE, 0.1 MI

- Ravenswood Montessori
School
1945 WEST WILSON AVENUE #2000,
0.2 MI
- James B Mc Pherson Public
School
4728 NORTH WOLCOTT AVENUE, 0.3 MI
- North Park Elementary School
2017 WEST MONTROSE AVENUE, 0.3 MI

- Pilgrim Lutheran Church and
School
4300 NORTH WINCHESTER AVENUE,
0.4 MI



TRANSIT

- Montrose
CHICAGO, 0.2 MI
- Ravenswood
4800 NORTH RAVENSWOOD AVENUE,
0.2 MI

4553 N WOLCOTT AVENUE

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

