

4714 W WARWICK AVENUE
SOUTH OLD IRVING PARK



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 16' x 11'

DINING ROOM : 8' x 11'

KITCHEN : 8' x 10'

BEDROOM 1 : 10' x 11'

BEDROOM 2 : 10' x 14'

OFFICE/DEN : 11' x 7'

BASEMENT : 22' x 39'

2 BEDROOM

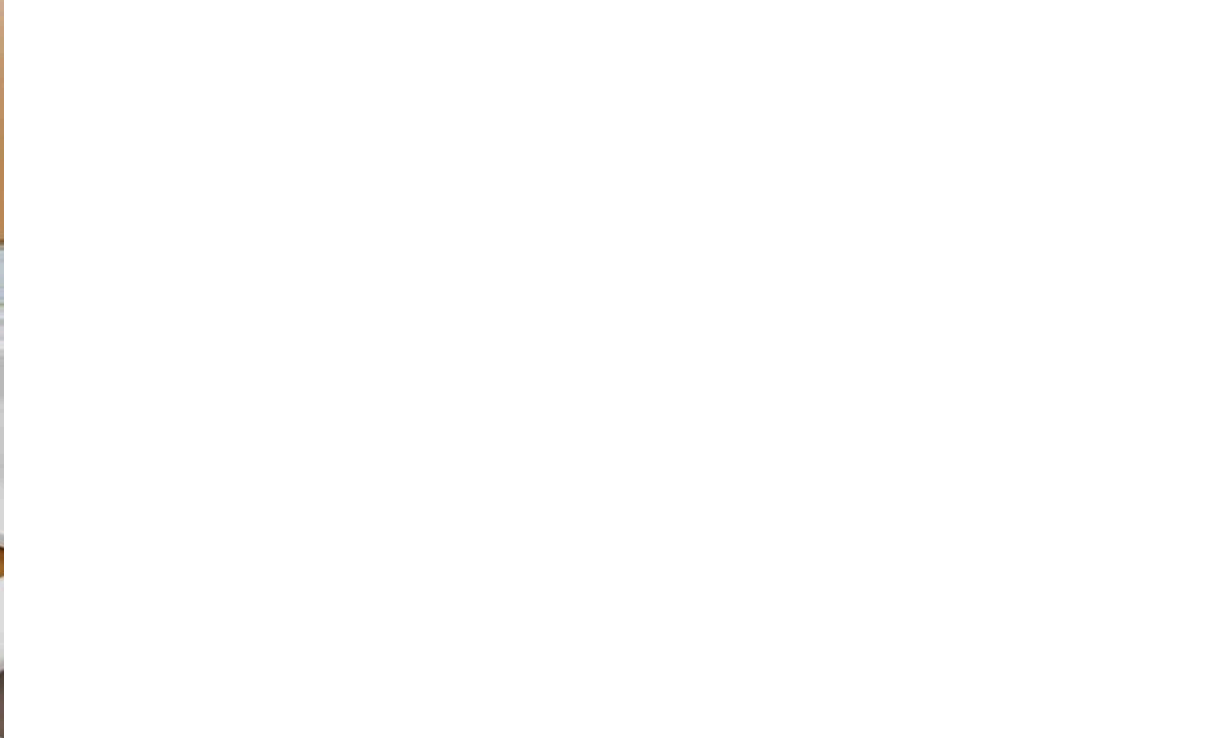
1 BATH

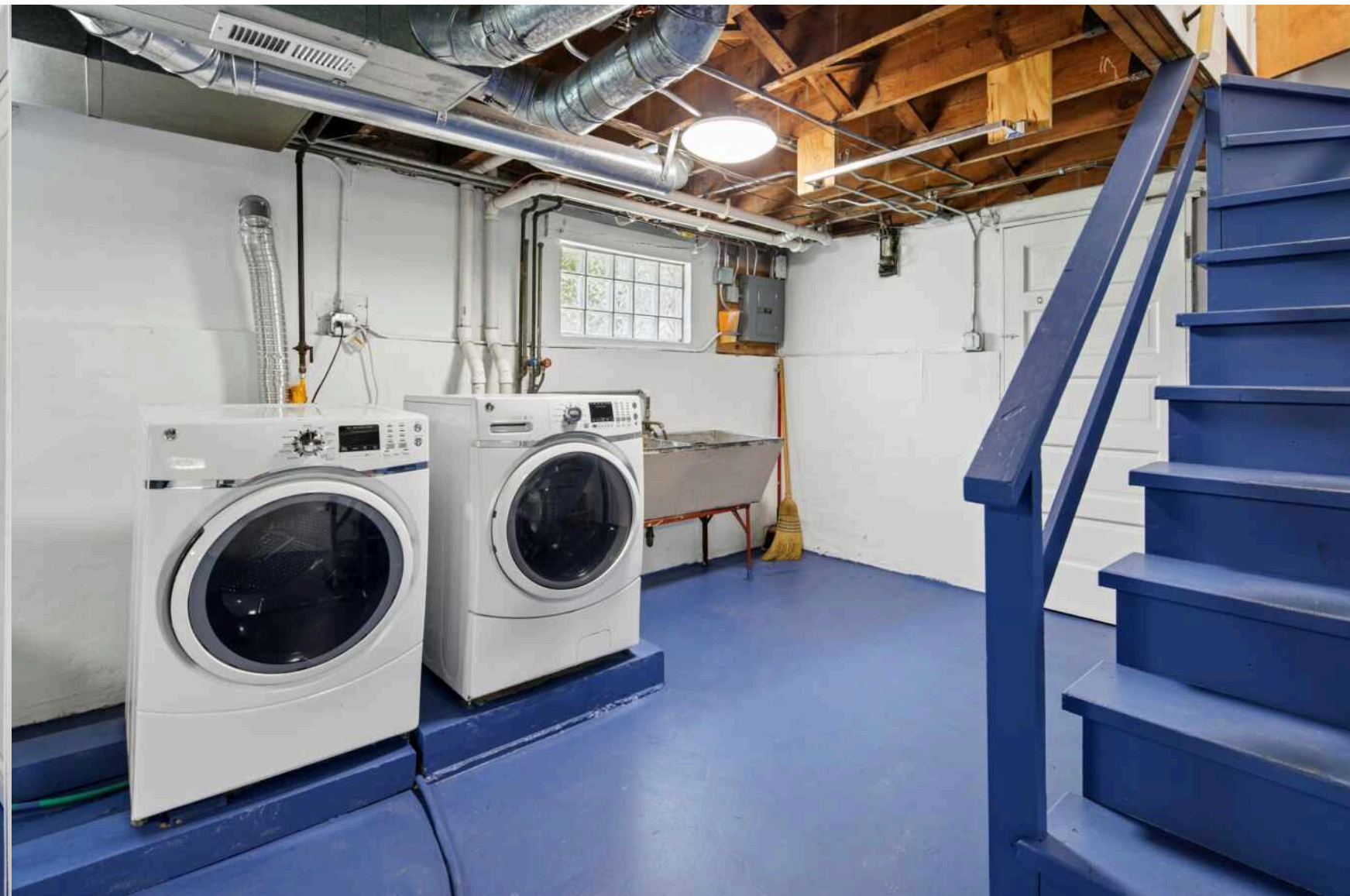
TAXES: \$4436

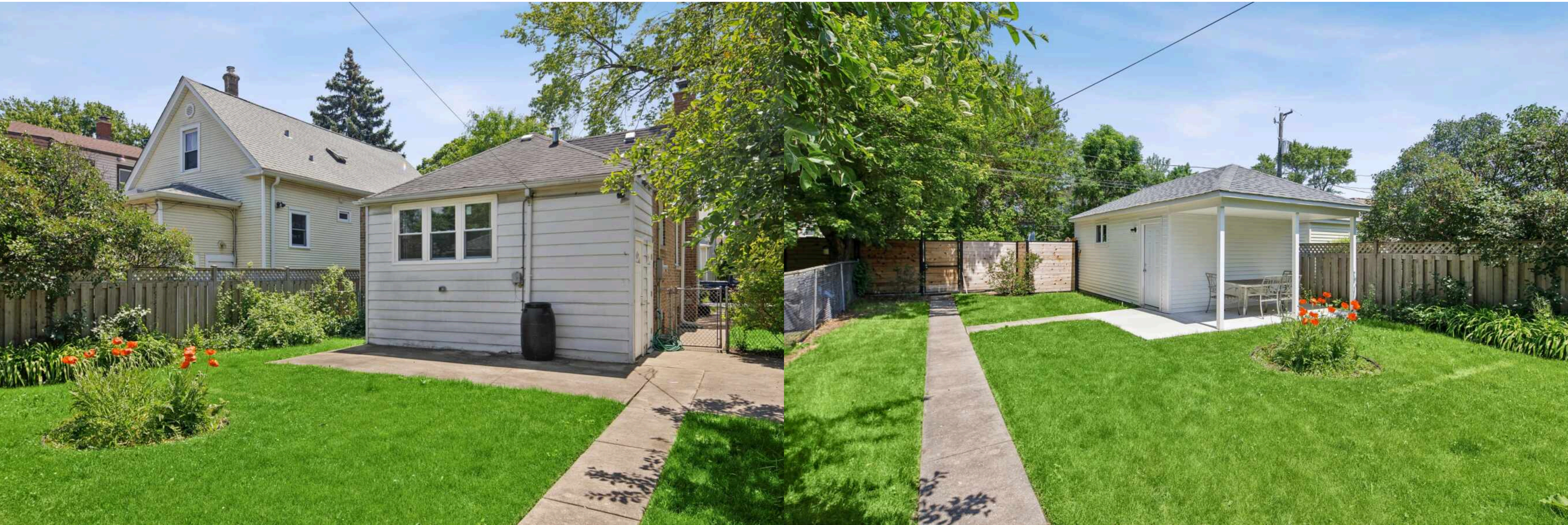
WINSOME ON WARWICK!

winsome on warwick! this 2 bedroom, 1 bath 1943 single-story brick bungalow in the 6 corners/south irving park neighborhood is a perfect condo alternative. the home has been refreshed with refinished hardwood floors, fresh paint, new lighting as well as fully enclosing the back deck to provide an office/den area. the home sits on an extra-wide 37.5 x 125 ft lot, providing extra space for gardening. there is a full unfinished basement. also features a new over-sized 1 car garage. 1/2 mile to the grayland metra stop. 1 mile to cta at irving park and 90/94 highway. nearby shopping includes target & jewel, aldi & walgreens. a classic chicago bungalow in a classic chicago neighborhood.











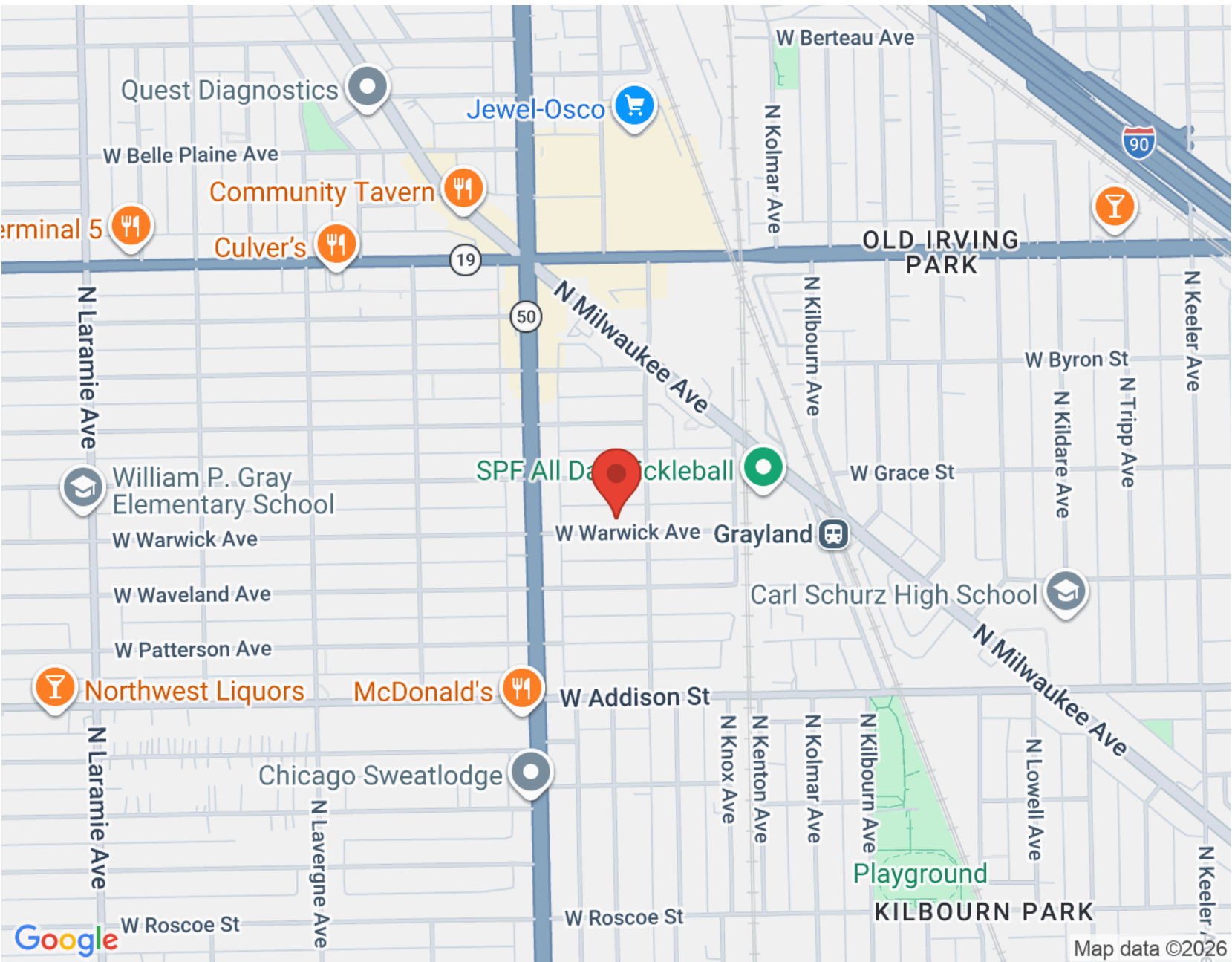
SOMETHING OLD. SOMETHING NEW.
SOMETHING BLUE. **OLD IRVING PARK**
HAS IT ALL.

Historic well-preserved homes with spacious yards, new development and easy access to the CTA Blue Line make this a highly-desirable neighborhood.

The Northwest Side neighborhood is known for its quiet streets and historic homes including meticulously-maintained single-family homes in a variety of architectural styles from Chicago bungalow, Victorian and Queen Anne to Farmhouse and Italianate. Many of its historic homes are in various stages of renovation or preservation while new construction is underway as well. Community organizations are active in maintaining the neighborhood's historic charm.

Old Irving Park has a variety of eateries - from corner taverns to delis - as well as boutiques that dot the retail districts. In addition to the Blue Line, the neighborhood is close to Metra stations and just off the Kennedy Expressway.

City parks and community centers offer Old Irving Park residents outlets for sports, music and theater.



Total: 820 sq. ft
 Basement: 0 sq. Ft, 1st Floor: 820 sq. ft
 Excluded Areas: Basement: 803 sq. Ft, Hall: 29 sq. Ft, DEN/OFFICE: 77 sq. Ft,
 Open To Below: 17 sq. Ft, Walls: 138 sq. ft

Measurements Are Highly Reliable But For Marketing Only. Produced By The Collective.





KIM KERBIS, ABR, CRS, GRI, CNE, SRES, AHWD

REAL ESTATE BROKER

(312) 339-1849

KIMKERBIS@ATPROPERTIES.COM

WWW.LAKEEFFECTCHICAGO.COM



VASHTI ARAIA

REAL ESTATE BROKER

(312) 391 9301

VASHTI@ATPROPERTIES.COM

