4728 N PAULINA STREET #3

RAVENSWOOD







LIFE WITHOUT COMPROMISE

Prepare to be charmed! Nestled on quiet, tree-lined Paulina Street sits this beautiful vintage 6 flat drenched in character. From the landscaping to the facade, you'll feel the care that has been taken in keeping it in such great condition. At the top of the stairs, you're greeted with solid wood doors, complete with original hardware & arched doorways. The first arch leads to a generously-sized living room adorned with designer wallpaper complimenting the decorative fireplace clad in original tile. The room is nicely lit through a collection of beautifully-shaped, original french-style windows & a variety of lighting options. Follow the gallery hallway to a large bedroom & bath with front-loading laundry. Enter the cheery formal dining room which flows right into the kitchen where you'll find lots of freshly-painted cabinets, great counter space & a nice breakfast bar. Off the dining room lies the second bedroom with a sun-filled den that would make a perfect office or play room. A nicely-sized deck off the kitchen complete with a sunshade provides a perfect place to enjoy gardening, grilling or dining al fresco. And with an extra long lot, you get the benefit of a large yard to enjoy as well. You'll find old world charm doesn't have to mean sacrificing modern conveniences. You'll appreciate easy living with a garage parking spot, in unit laundry, large storage room & both radiator heat & central air (this is the only unit in the building with a SpacePac High Velocity system which was installed just last year). The benefits don't stop at the front door, as the el, Metra, Mariano's & gym are all within just a few blocks, not to mention all the restaurants & shops that make Ravenswood & Lincoln Square so sought-after.

2 BEDROOM 1 BATH

TAXES: \$5,630

ASSESSMENTS: \$513 / MONTH





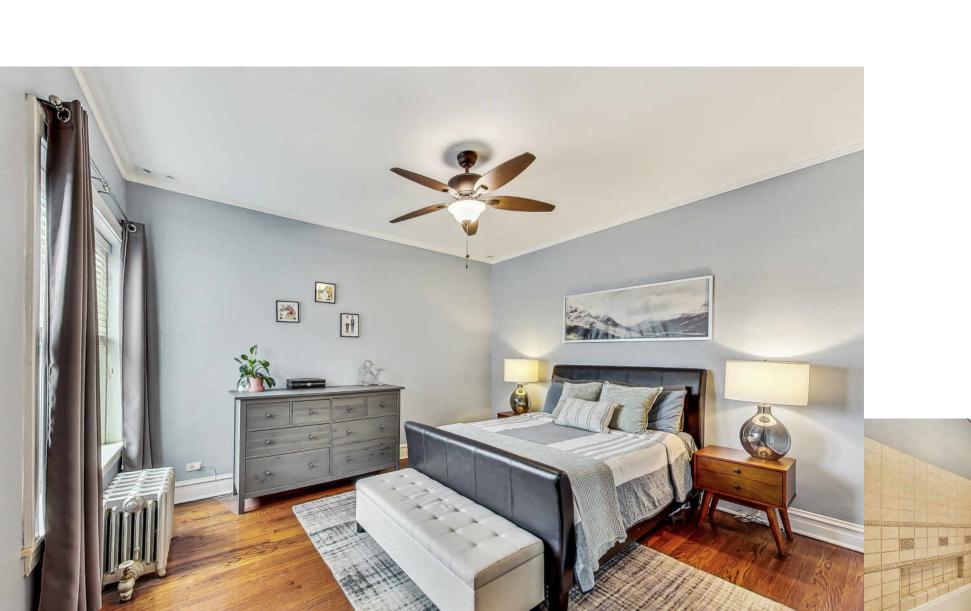








6 4728 N PAULINA STREET #3 4728 N PAULINA STREET #3 7







8 4728 N PAULINA STREET #3 4728 N PAULINA STREET #3 9









1420 sq ft + 94 sq ft DECK

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RAVENSWOOD DEFIES DEFINITION.

Although nearby neighborhoods may claim it as their own, the North Side neighborhood has its own unique feel.

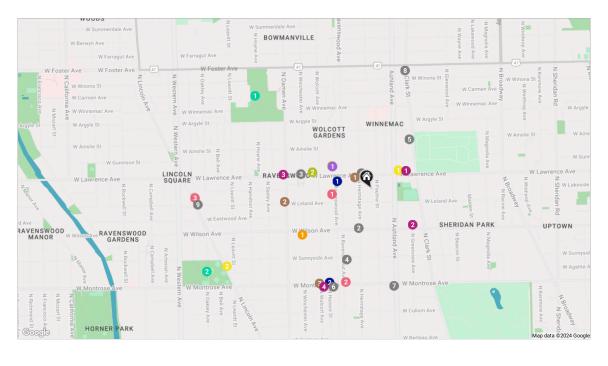
Bordered by Foster Avenue, Montrose Avenue, Clark Street, and the Chicago River, the wooded area was home to ravens when real estate speculators saw its potential as an exclusive commuter suburb. The neighborhood became that and so much more after it was annexed to the City of Chicago in 1889.

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.

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- Mobil 1530 W LAWRENCE AVE, 0.2 MI
- Sulzer Regional Library, Chicago Public Library 4455 N LINCOLN AVE, 0.8 MI

RESTAURANTS_

- Jersey Mike's Subs 1732 W LAWRENCE AVE, 0.1 MI
- Fin Sushi Bar 1742 W WILSON AVE, 0.2 MI
- R&A Sourdough 1938 W LAWRENCE AVE, 0.3 MI
- Spacca Napoli Pizzeria 1769 W SUNNYSIDE AVE, 0.3 MI
- Pick Me Up Cafe 4882 N CLARK ST, 0.3 MI

- 6 Margie's Candies
- Urban Vegan Thai Cuisine 1601-1603 W MONTROSE AVE, 0.5 MI
- 8 Hopleaf 5148 N CLARK ST, 0.6 MI
- 4703 N LINCOLN AVE, 0.8 MI
- COFFEE
- 2 The Perfect Cup
- SHOPPING_
- Crafty Beaver Home Center 1522 W LAWRENCE AVE, 0.2 MI

- 1813 W MONTROSE AVE, 0.5 MI
- Oromo Cafe Lincoln Square
- ① Dunkin' 1743 W LAWRENCE AVE, 0.1 MI
- 4700 N DAMEN AVE, 0.4 MI
- Starbucks
 1900 W MONTROSE AVE, 0.5 MI

- Walgreens 1500 W WILSON AVE, 0.2 MI
- CVS 4800 N DAMEN AVE, 0.4 MI
 - 4 Hazel
 - 1835 W MONTROSE AVE, 0.5 MI
 - 3 Lincoln Square Taproom 4721 N LINCOLN AVE, 0.8 MI
 - Mariano's 1800 W LAWRENCE AVE, 0.2 MI
 - **♀** GYM_
 - LA Fitness
 - 1804 W LAWRENCE AVE, 0.2 MI Club Pilates
 - 1900 W LAWRENCE AVE, 0.3 MI

1929 W WILSON AVE, 0.4 MI

- ♀ schools_ 5100 N LEAVITT ST, 0.7 MI
- Welles (Gideon) Park Lycée Français de Chicago 2333 W SUNNYSIDE AVE, 0.8 MI

TRANSIT_

PARKS_

♀ ENTERTAINMENT

Cultivate by Forbidden Root

2 Lillstreet Art Center

4710 N RAVENSWOOD AVE, 0.2 MI

4401 N RAVENSWOOD AVE, 0.4 MI

1 Ravenswood 4800 N RAVENSWOOD AVE, 0.2 MI

Montrose CTA - BROWN LINE, 0.5 MI

Winnemac Park

NOTES		

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TRISH SAN JUAN

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