



4931 N BELL AVENUE
LINCOLN SQUARE

@properties

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INTERNATIONAL REAL ESTATE

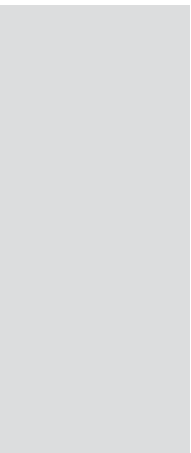
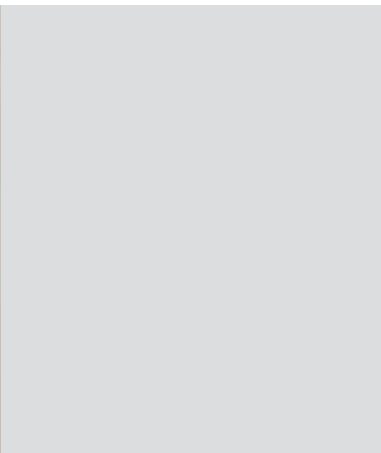
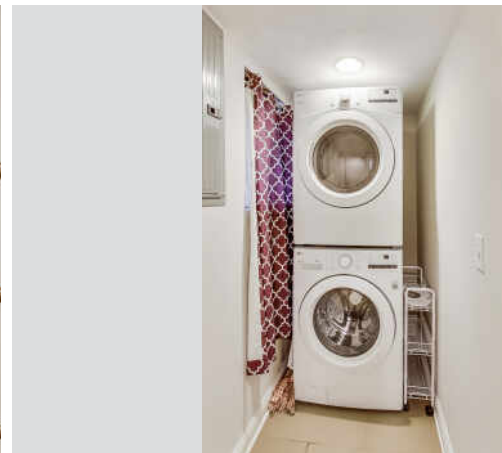
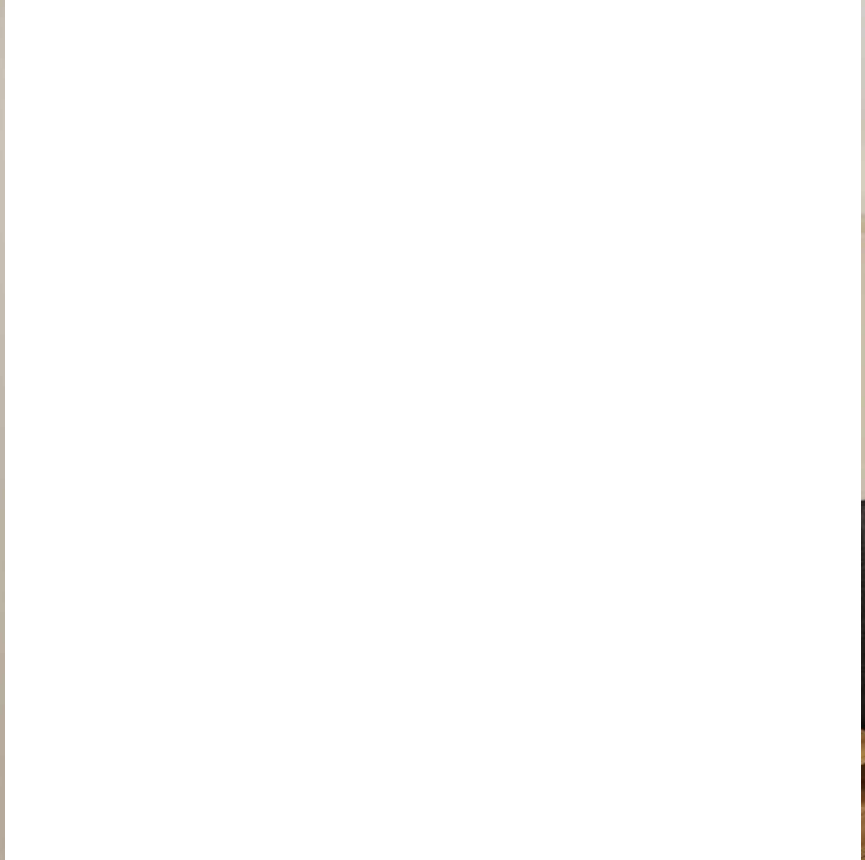


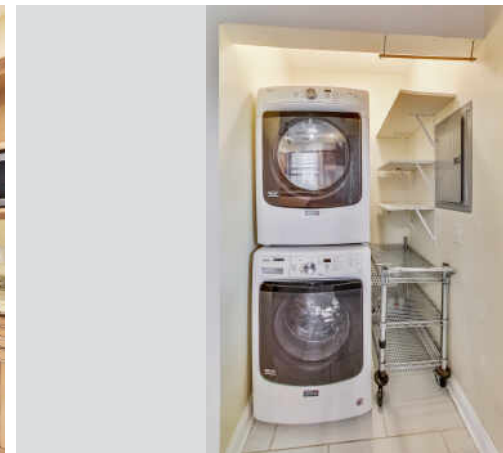
5 BEDROOM
3 BATH
TAXES: \$9,568.20 (2021) HOMEOWNER
EXEMPTION

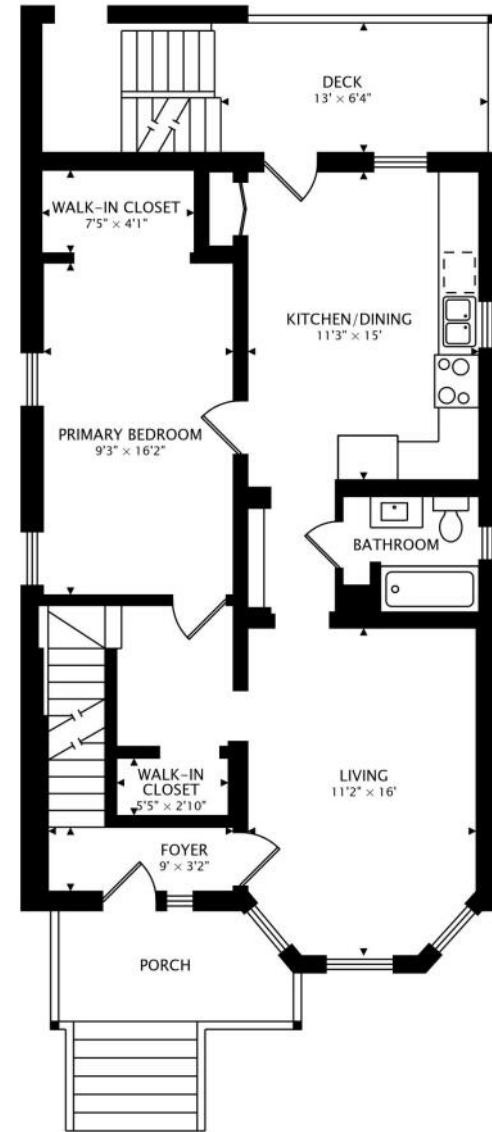
THIS UPDATED 2-FLAT DELIVERS UPDATED KITCHENS AND BATHS, A LANDSCAPED, FENCED BACKYARD, AND A 2 CAR GARAGE ALL NESTLED ON A QUIET TREE-LINED STREET IN LINCOLN SQUARE.

The upstairs 2 bedroom/1 bath owner-ready unit provides hardwood floors, custom molding, and a bay window in the living area, a large tiled kitchen with butcher-block kitchen island and breakfast bar offering access to the NEW BACK DECK overlooking the backyard, a primary bedroom with organized walk-in closet plus a second bedroom perfect for a home office space. Unit 1 is a 3 bedroom/2 bathroom duplex down offering hardwood floors and a bay window in the living room, updated tiled kitchen boasting stainless steel appliances (2017) and eat-in room, NEW REAR DECK flowing to the backyard, 2 updated bathrooms, and 2 lower level bedrooms. Ample storage and gas furnaces with central air, separate utilities, in-unit washer/dryers. The detached 2-car garage offers additional income opportunity. LANDSCAPING: Backyard:There are hostas lining the fence & hydrangeas. Front: peonies and rose of Sharon. Beautiful & low maintenance perennials. GREAT LOCATION in beloved & sought after Lincoln Square near the bustling Ravenswood neighborhood: Proximity to highway 90 / 94 Kennedy expressway, minutes to the Brown line via Damen or Western CTA station with access to Red, & Purple EL Trains and access to buses on Lawrence. ACCESS TO GREEN & NATURAL SPACES:A block from Winnemac Park with a prairie garden, playground, trails, softball fields, soccer field, track & gym. Easy access to West Ridge Nature Park for bird-watching & fishing by the large pond and walking trails. Shop Tony's Fresh Market, HarvesTime Foods, Gene's Sausage Shop & Delicatessen. ENJOY NEIGHBORHOOD FAVORITES: Rockwell's Neighborhood Grill, Budacki's Drive-In, Roots Handmade Pizza, Caro Mio, Luella's Southern Kitchen, Nhu Lan Saigon Subs, Sushi Tokoro, Aroy Thai, Fork, The Warbler, Gather, Bistro Campagne, Cafe Selmarie, Jibek Jolu, The Perfect Cup, Beans & Bagels, The Book Cellar, & Baker Miller.

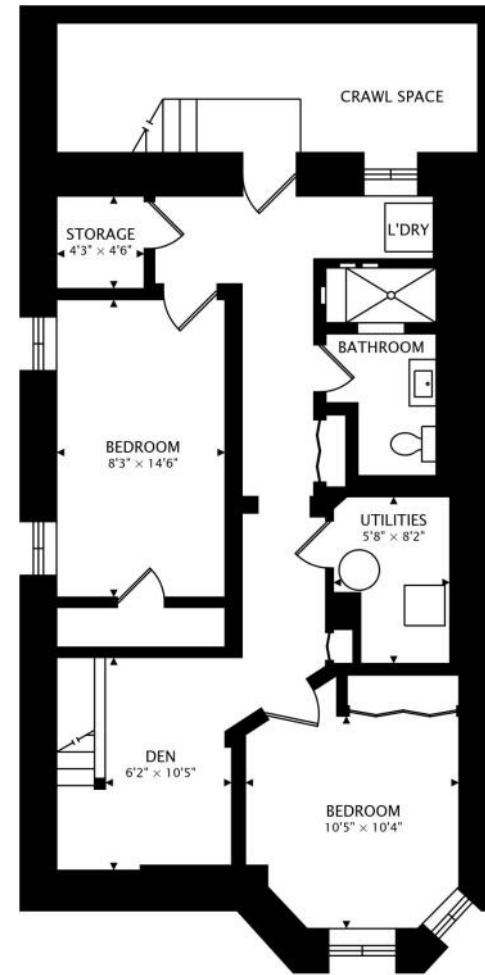




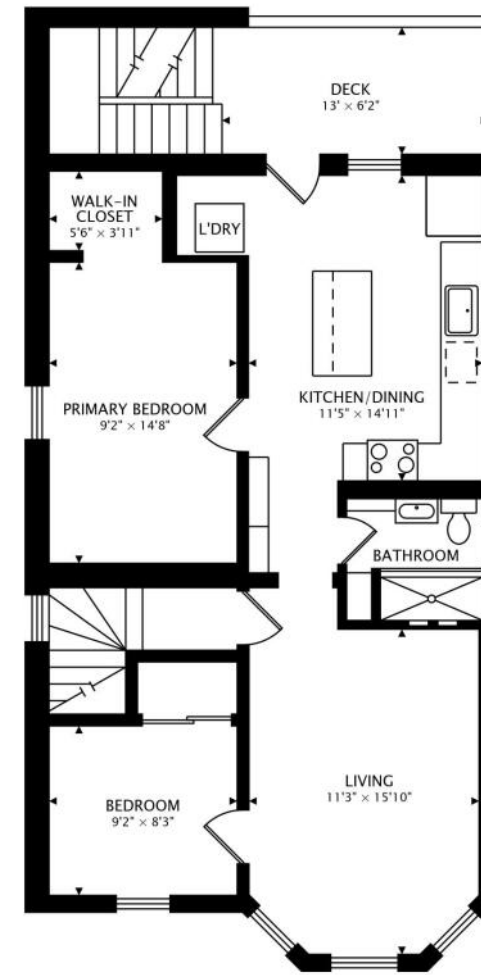




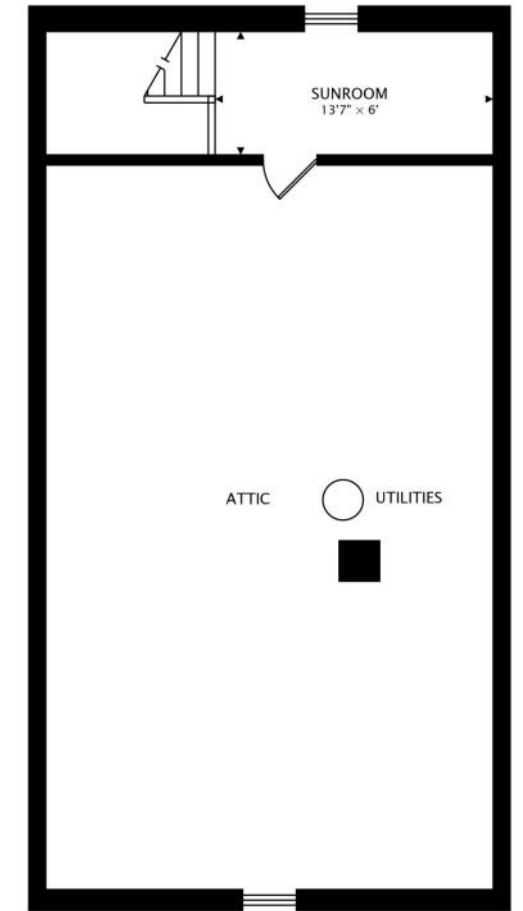
MAIN
882 sq ft



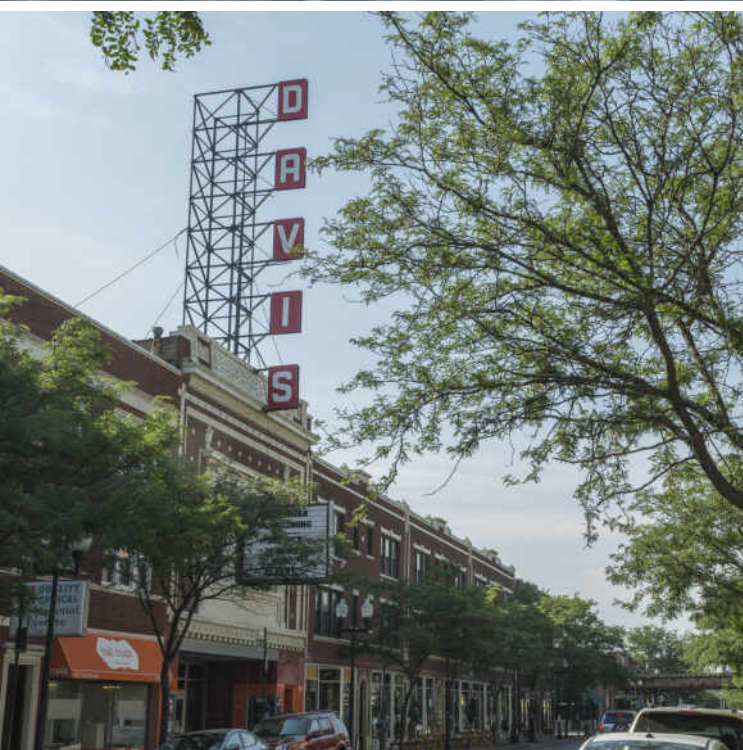
LOWER
847 sq ft



SECOND
880 sq ft



THIRD



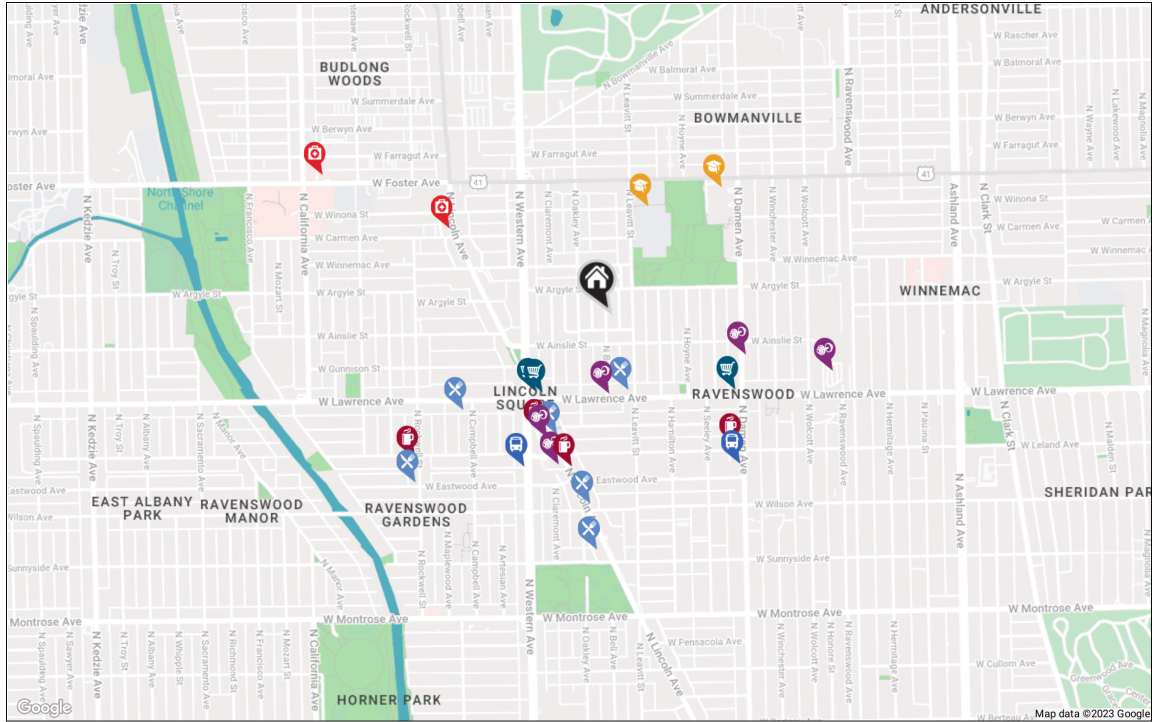
LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

The community has a number of popular restaurants and bars, while Lincoln Avenue offers an eclectic mix of sophisticated eateries, corner cafes, and favorite neighborhood hangouts.

Centered around a bustling shopping and dining district on Chicago's North Side, Lincoln Square became one of Chicago's first commuter suburbs when the Ravenswood elevated train line was completed in 1907. Today residents have convenient access to the CTA Brown Line and Metra's Union Pacific North Line.

The neighborhood's quiet residential streets are lined with bungalows, greystones, and brick two- and three-flats. Lovely Victorian and Prairie School homes can be found along the North Branch of the Chicago River. New-construction options are also available in Lincoln Square and include single-family homes, townhomes, three-flat condominiums, and mid-rise buildings.

Lincoln Square's lively cultural scene includes the Old Town School of Folk Music as well as annual festivals such as the Square Roots festival and the German-American Fest, which draws crowds from all over the Midwest.



RESTAURANTS

Roots Handmade Pizza - Lincoln Square
2200 WEST LAWRENCE AVENUE, 0.2 MI

Cafe Selmarie
4729 NORTH LINCOLN AVENUE, 0.3 MI

Caro Mio Italian Restaurant
4603 NORTH LINCOLN AVENUE, 0.4 MI

Little Caesars Pizza
2501 WEST LAWRENCE AVENUE, 0.4 MI

Bistro Campagne
4518 NORTH LINCOLN AVENUE, 0.5 MI

Rockwell's Neighborhood Grill
4632 NORTH ROCKWELL STREET, 0.6 MI

COFFEE SHOPS

The Book Cellar
4736 NORTH LINCOLN AVENUE, 0.3 MI

The Perfect Cup
4700 NORTH DAMEN AVENUE, 0.4 MI

Baker Miller
4655 NORTH LINCOLN AVENUE, 0.4 MI

Beans & Bagels
2601 WEST LELAND AVENUE, 0.6 MI

SHOPPING

Walgreens
4801 NORTH LINCOLN AVENUE, 0.2 MI

Thao Vo, PharmD
4801 NORTH LINCOLN AVENUE, 0.2 MI

CVS
4800 NORTH DAMEN AVENUE, 0.3 MI

HEALTH CLUBS

InPowered Therapy & Yoga
2224 WEST LAWRENCE AVENUE, 0.2 MI

Orangetheory Fitness
4728 NORTH LINCOLN AVENUE, 0.3 MI

Restore Pilates Chicago
4845 NORTH DAMEN AVENUE, 0.3 MI

Lincoln Square Athletic Club
4662 NORTH LINCOLN AVENUE, 0.4 MI

LA Fitness
1804 WEST LAWRENCE AVENUE, 0.5 MI

HOSPITALS

Lincoln Medical Center
5106 NORTH LINCOLN AVENUE, 0.4 MI

Lincona Medical
2740 WEST FOSTER AVENUE #207, 0.7 MI

SCHOOLS

Eliza Chappell School
2135 WEST FOSTER AVENUE, 0.3 MI

Amundsen High School
5110 NORTH DAMEN AVENUE, 0.4 MI

TRANSIT

Western
CTA - BROWN LINE, 0.4 MI

Damen
CTA - BROWN LINE, 0.5 MI





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