

5040 N CENTRAL PARK AVE
ALBANY PARK



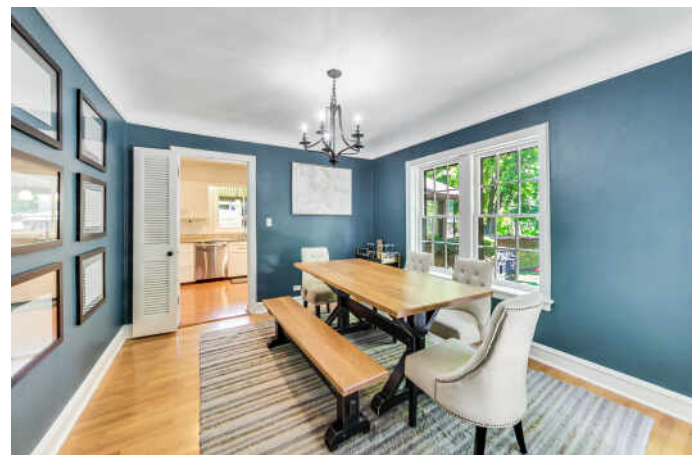


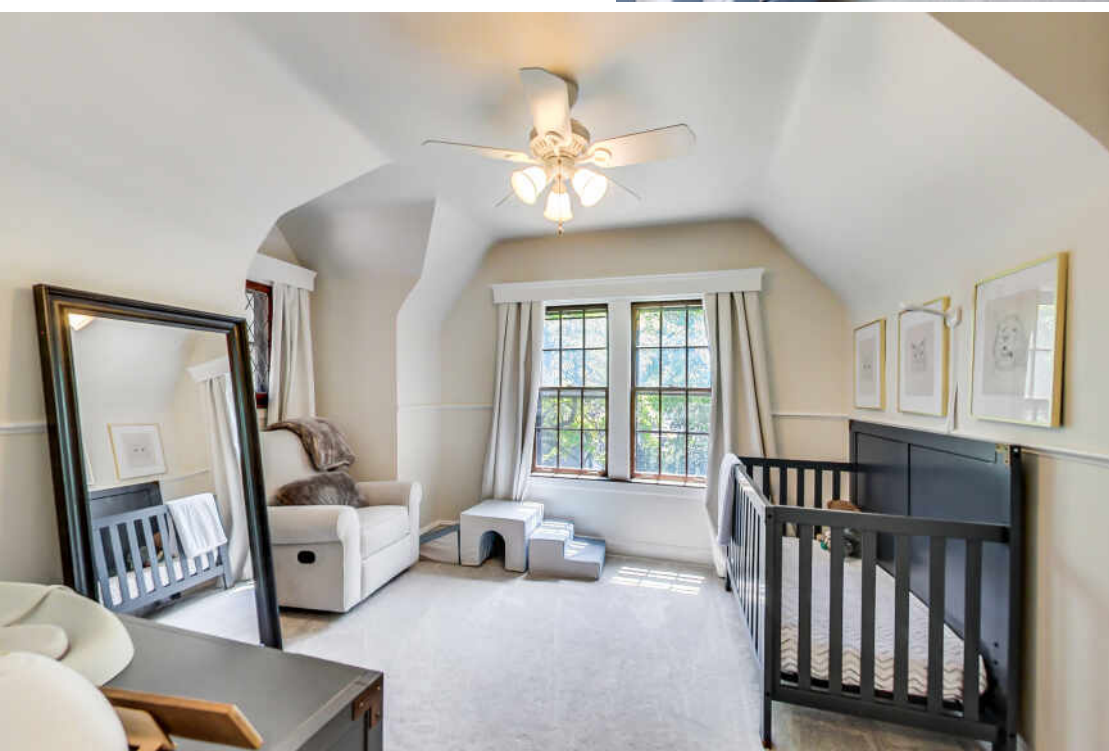
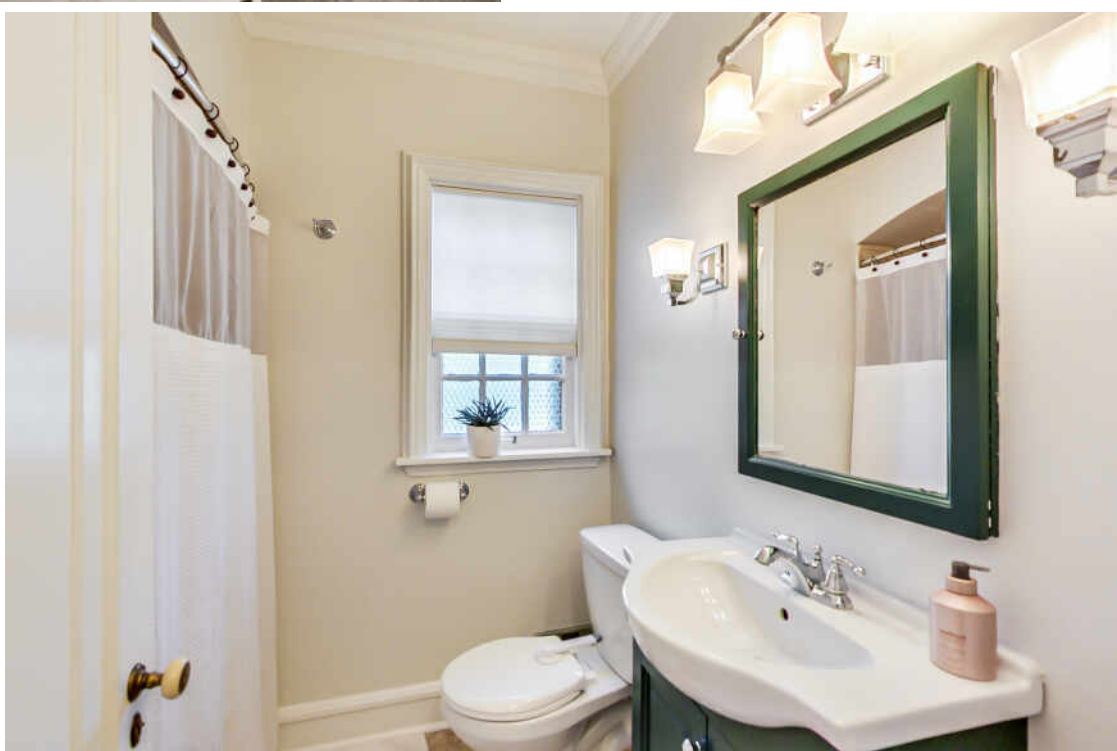
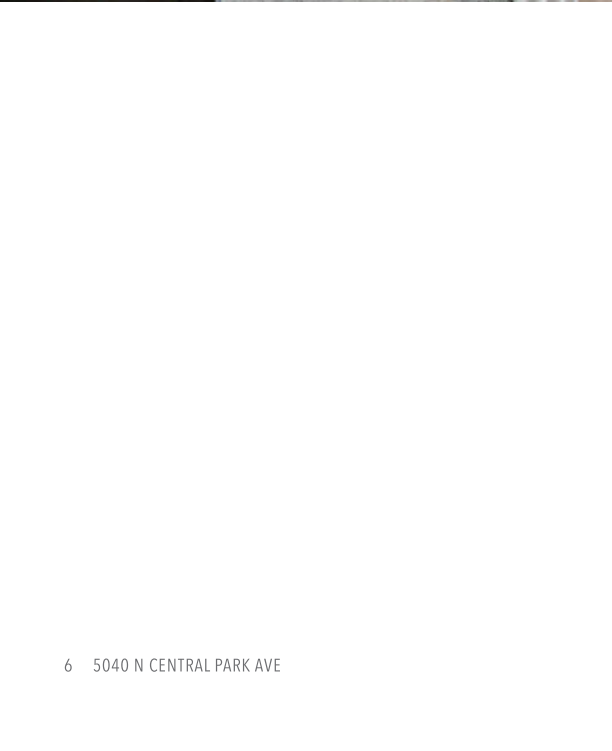
ROOM DIMENSIONS

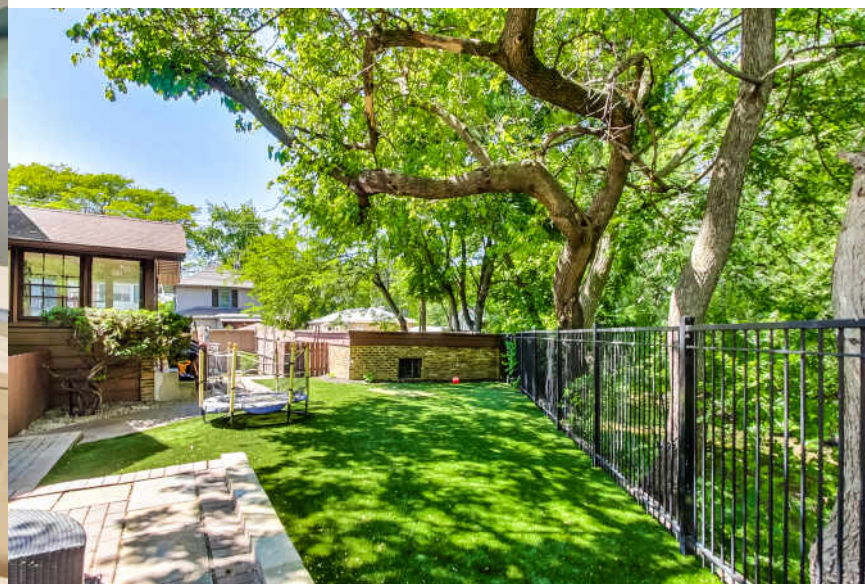
PORCH : 6' × 6'
FOYER : 10' × 7'
LIVING ROOM : 20' × 15'
DINING ROOM : 12' × 11'
KITCHEN : 11' × 10'
MAIN FL BEDROOM : 11' × 11'
MUDROOM : 11' × 9'
2ND BEDROOM : 13' × 11'
PRIMARY BEDROOM : 14' × 11'
WALK-IN-CLOSET : 5' × 4'
RECREATION ROOM : 20' × 15'
LAUNDRY ROOM : 21' × 11'
STORAGE : 5' × 5'

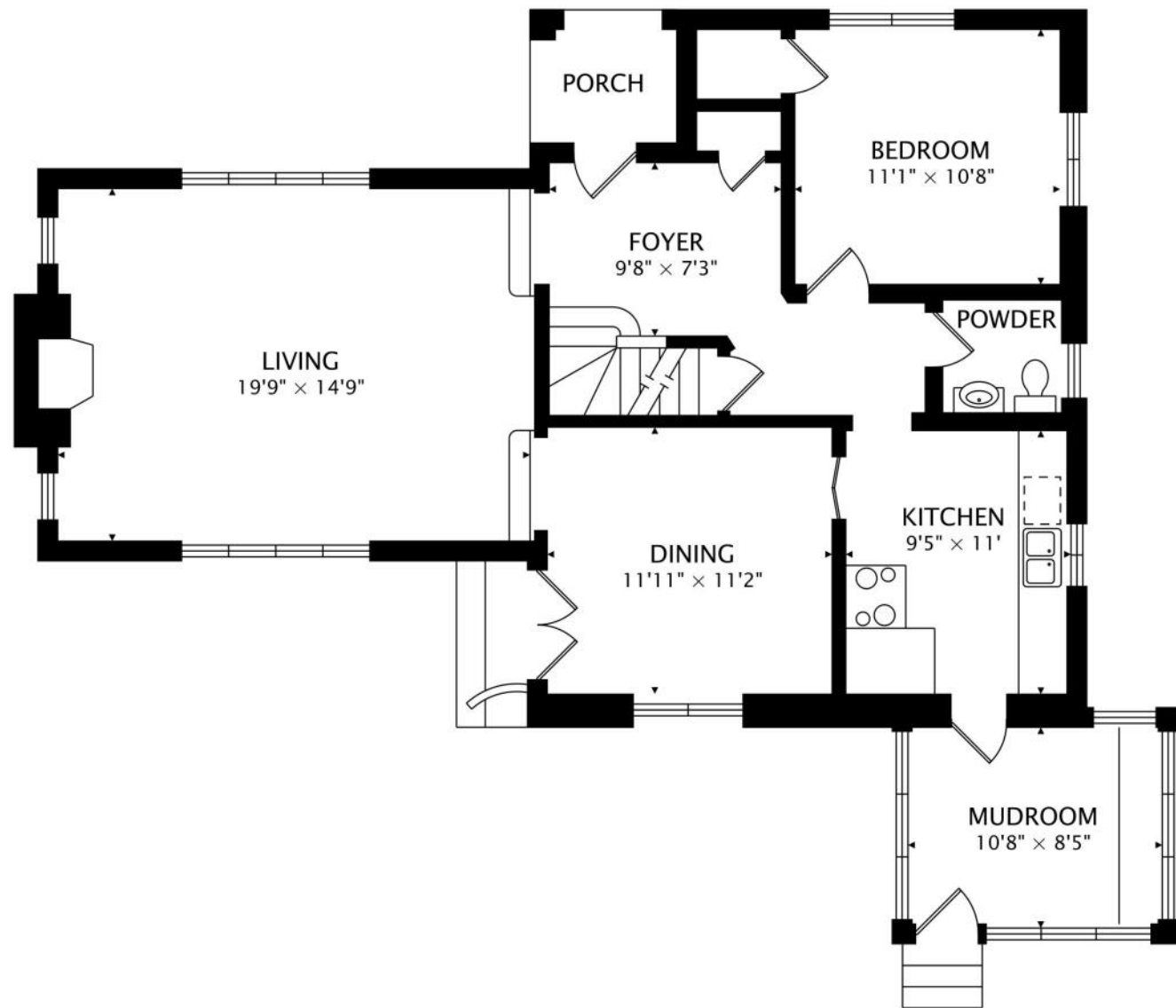
EXUDING EFFORTLESS CHARACTER AND STYLE...

This beautifully upgraded Tudor residence in the coveted Albany Park neighborhood will take your breath away at first sight! From the arched covered porch, step inside to discover a striking interior accentuated by newly refinished hardwood flooring. An exposed beam cathedral ceiling soars over the freshly painted living room, anchored by a gorgeous stone fireplace. Graceful archways connect to the dining room, where picture windows frame delightful backyard views. Newer lighting brightens the kitchen's stainless steel appliances, gorgeous shaker-style cabinetry, and sleek granite countertops. Greet the day within the three comfortable private retreats, accommodated by a shared bath with a shower/tub combo. Towering trees lend shade to your outdoor oasis where you can enjoy BBQs on the deck overlooking a lush lawn with new iron fencing. Other noteworthy updates are a whole-house filtration system, water heater, furnace, and A/C. Plus, there's a versatile basement with a full bath and laundry area. This home is just waiting for its next owner.

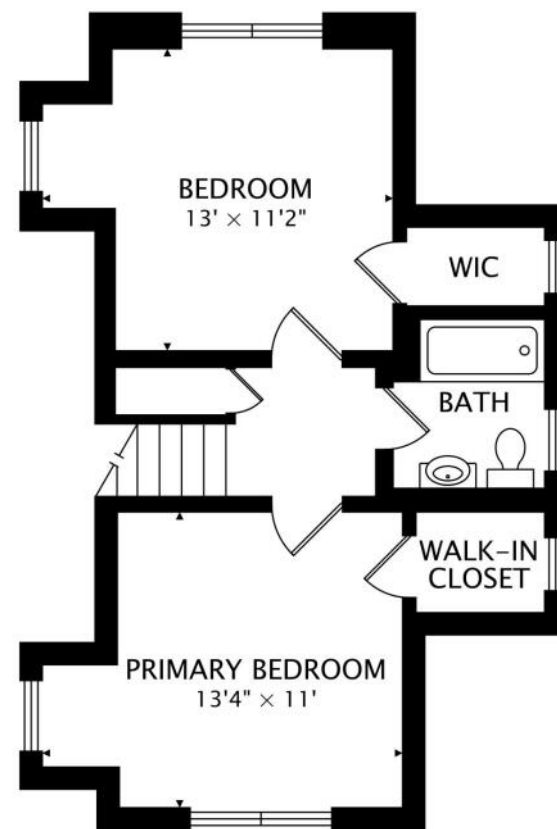




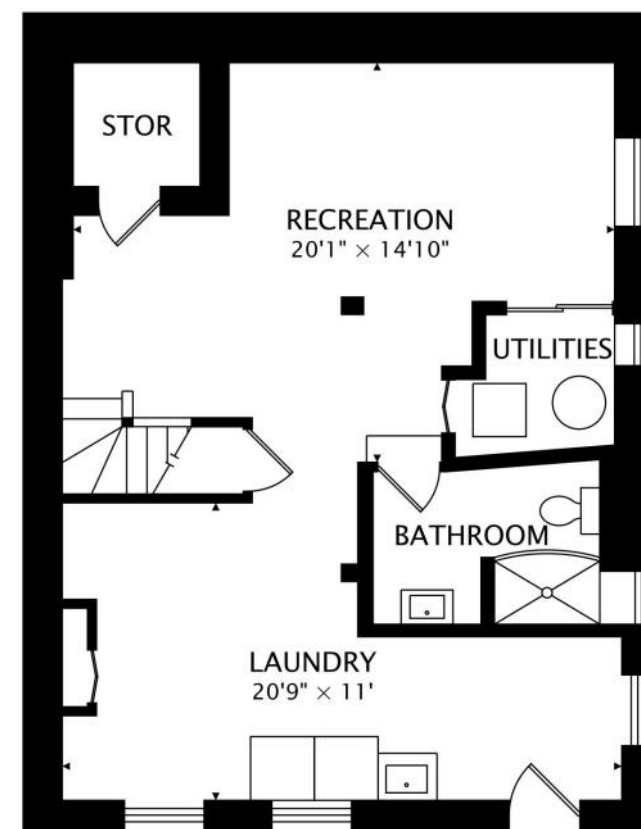




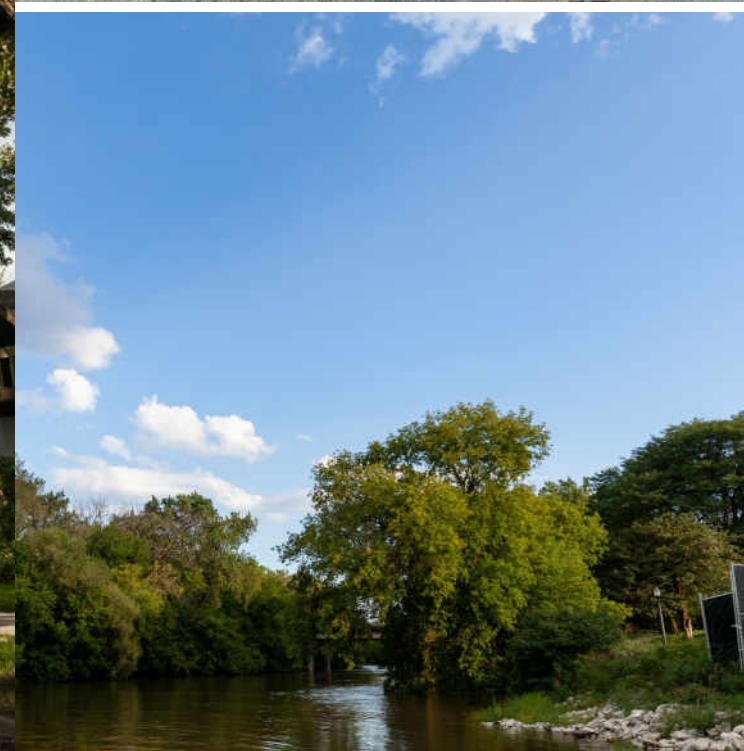
MAIN
1001 sq ft



SECOND
469 sq ft



LOWER
666 sq ft BELOW GRADE



IF VARIETY IS THE SPICE OF LIFE, **ALBANY PARK** IS ON FIRE.

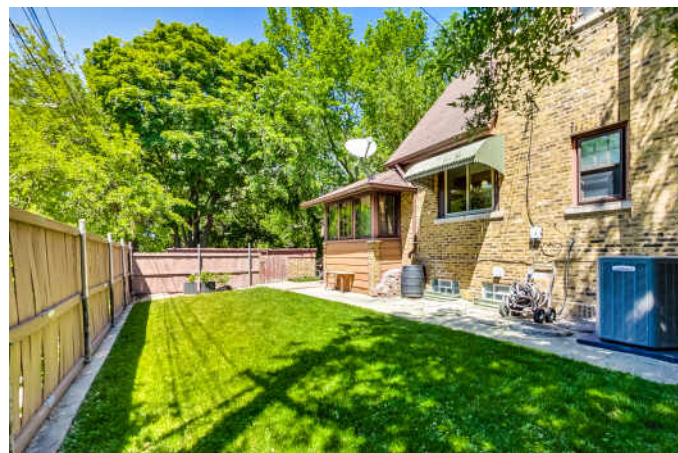
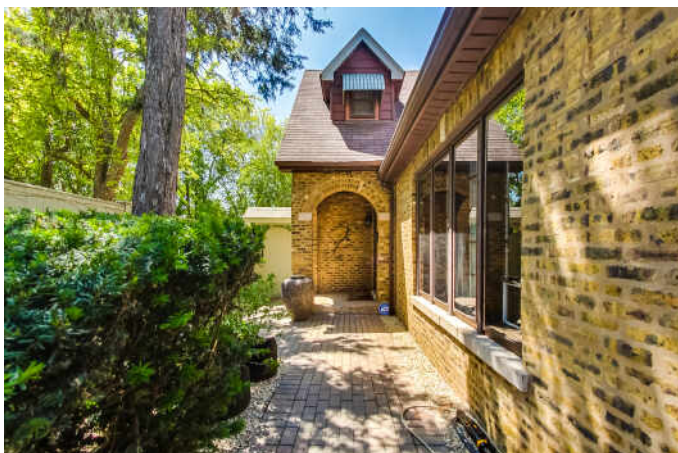
Neighbors are not strangers in this tight-knit community, where local shops and restaurants reflect the neighborhood's eclectic vibe.

Homes include a mix of single-family homes, bungalows, brick two-flats, apartments, and duplexes. Nearby North Mayfair, which is part of the larger Albany Park community, is a mecca of historic Chicago bungalows, earning a spot on the National Register of Historic Places.

The neighborhood's 16-acre Eugene Field park includes two bridges as well as a playground, tennis courts, athletic fields, 60-foot tall light tower, and historic Tudor Revival style brick field house. The park was named for American writer Eugene Field, who was best known for his work as a children's poet including the classic *Little Boy Blue*.

Residents of Albany Park have even more to love with the addition of the 312 RiverRun trail that connects to nearby neighborhoods.

Whether heading downtown, to the suburbs, or to O'Hare International Airport, commuters have access to the CTA Blue Line and Brown Line, as well as the expressway.



NOTES

[illegible]



GERARDO GARCIA, ABR, RENE, PSA

OFFICE: (312) 254-0200

MOBILE: (773) 319-5007

GGARCIA@ATPROPERTIES.COM



CHICAGO HOME LIVING

CHICAGOHOMELIVING.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE

5040NCENTRALPARK.INFO