

5212 W BERENICE AVENUE
PORTAGE PARK





ROOM DIMENSIONS

LIVING ROOM : 27' × 11'

FAMILY ROOM : 16' × 13'

KITCHEN : 13' × 11'

BREAKFAST ROOM : 11' × 7'

PRIMARY BEDROOM : 25' × 11'

2ND BEDROOM : 14' × 13'

3RD BEDROOM : 12' × 19'

4TH BEDROOM : 10' × 9'

FOYER : 5' × 4'

RECREATION ROOM : 30' × 15'

BONUS ROOM : 16' × 13'

LAUNDRY : 8' × 6'

DECK : 17' × 7'

4 BEDROOM

2 BATH

TAXES: 2024 | \$6,833.41

Welcome to this beautifully updated home in the heart of Portage Park! Fully rehabbed in 2016, this property seamlessly blends modern finishes with timeless charm. Step inside to find hardwood floors and an open-concept layout that's perfect for both everyday living and entertaining.

The stunning kitchen is truly the heart of the home, featuring quartz countertops, classic shaker cabinetry, and a built-in breakfast nook-an ideal spot for morning coffee or casual meals. The main level offers two spacious bedrooms and a refreshed bathroom with newly installed tile, providing both comfort and functionality.

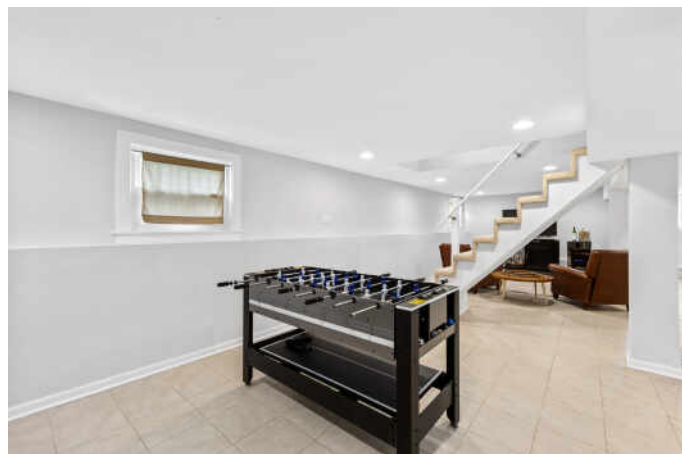
Upstairs, you'll find a private primary retreat along with an additional bedroom-ideal for creating a dedicated suite, nursery, or home office setup. Downstairs, the expansive finished basement delivers incredible versatility with abundant storage and plenty of room for a playroom, home office, workout area, or additional living space.

Step outside to enjoy a fully fenced backyard and a covered deck just off the kitchen-perfect for summer gatherings, outdoor dining, or simply relaxing at the end of the day. Located on a charming residential street with easy access to parks, shopping, and dining, this move-in-ready home checks every box.



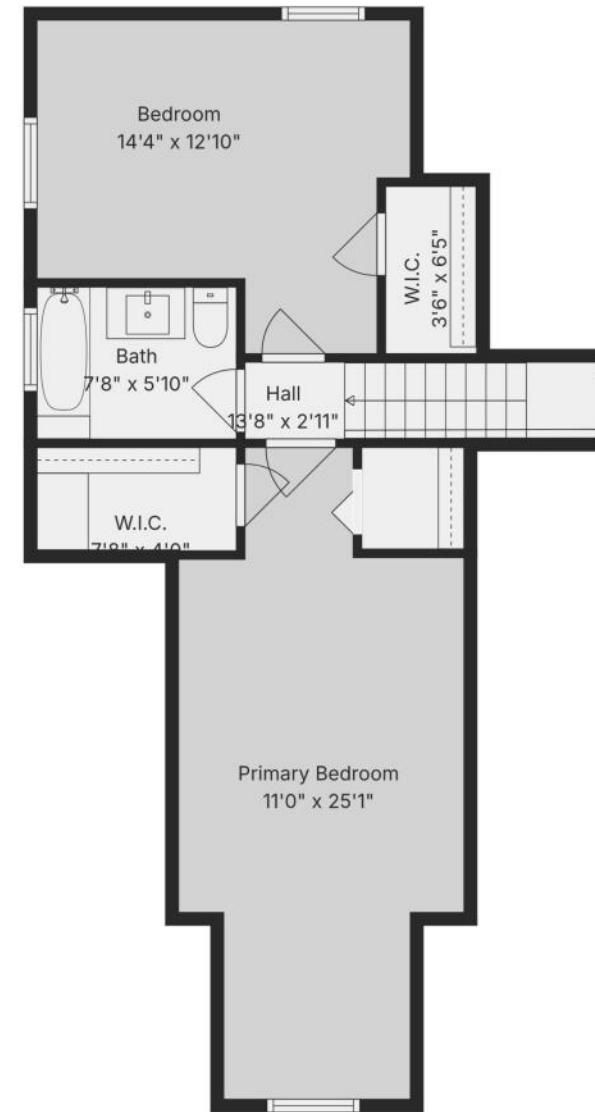




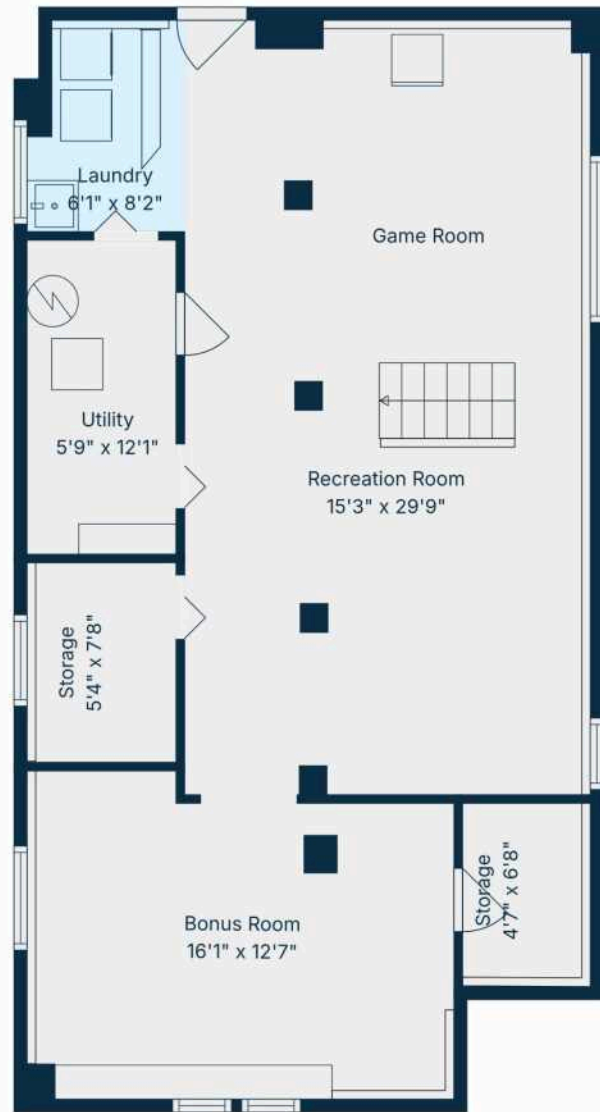




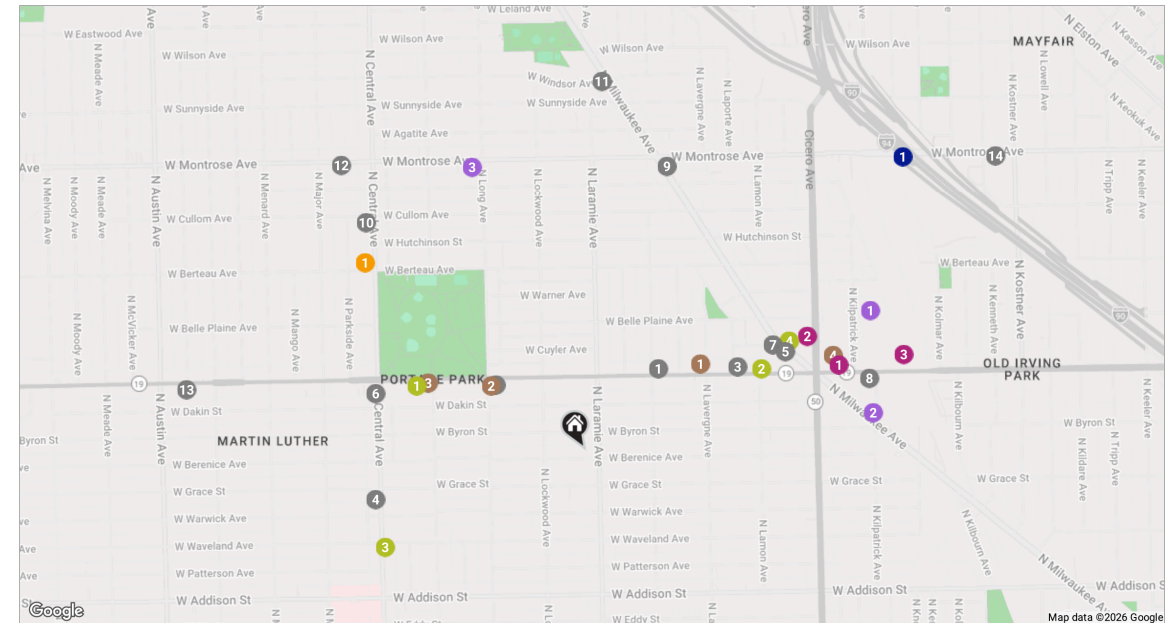
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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RESTAURANTS

- 1 Hands On Thai & Sushi - Irving Park Rd. 5056 WEST IRVING PARK ROAD, 0.3 MI
- 2 Sutherlands 5353 WEST IRVING PARK ROAD, 0.3 MI
- 3 Las Tablas 4920 WEST IRVING PARK ROAD, 0.4 MI
- 4 Easy Street Pizza & Beer Garden 3750 NORTH CENTRAL AVENUE, 0.5 MI
- 5 Community Tavern 4038 N MILWAUKEE AVE, 0.5 MI
- 6 Ninja Sushi & Thai 3946 N CENTRAL AVE, 0.5 MI
- 7 Gracie O'Malley's Portage Park 4058 N MILWAUKEE AVE, 0.5 MI
- 8 Chipotle Mexican Grill 4657 WEST IRVING PARK ROAD, 0.7 MI

- 9 Moonflower 4359 N MILWAUKEE AVE, 0.7 MI
- 10 Legno by Suparossa 4250 N CENTRAL AVE, 0.7 MI
- 11 The Windsor Tavern and Grill 4530 NORTH MILWAUKEE AVENUE, 0.9 MI
- 12 Hagen's Fish Market 5635 WEST MONTROSE AVENUE, 0.9 MI
- 13 Giordano's 5927 WEST IRVING PARK ROAD, 0.9 MI
- 14 Old Irving Brewing Co. 4419 W MONTROSE AVE, 1.2 MI

COFFEE

- 1 Dunkin' 5000 WEST IRVING PARK ROAD, 0.3 MI
- 2 Ciao Ciao Gelato & Cafe 5355 WEST IRVING PARK ROAD, 0.3 MI
- 3 Portage Grounds 5501 WEST IRVING PARK ROAD, 0.4 MI

- 4 Starbucks Coffee Company 4730 WEST IRVING PARK ROAD, 0.6 MI

SHOPPING

- 1 Target 4728 W IRVING PARK RD, 0.6 MI
- 2 Walgreens 4040 NORTH CICERO AVENUE WALGREENS, 0.6 MI
- 3 Marshalls 4612 W. IRVING BOULEVARD, 0.8 MI

GROCERY

- 1 Jewel-Osco 4660 WEST IRVING PARK ROAD, 0.7 MI
- 2 ALDI 3930 NORTH KILPATRICK AVENUE, 0.7 MI
- 3 Montrose Deli 5411 WEST MONTROSE AVENUE, 0.7 MI

GYM

- 1 Sport Express Portage Park 5515 WEST IRVING PARK ROAD, 0.4 MI
- 2 CrossFit Chisel 4862-64 WEST IRVING PARK ROAD, 0.4 MI
- 3 Anytime Fitness 3657 NORTH CENTRAL AVENUE, 0.5 MI
- 4 Wildlight Yoga 4041 NORTH MILWAUKEE AVENUE #301, 0.5 MI

SCHOOLS

- 1 Academy Of Creative Thinking Inc 4200 NORTH CENTRAL AVENUE, 0.7 MI

TRANSIT

- 1 Montrose CTA - BLUE LINE, 1.0 MI



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