## **5226 N NEW ENGLAND AVENUE**

NORWOOD PARK







#### ROOM DIMENSIONS

LIVING ROOM : 17.5' × 11.2'

DINNING ROOM: 10.1' × 11.1'

BREAKFAST RM: 9' × 8.6'

KITCHEN: 9' × 11.3'

PRIMARY BED RM : 14.3' × 11.4'

SECOND BED RM: 16.11' × 11.2'

THIRD BED RM: 10.5' × 11.2'

3 BEDROOM 2 BATH TAXES: 4498.94

ASSESSMENTS: NONE

Welcome to Your Home in Union Ridge - Where Charm Meets Comfort! Nestled on a picturesque, tree-lined street in the sought-after Union Ridge subdivision, this beautifully cared for home offers the perfect blend of classic charm and modern comfort. Step inside to find original, gleaming hardwood floors, a first-floor bedroom and bath, elegant crown molding, and an abundance of natural light that fills every corner- long time owners have cared for and loved this home creating an atmosphere that feels like a big, warm hug. The spacious eat-in kitchen is ideal for everyday living and entertaining, with ample room for gatherings. Situated on a wide lot, the home boasts a large backyard brimming with gardening potential, a generous patio for outdoor dining, and a rare two-car garage. Whether you're relaxing in the sunlit living spaces or enjoying the serenity of your lush backyard oasis, this home offers a lifestyle of peace, privacy, and possibility-all just moments from local shopping, parks, schools, and transit. Don't miss your chance to own a piece of Union Ridge charm

- Classic Charm and Modern Comfort
- First Floor Bedroom
- Elegant Crown Molding
- Gleaming Hardwood Floors
- Abundance of Natural Light
- Spacious Eat-in Kitchen
- Backyard Gardening Potential
- Two-car Garage
- Finished Basement















6 5226 N NEW ENGLAND AVENUE 5226 N NEW ENGLAND AVENUE 7



# A MIX OF HISTORY, RECREATION, GREEN SPACE, AND LOCAL ESTABLISHMENTS MAKE **NORWOOD PARK** AN EXCITING PLACE TO CALL HOME.

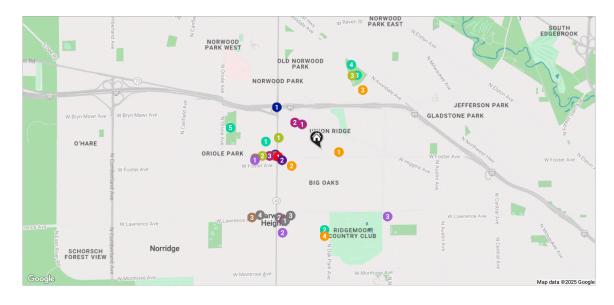
The neighborhood's historic district features unique curved streets surrounding expansive estates and vintage single-family homes. It's also home to the Noble-Seymour-Crippen House, which is considered the oldest existing building in Chicago and today serves as the Norwood Park Historical Society Museum.

Norwood Park's suburban feel is largely due to its variety of housing stock and spacious lots, which are situated on tree-lined streets that provide an idyllic retreat from Chicago's urban landscape. Homes include bungalows, ranch homes, and spacious two-story houses.

Spanning more than 16 acres, Norwood Park's eponymous park offers various sports and art programs as well as the Chicago Park District's only outdoor pool with a water slide on the North Side. The park also boasts a fitness center, dog park, tennis courts, and an outdoor inline skating area, and hosts special events such as outdoor movie nights and Halloween parties. Nearby forest preserves give residents plenty of other opportunities to get outside.

Local restaurants bring diverse bites and dining experiences to the neighborhood. Meanwhile, a handful of pubs and bars offer late night entertainment, so there's always something to do.

Residents enjoy easy access to public transportation via the Norwood Park Metra station and the CTA Blue Line.



#### RESTAURANTS\_ RoccoVino's Italian Restaurant By Vince's 4747 NORTH HARLEM AVENUE, 0.7 MI Family Palace 4751 NORTH HARLEM AVENUE, 0.7 MI Lou Malnati's Pizzeria 7125 WEST GUNNISON STREET, 0.7 MI Portillo's Harwood Heights 7308 WEST LAWRENCE AVENUE, 0.8 MI Q COFFEE\_ Polish Pączki Café 7210 WEST FOSTER AVENUE, 0.4 MI Starbucks 7342 WEST FOSTER AVENUE, 0.6 MI

- Butera Market
- AGATI HOUSE 7350 WEST LAWRENCE AVENUE, 0.9 MI
- SHOPPING\_
- BEATS BY THE GREEKS 7001 WEST HIGGINS AVENUE, 0.3 MI

- 2 Harczak's Sausages Company 7035 WEST HIGGINS AVENUE, 0.4 MI
- 3 JC Licht Ace Hardware Oriole Park 7230 WEST FOSTER AVENUE, 0.5 MI
- 4747 NORTH HARLEM AVENUE, 0.7 MI
- **₹** GROCERY
- Jewel-Osco 7342 WEST FOSTER AVENUE, 0.6 MI
- 4703 NORTH HARLEM AVENUE, 0.8 MI
- 4761 NORTH NAGLE AVENUE, 0.9 MI
- 1 TONE UP 2 FITNESS 5335 NORTH HARLEM AVENUE, 0.4 MI
- 2 Planet Fitness 7300 WEST FOSTER AVENUE, 0.5 MI

Jazzercise Chicago Norwood Park Field House 5801 NORTH NATOMA AVENUE, 0.7 MI

MEDICAL\_

- Northside Services Group
  7170 WEST FOSTER AVENUE, 0.4 MI Oak Mill Bakery
  - ♀ schools\_
    - John W. Garvy Elementary School 5225 NORTH OAK PARK AVENUE, 0.2 MI
    - St. Monica Catholic Academy 5115 NORTH MONT CLARE AVENUE, 0.3 MI
    - William Howard Taft High School 6530 WEST BRYN MAWR AVENUE,
    - Union Ridge School 4600 NORTH OAK PARK AVENUE, 0.8 MI

## 👨 TRANSIT.

- CTA BLUE LINE, 0.6 MI
- OPARKS\_
- Summerdale Park 7262 WEST SUMMERDALE AVENUE, 0.5 MI
- Crivlare Park 4648 NORTH OAK PARK AVENUE, 0.7 MI
- Norwood Park 5801 NORTH NATOMA AVENUE, 0.8 MI
- Norwood Park Dog Friendly Area 5861 NORTH NATOMA AVENUE, 0.8 MI
- Oriole Park 5430 NORTH OLCOTT AVENUE, 0.9 MI

### SERVICES\_

- 1 Bank of America (with Drivethru ATM) 5250 NORTH HARLEM AVENUE, 0.4 MI
- 2 Liberty Bank for Savings 7111 WEST FOSTER AVENUE, 0.4 MI

NOTES			

10 5226 N NEW ENGLAND AVENUE 5226 N NEW ENGLAND AVENUE 11



NICOLAS IOSCO

847 797 0200 NICOLAS@ATPROPERTIES.COM





