

5408 S KIMBARK AVENUE

HYDE PARK



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 10' × 29'

FAMILY ROOM : 12' × 18'

DINING ROOM : 16' × 11'

KITCHEN : 16' × 14'

PRIMARY BEDROOM : 16' × 14'

SECOND BEDROOM : 13' × 10'

THIRD BEDROOM : 8' × 10'

FOURTH BEDROOM : 16' × 15'

LAUNDRY : 9' × 9'

WORK ROOM : 15' × 11'

4 BEDROOM

3.1 BATH

TAXES: \$10,520

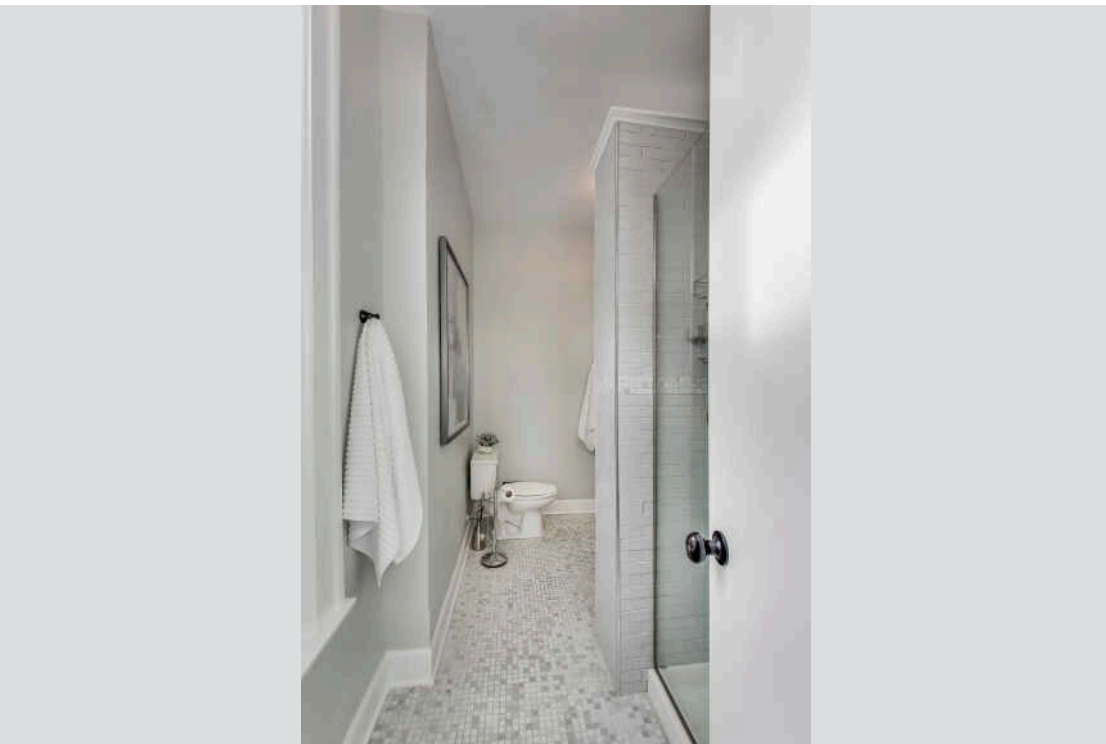
SHE'S A THING OF BEAUTY

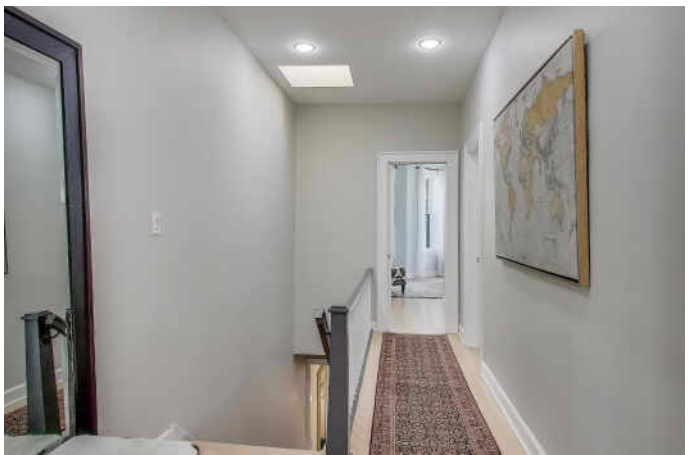
We love a good house with great bones, long history and much love. Add in perfect location across from a park, steps to U of C, shops, restaurants and transport in prime historic Hyde Park, and it's worth making investments to keep this house going strong for generations to come. This family home has honored 5408 S Kimbark Avenue with incredible memories and tasteful updates and practical improvements throughout this already lovely home.

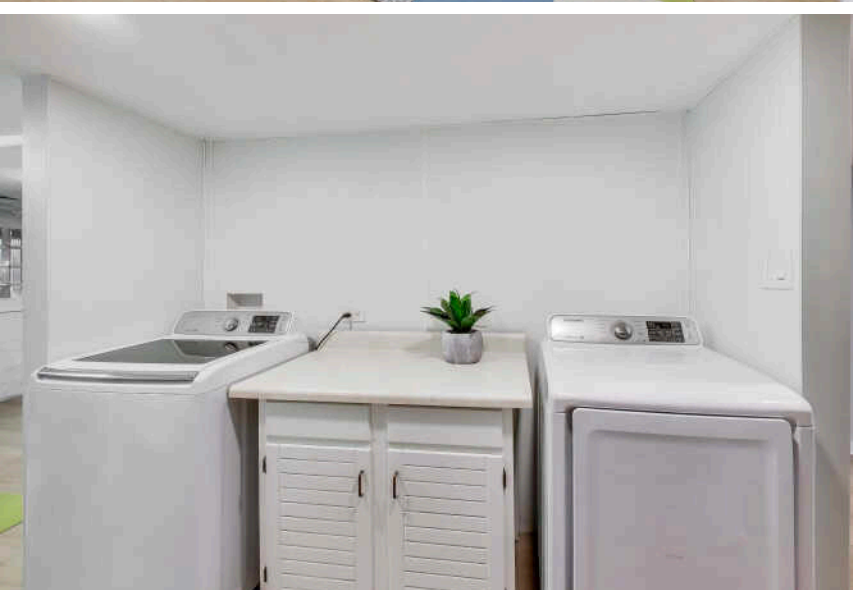
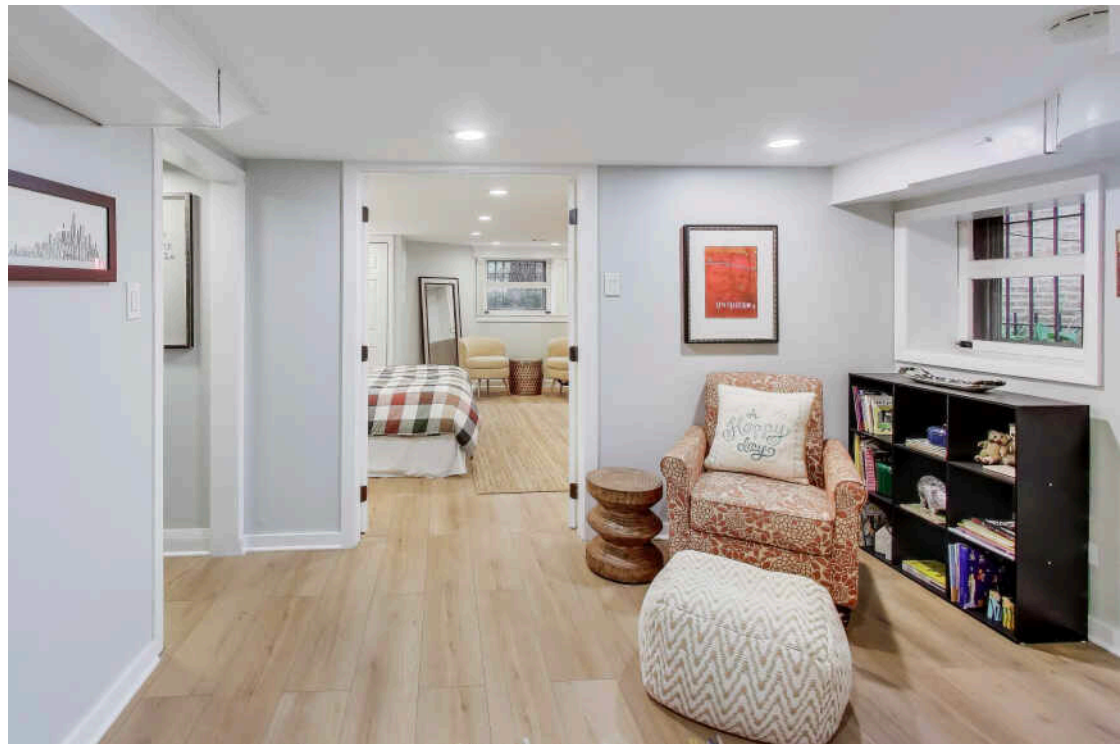
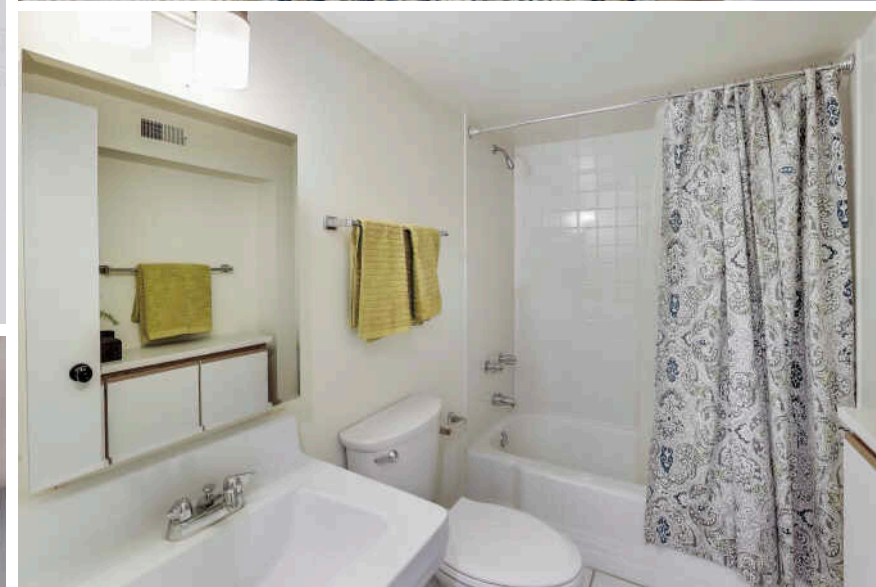
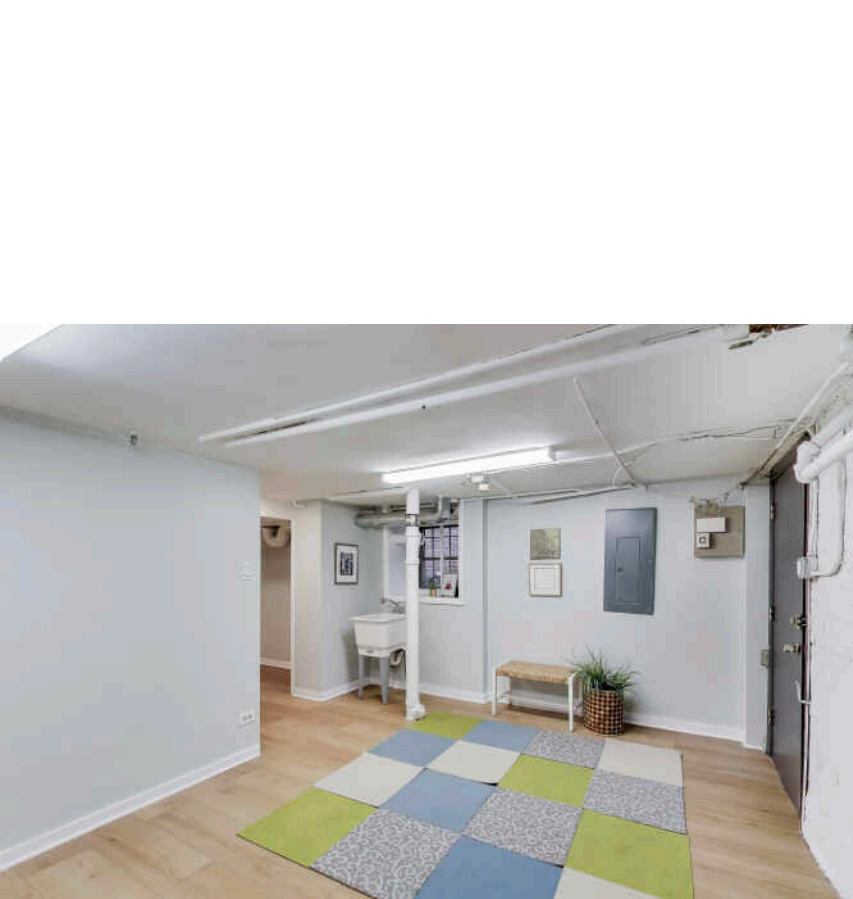
Now it's time for your story!

- 1909 classic row greystone row home with 4 bedrooms, 3.1 baths, 3 full levels of living, dining, entertaining
- 22 x 105 lot size with good distance from south neighbors allowing from great southern light in addition to east views over park and west over fenced in landscaped yard and glorious established trees
- Main level has foyer with coat closet, double living room wood burning fireplace, combo dining room and kitchen and a jewel of a powder room; walk out to brand new deck
- Upstairs find 3 sunny bedrooms, 2 ensuite baths, built-in bookshelves, a cedar lined closet, original cast iron fireplace and bonus skylight
- Light and bright lower level has large bedroom with french doors, family room/play space, convenient full bath, mechanicals, extra storage, laundry and bonus work/mud room with gracious stairs to back yard.
- House updates and features include 2019 tear off roof, kitchen and baths, heat and air, 2025 H2O, electrical panel, lower level flooring and lights, tear off back deck and lower level stairs, whole house paint and overall refresh









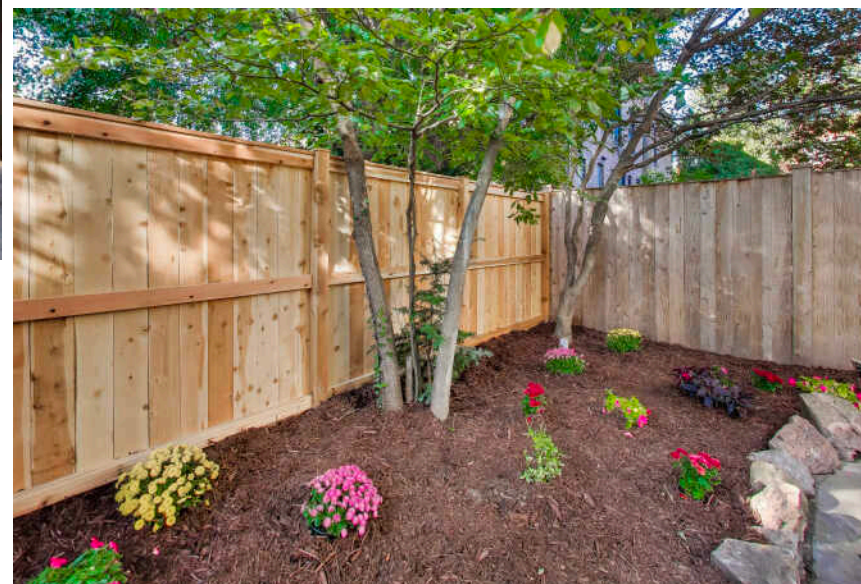
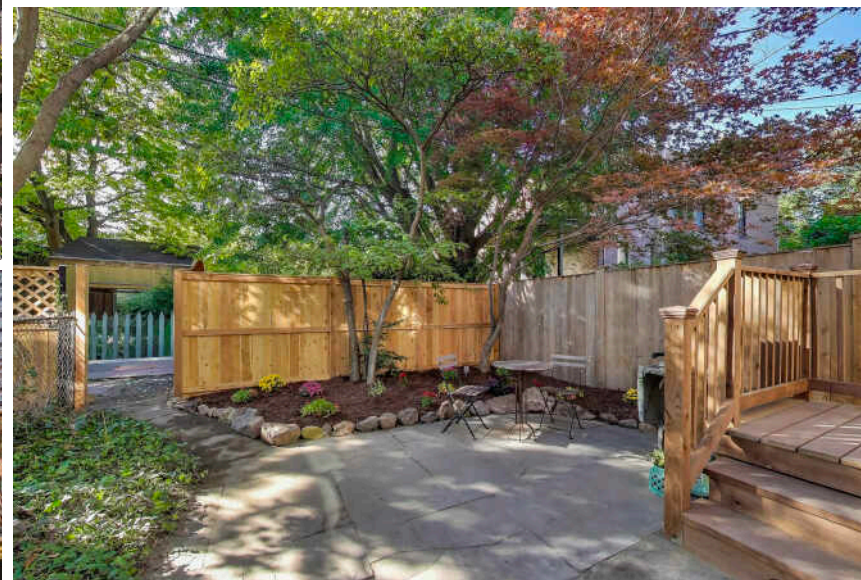
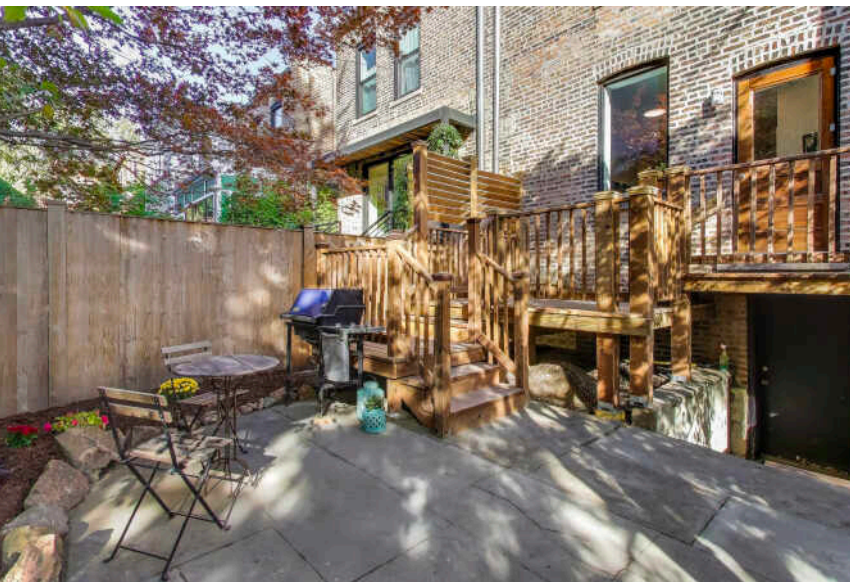


BETWEEN ENRICHING ART EXHIBITS AND MUSEUMS, A WORLD-RENOWNED UNIVERSITY, AND WELL-KEPT COMMUNITY GREEN SPACES, **HYDE PARK** HAS A LOT TO OFFER.

The lakefront neighborhood is home to the University of Chicago, which has one undergraduate college and five graduate research divisions. The university is the site of the Smart Museum of Art and the Oriental Institute, which draw visitors along with other cultural gems in the area including the Museum of Science and Industry and the DuSable Museum of African American History.

Green Space is another important characteristic of Hyde Park. Offering one of the best views of the Chicago skyline, the neighborhood has access to Promontory Point (aka The Point) – a man-made peninsula on Lake Michigan that connects to the Lakefront Path. There’s also Jackson Park, where residents can relax, watch sailboats, and play golf and tennis.

Hyde Park boasts pre-war high-rises, modern apartment buildings designed by renowned architect Jeanne Gang, and architecturally significant properties such as Frank Lloyd Wright’s Robie House. The neighborhood also offers new construction condominiums, lofts, townhomes, and single-family homes.



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