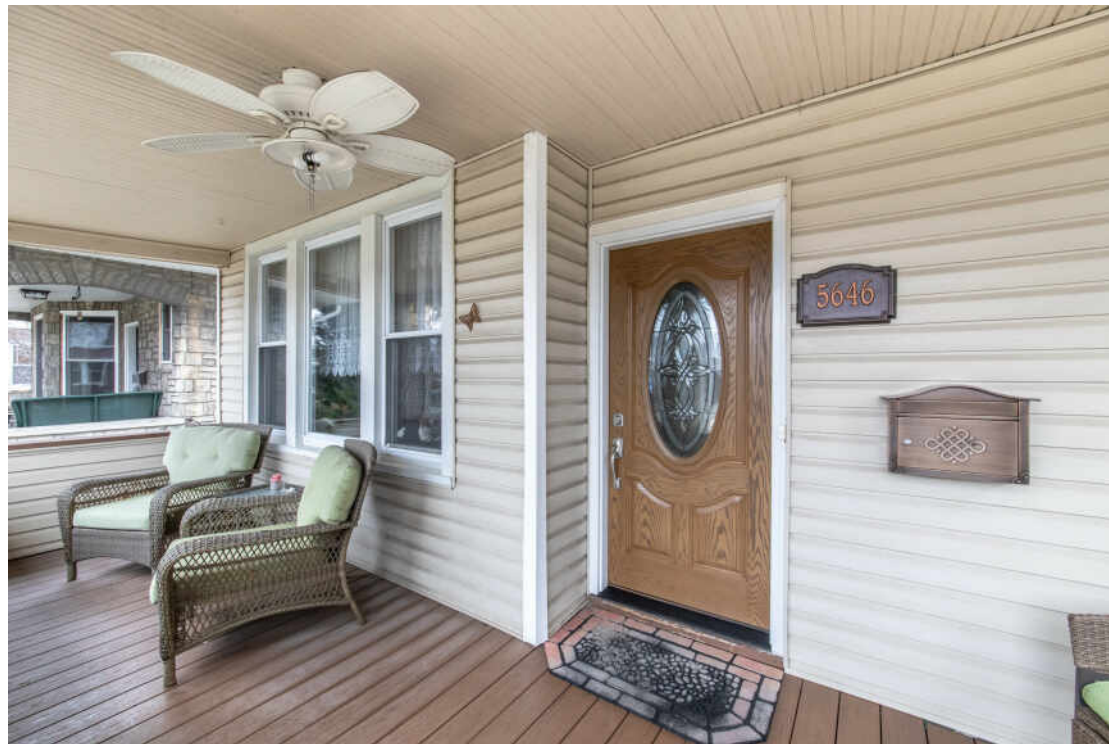


**5646 W GRACE STREET**  
PORTAGE PARK





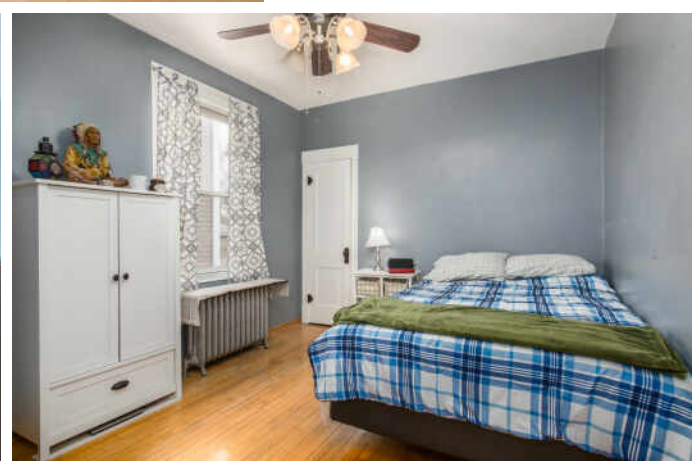
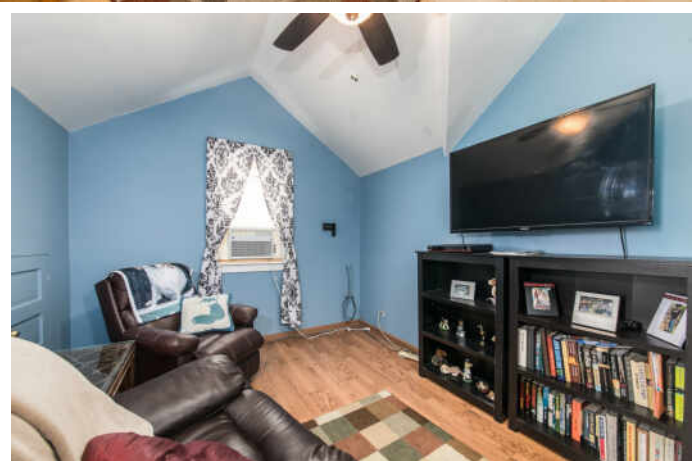
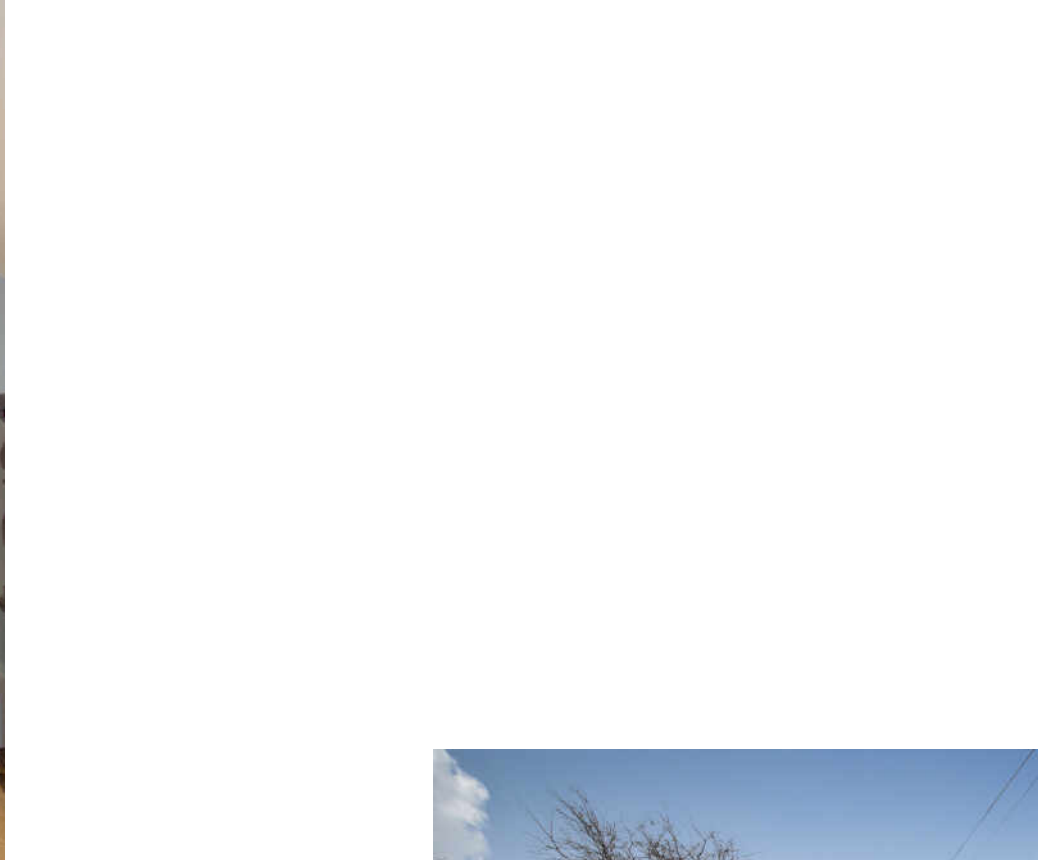
A wonderful home with so much to offer! Lovely front porch (trex deck) with plenty of room for seating. Walk into your living and dining room with original woodwork and tall ceilings. Updated kitchen (2021) features brand new stainless steel appliances, corian quartz countertops and plenty of table space. 3 generous sized bedrooms + additional bonus room on 2nd floor. 2 full updated baths (2019). New hot water heater (2023). Great backyard space with concrete patio and 2 car detached garage (2010). Move in & enjoy!

TAXES: \$6,032

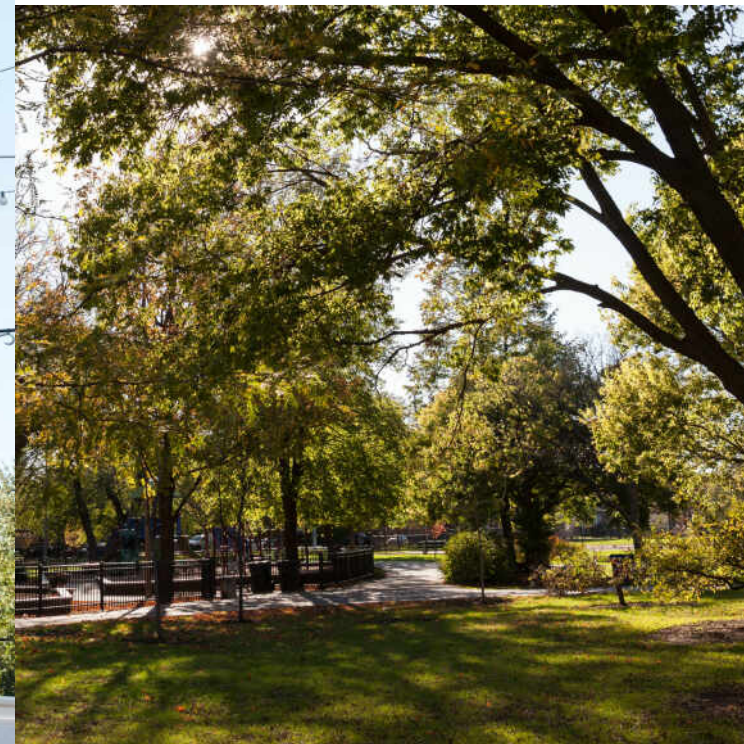












## AS THE CITY'S STREETCAR LINE WAS EXTENDED, RESIDENTS DISCOVERED **PORTAGE PARK**, A SMALL ENCLAVE ON THE CITY'S NORTHWEST SIDE.

The neighborhood was a breath of fresh air for residents escaping crowded city tenements. Today's residents still enjoy the respite that the neighborhood offers, along with its beautiful parks and access to public transit.

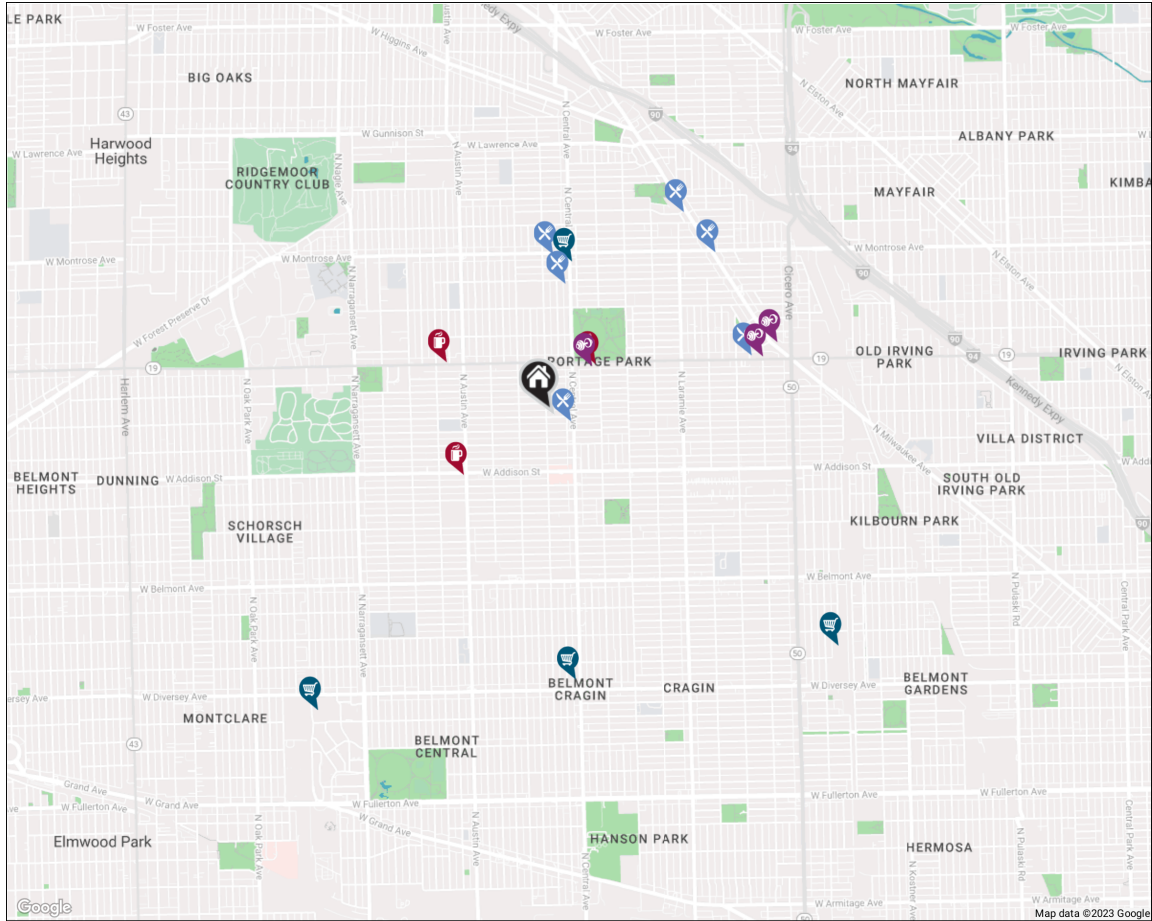
Homes are at the heart of this community, which is part of Chicago's historic Bungalow Belt. The majority of homes are classic bungalows or single-family homes, with a few condominium buildings in the mix.

Portage Park's namesake park in the neighborhood's center is the largest on the city's Northwest Side. A community gem since 1913, the park has walking trails, playgrounds, wide-open spaces, and a pool that was used for the U.S. Olympic Team time trials in the 1970s.

Along Irving Park Road there is an eclectic mix of eateries including traditional steakhouses, classic diners, and casual coffee shops. There are also bars ranging from trendy cider houses and breweries to small dives and karaoke hotspots. Shopping is abundant in the Six Corners area with a resurgence of new shops.

Portage Park is accessible by the CTA Blue Line's Montrose Station and Metra's Milwaukee District North stop just west of the expressway.





#### RESTAURANTS

Easy Street Pizza & Beer Garden  
3750 N CENTRAL AVE, 0.1 MI

Legno by Suparossa  
4250 N CENTRAL AVE, 0.6 MI

Hagen's Fish Market  
5635 WEST MONTROSE AVENUE, 0.7 MI

Las Tablas  
4920 WEST IRVING PARK ROAD, 1.0 MI

The Windsor Tavern and Grill  
4530 NORTH MICHIGAN AVENUE, 1.1 MI

Bacci Pizzeria - Milwaukee Ave  
4367 NORTH MILWAUKEE AVENUE, 1.1 MI

#### COFFEE SHOPS

Portage Grounds  
5501 WEST IRVING PARK ROAD, 0.3 MI

Dunkin'  
6001 WEST ADDISON STREET, 0.5 MI

Perkolator  
6032 WEST IRVING PARK ROAD, 0.5 MI

#### SHOPPING

Walgreens  
4343 NORTH CENTRAL AVENUE, 0.7 MI

ALDI  
2828 NORTH CENTRAL AVENUE, 1.2 MI

Target  
6525 W DIVERSEY AVE, 1.7 MI

Walmart Supercenter  
4626 W DIVERSEY AVE, 1.7 MI

#### HEALTH CLUBS

XSport Fitness  
5515 WEST IRVING PARK ROAD, 0.3 MI

CrossFit Chisel  
4862-64 WEST IRVING PARK ROAD, 1.0 MI

Wildlight Yoga  
4041 NORTH MILWAUKEE AVENUE #301,  
1.1 MI

## NOTES



## CAITLIN MCNAMARA

773.490.9632

CAITLINMCNAMARA@ATPROPERTIES.COM



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