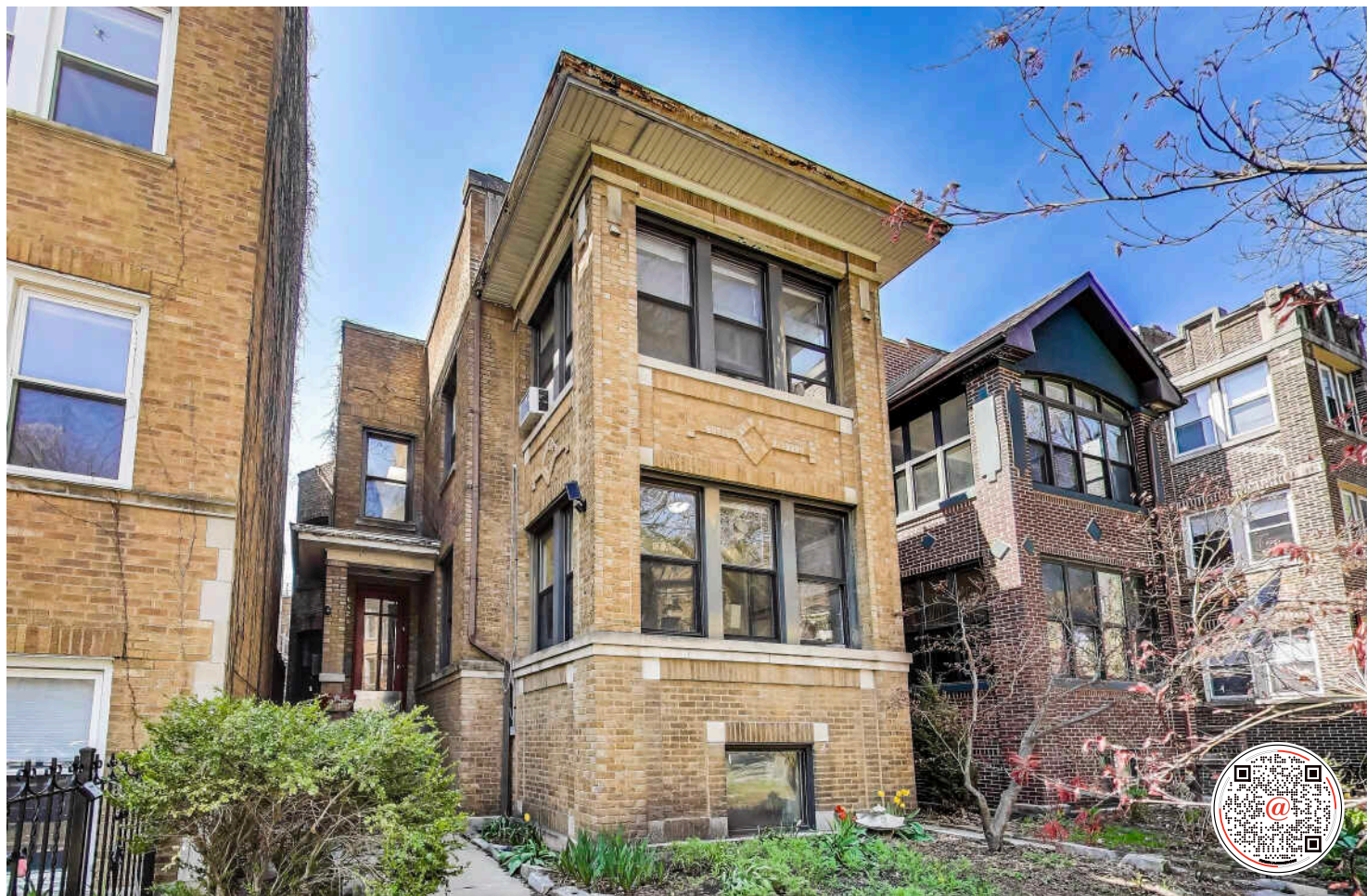
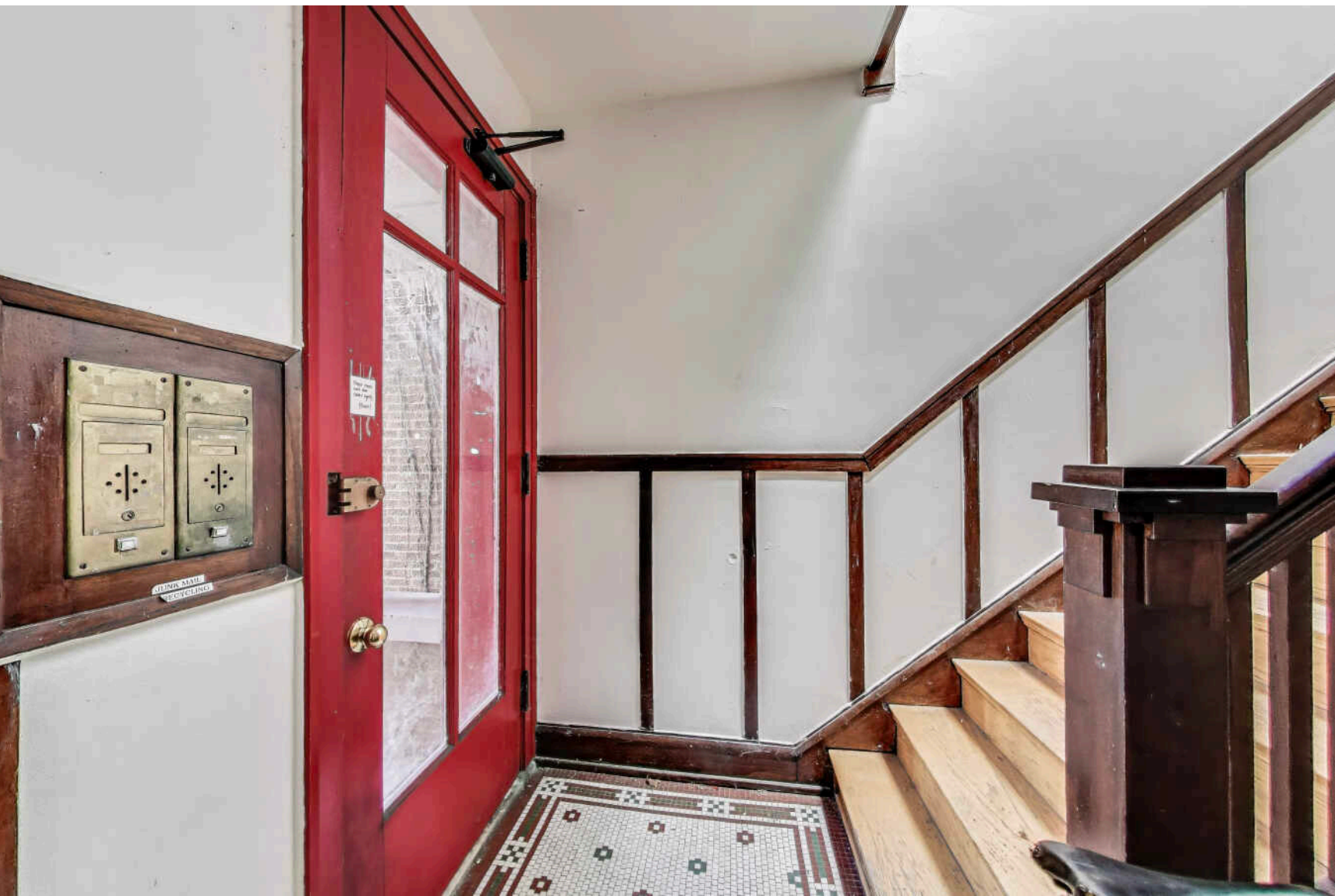


6424 N NEWGARD AVENUE
ROGERS PARK

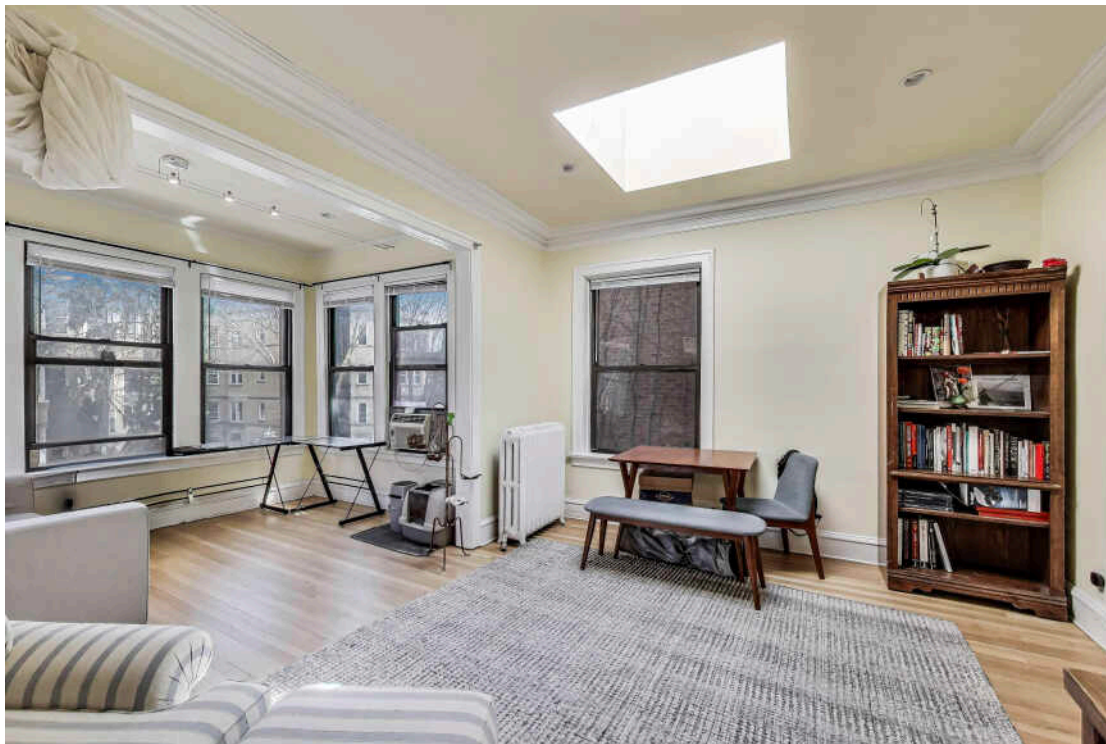


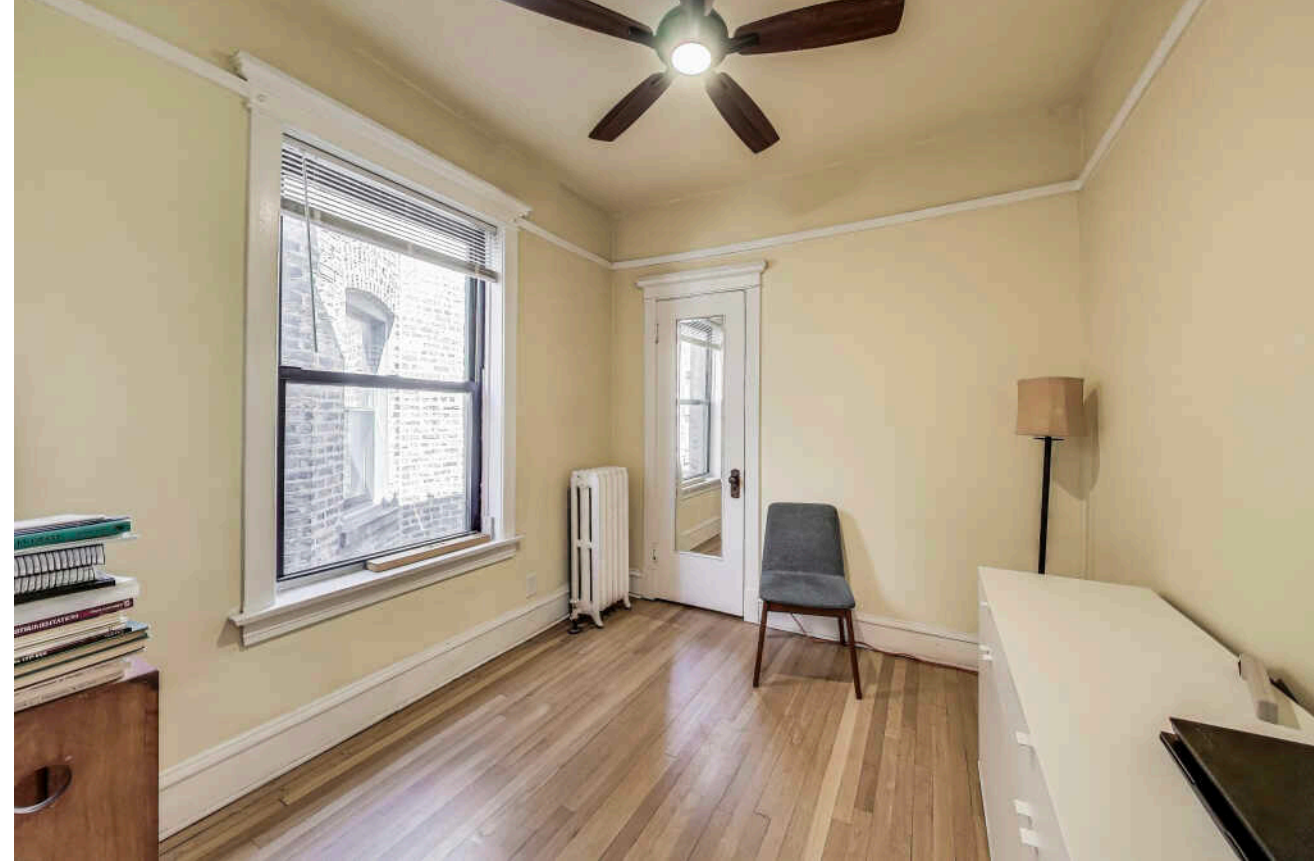


STATELY 2+ UNIT RESIDENCE ON HISTORIC "PROFESSOR'S ROW" IN SE ROGERS PARK.

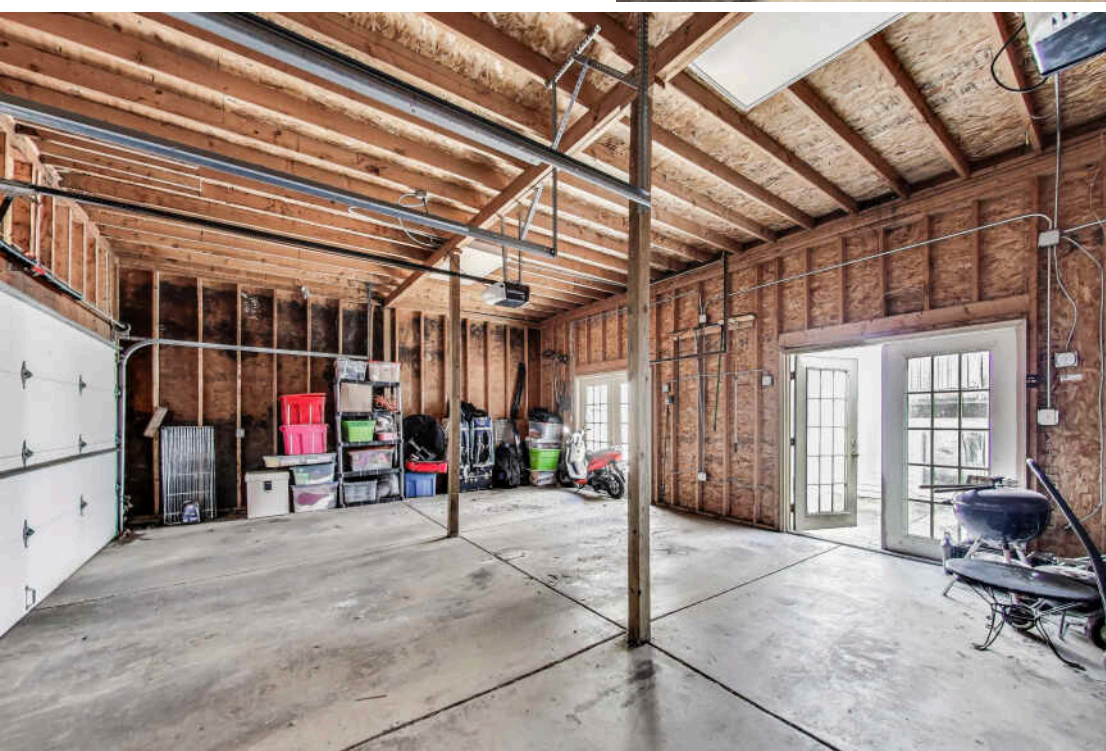
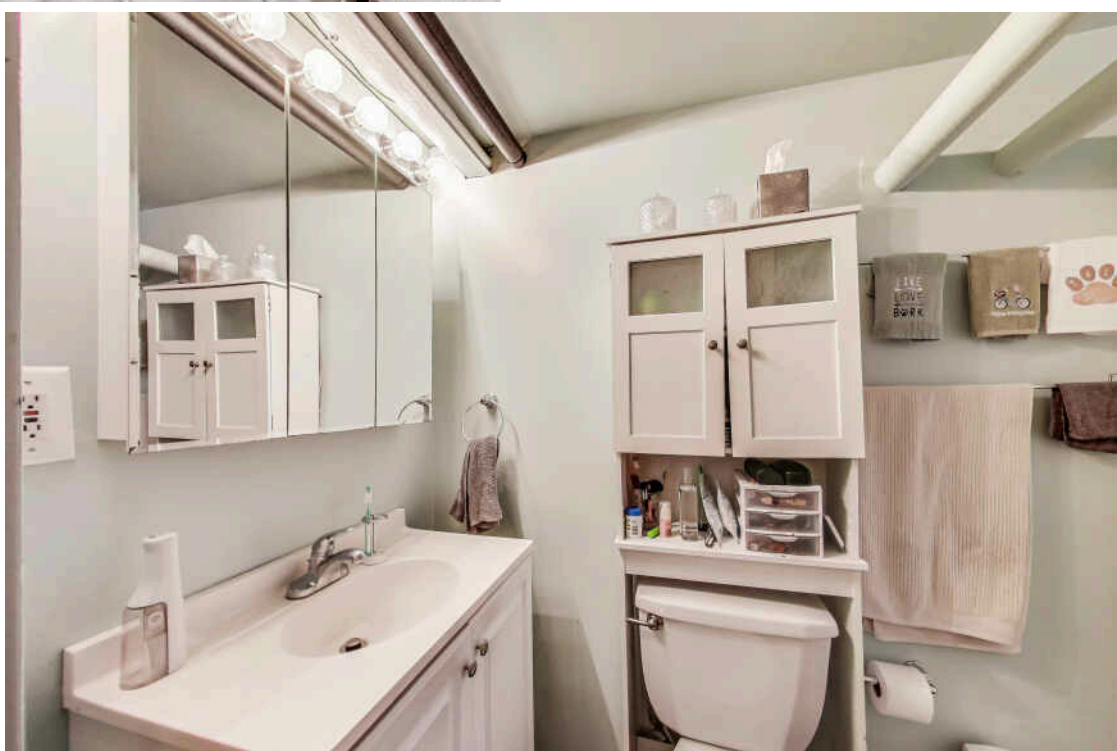
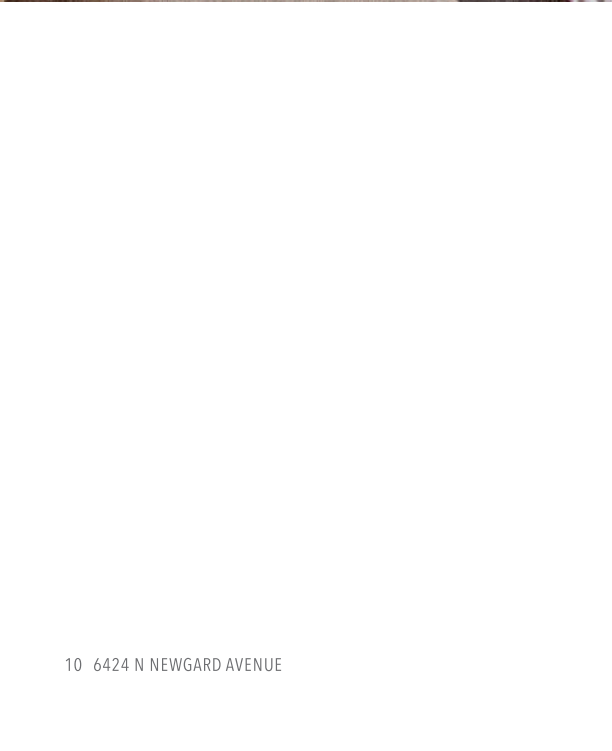
Nestled on a wide lot along a picturesque, tree-lined street, this classic brick building offers a rare combination of vintage appeal, modern updates, and abundant natural light. Each of the two oversized units spans more than 1,500 square feet and features 3 spacious bedrooms, sun-filled living rooms, formal dining rooms that comfortably double as family rooms, bright sunrooms, enclosed porches, and generous storage throughout. Skylights on the top floor further enhance the airy, light-filled ambiance. The finished lower level is currently configured as a 1-bedroom, 1-bath unit and is already internally connected and duplexed with the first floor-providing the opportunity to create a stunning 4-bedroom, 2-bath owner's home. Since 2000, the property has undergone substantial improvements including updated kitchens and baths, windows, electric, roof, garage, tuckpointing, and more, offering both peace of mind and move-in readiness. The interior common spaces showcase timeless vintage character with original woodwork and era-specific tile detailing. Laundry is currently in the basement, though there is ample space to install in-unit if desired. Ideally located just a short walk to Loyola University, the lakefront and beaches, Devon Avenue, public transit, shopping, and vibrant neighborhood dining. Lovingly cared for by long-term owners of over 16 years. Garden unit legality is not warranted by the sellers. This is truly a rare gem in one of Rogers Park's most sought-after pockets.

7 BEDROOM
3 BATH
TAXES: 2023: \$11,604.50 (NO
EXEMPTIONS)











ROGERS PARK IS A WORLDLY COMMUNITY THAT HAS A VIBE ALL ITS OWN.

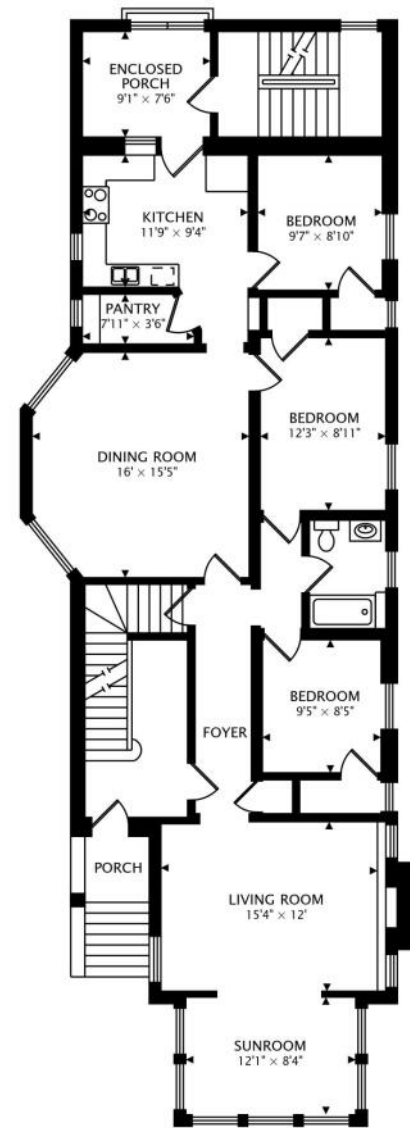
The neighborhood features legendary restaurants and shops that highlight a variety of cultures, along with popular dive bars, coffee shops, scenic beaches and more than 30 parks.

Residents love the street-end beaches, which are more accessible and less busy than downtown beaches. While Helen Doria Beach, also known as Columbia Beach, is great for its view of downtown, Loyola Beach is a popular spot for fishing, picnics and other recreational activities.

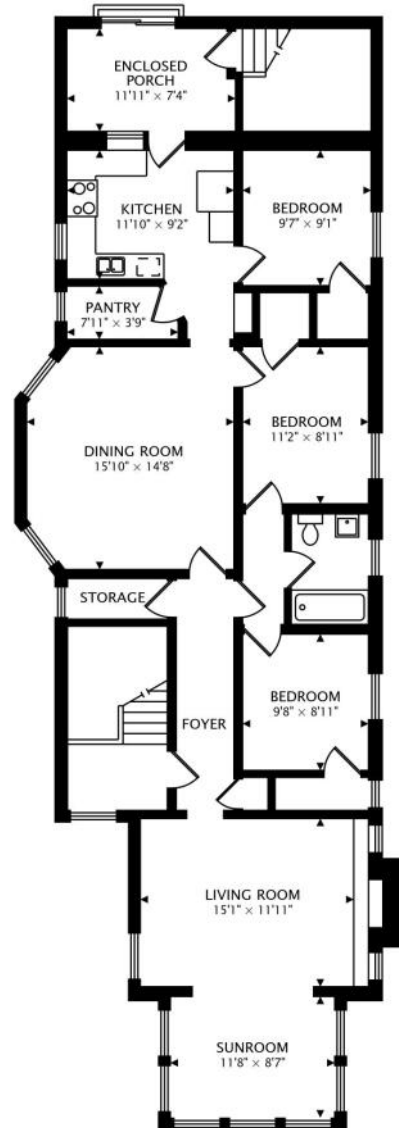
Rogers Park is known for celebrating community and creativity. This is evident in Miles of Murals – a community-based initiative featuring 14,000 square feet of commissioned art. The project began in 2007 and includes block-long pieces, viaducts and overpasses. Every year, neighbors come together to paint Loyola Beach’s 600-foot lakefront mural at the Artists of the Wall Festival.

The community consists of east and west sections and includes smaller pocket neighborhoods. Loyola University of Chicago and the lakefront are focal points on the east, while West Rogers Park includes larger single-family homes and a number of city parks.

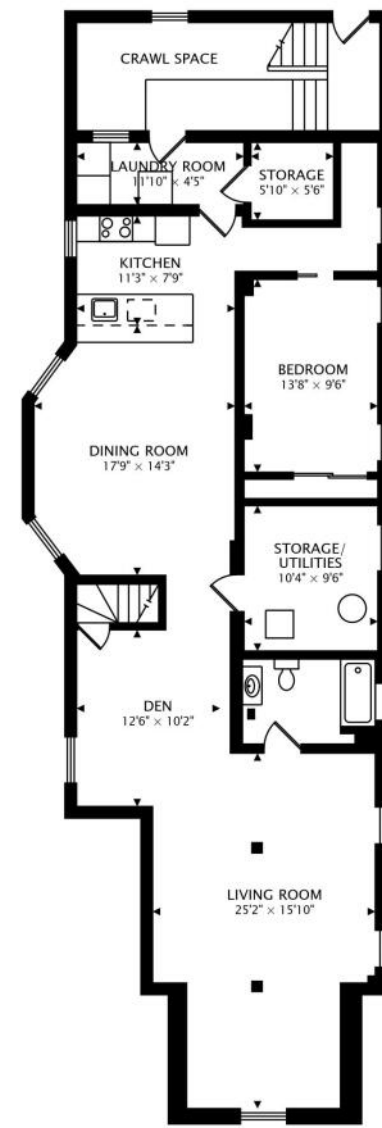
Homebuyers can find a variety of housing styles including vintage walkups, new construction and block after block of classic Chicago bungalows. Downtown Chicago is easily accessible via Lake Shore Drive and public transportation including the CTA’s Red Line and Metra’s Union Pacific North Line.



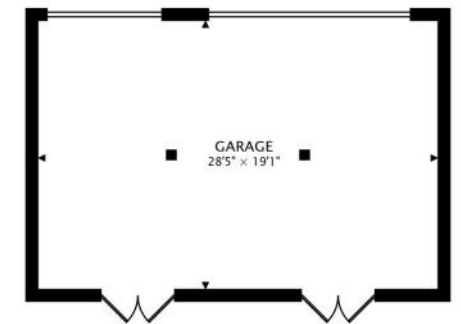
MAIN
1712 sq ft



SECOND
1640 sq ft



LOWER
1600 sq ft



GARAGE



AMANDA MCMILLAN

AMANDA@CHICAGOHOMEPARTNER.COM

CHICAGOHOMEPARTNER.COM

773-537-1300



All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

