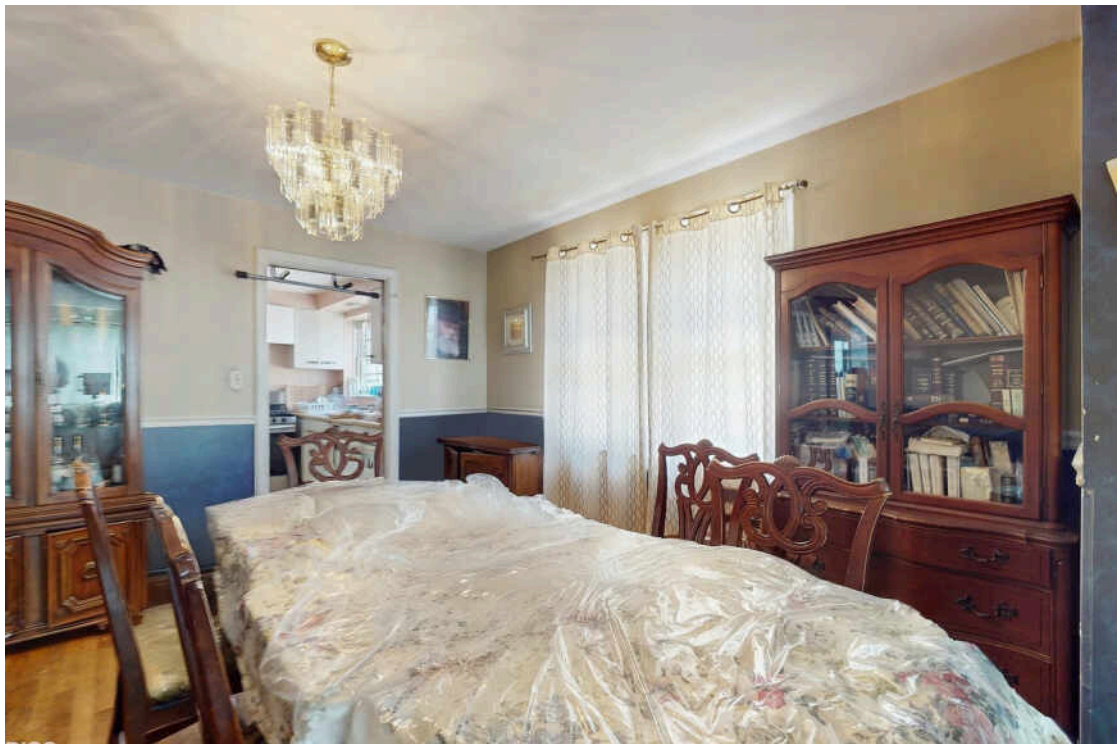


**6522 N SACRAMENTO AVENUE**  
WEST RIDGE - ROGERS PARK

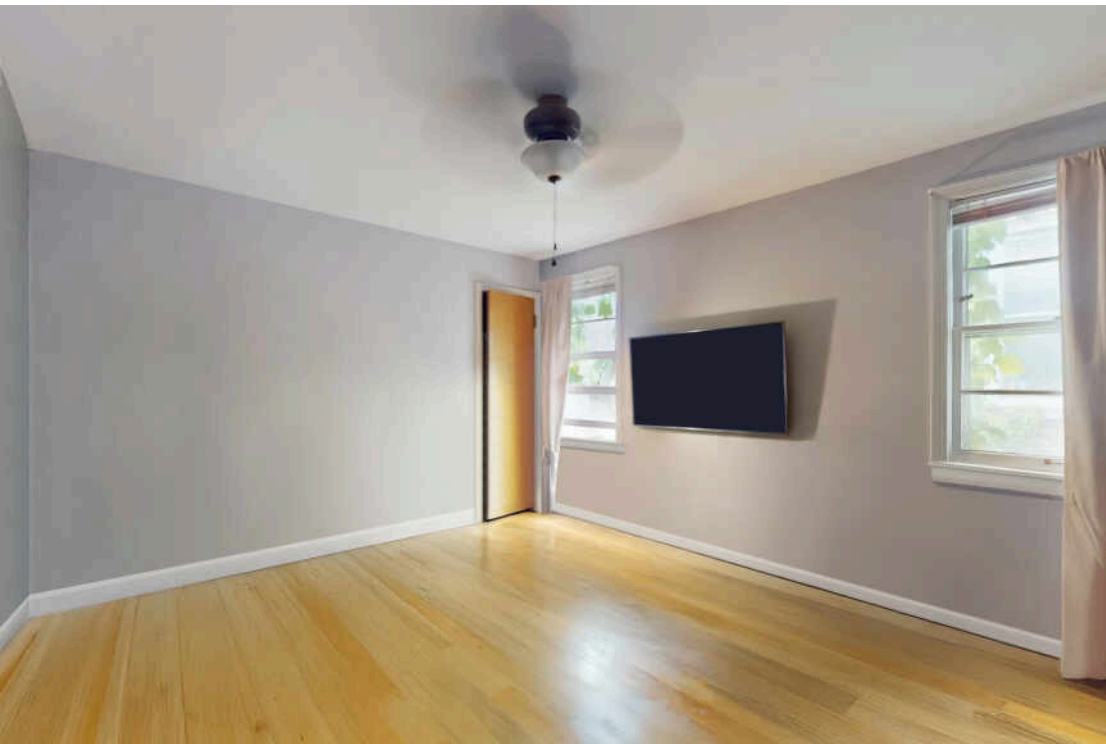
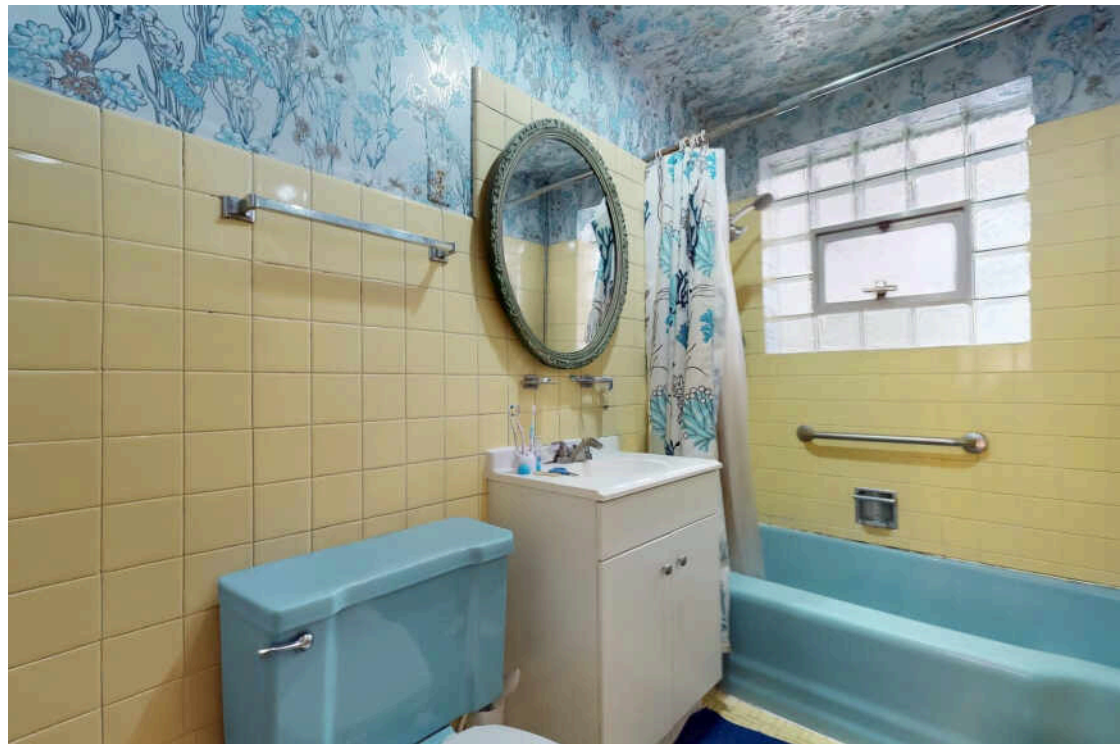




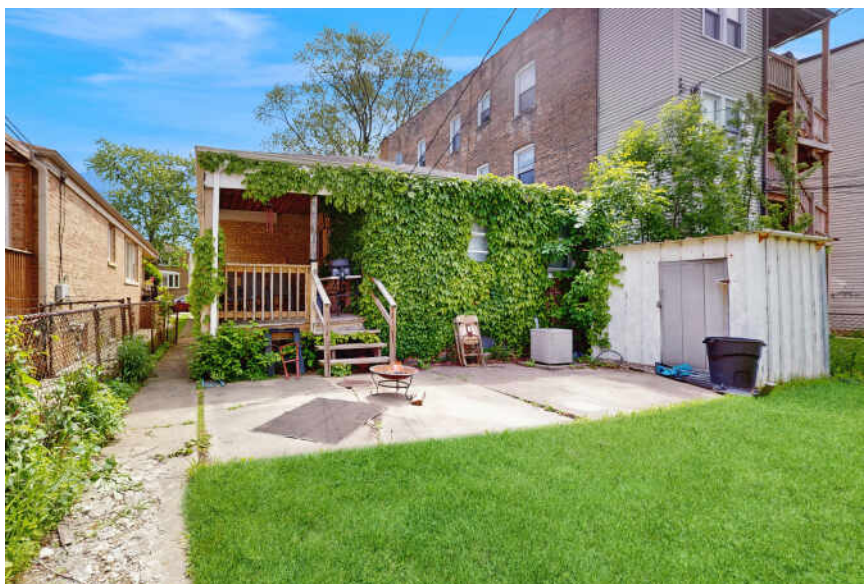
3 BEDROOM  
1.1 BATH  
TAXES: \$5,486

- Ranch home with a full footprint of potential on the lower level
- Three bedrooms, one and a half baths
- Separate living and dining room
- Kitchen offers second and separate prep area
- Side by side washer and dryer in lower level
- Central heat and air with newer hot water heater
- Backyard, deck and exterior entrance to the lower level
- Two car detached garage
- West Ridge elementary and Mather High School districts
- Alternatively Decature Classical School is just blocks away
- Close to the Lincolnwood Town Center and Mariano's
- Steps to multiple parks - Chippewa, Lerner, Warren, Indian Boundary and the Skokie Sculpture Park
- Convenient public transportation options along Devon, California and McCormick
- Many nearby specialty markets and bakeries









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## 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.

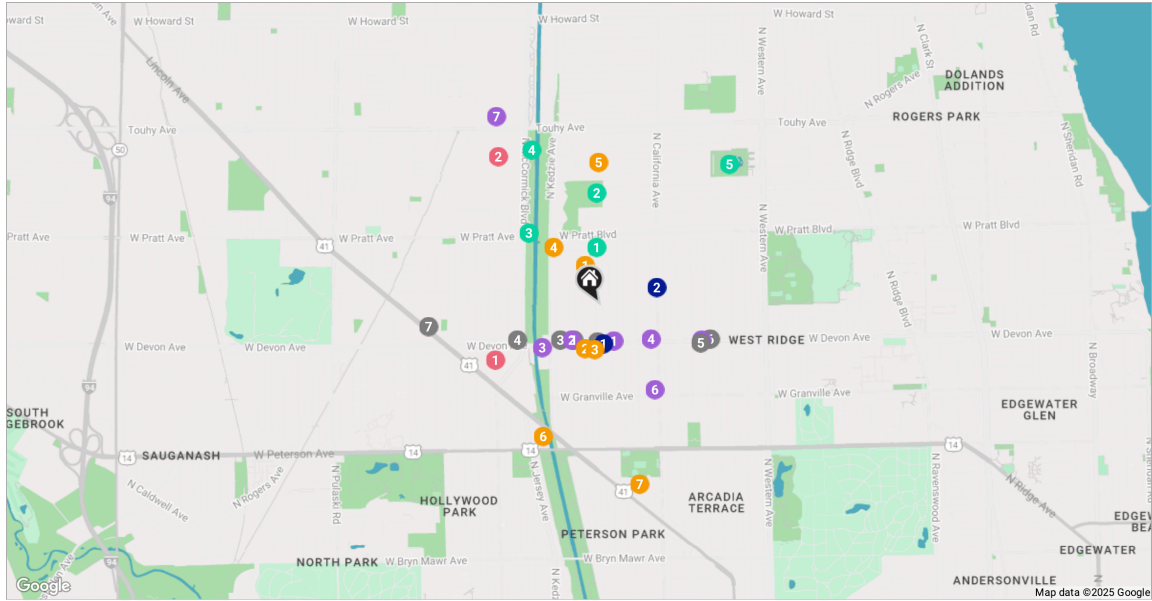
Residents love the street-end beaches, which are more accessible and less busy than downtown beaches. While Helen Doria Beach, also known as Columbia Beach, is great for its view of downtown, Loyola Beach is a popular spot for fishing, picnics and other recreational activities.

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.





#### RESTAURANTS

- 1 Taza Bakery and Hadramout Restaurant  
3100 WEST DEVON AVENUE, 0.2 MI
- 2 Delhi Darbar Kabab House  
3010 WEST DEVON AVE, 0.2 MI
- 3 Dunkin'  
3132 WEST DEVON AVE, 0.2 MI
- 4 Libanais Restaurant  
3300 WEST DEVON AVE, 0.4 MI
- 5 Uru-Swati  
2629 WEST DEVON AVENUE, 0.5 MI
- 6 Annapurna Simply Vegetarian  
2600 WEST DEVON AVENUE, 0.5 MI
- 7 Oberweis Ice Cream and Dairy Store  
6469 NORTH LINCOLN AVENUE, 0.8 MI

#### GROCERY

- 1 Kol Tuv Kosher Foods  
2938 WEST DEVON AVENUE, 0.2 MI

#### SCHOOLS

- 2 Everyday Meat Market  
3102 WEST DEVON AVENUE, 0.2 MI
- 3 City Fresh Market  
3201 WEST DEVON AVENUE, 0.3 MI
- 4 Someria Food Market  
2812 1/2 WEST DEVON AVENUE, 0.3 MI
- 5 Fresh Farms International Market  
2626 WEST DEVON AVENUE, 0.5 MI
- 6 ALDI  
6220 NORTH CALIFORNIA AVENUE, 0.5 MI
- 7 Mariano's  
3358 W TOUHY AVE, 1.0 MI

#### SCHOOLS

- 1 West Ridge Elementary School  
6700 NORTH WHIPPLE STREET, 0.2 MI
- 2 Lubavitch Girls High School  
6350 NORTH WHIPPLE STREET, 0.2 MI

#### ENTERTAINMENT

- 3 Hanna Sacks Bais Yaakov High School  
3021 WEST DEVON AVENUE, 0.2 MI
- 4 JCFS Therapeutic Day School and Yeshiva at the Joy Faith Knapp Children's Center  
3145 WEST PRATT BOULEVARD, 0.3 MI
- 5 Decatur Classical School  
7030 NORTH SACRAMENTO AVENUE, 0.7 MI
- 6 Joan Dachs Bais Yaakov Elementary Hebrew Day school  
3200 WEST PETERSON AVENUE, 0.7 MI
- 7 Mather High School  
5835 NORTH LINCOLN AVENUE, 0.8 MI

#### ENTERTAINMENT

- 1 The Home Depot  
6211 NORTH LINCOLN AVENUE, 0.5 MI
- 2 Lincolnwood Town Center  
3333 WEST TOUHY AVENUE, 0.8 MI

#### TRANSIT

- 1 Devon & Sacramento  
UNITED STATES, 0.2 MI
- 2 California & Albion  
UNITED STATES, 0.3 MI

#### PARKS

- 1 Chippewa Park  
6758 NORTH SACRAMENTO AVENUE, 0.3 MI
- 2 Lerner (Leo) Park  
7000 NORTH SACRAMENTO AVENUE, 0.5 MI
- 3 Lincolnwood Centennial Park  
6801 NORTH MCCORMICK BOULEVARD, 0.5 MI
- 4 Lincolnwood Centennial Park Sculpture Walk  
NORTH SHORE CHANNEL TRAIL, 0.8 MI
- 5 Indian Boundary Park  
2500 WEST LUNT AVENUE, 0.9 MI

## NOTES



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kristine kramer schultz  
*when results matter*



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