

7446 N HOYNE AVENUE #2S
ROGERS PARK

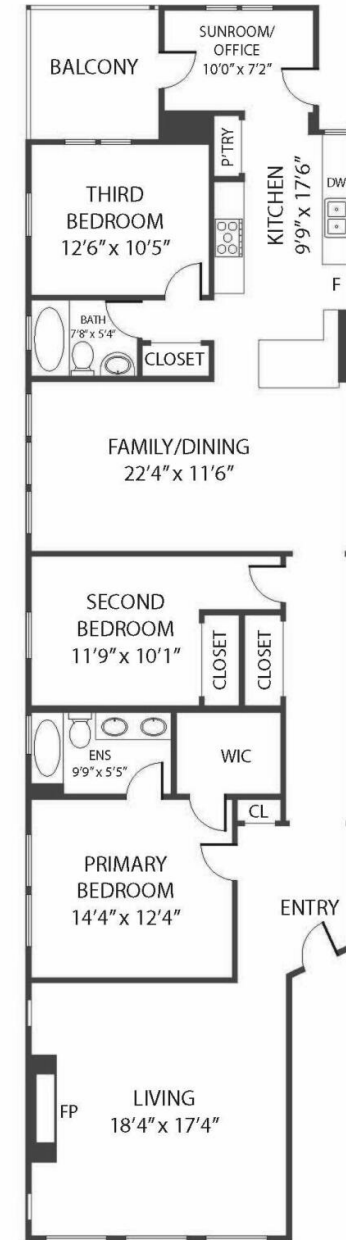




A CONDO THAT LIVES LIKE A HOUSE

Huge three-bedroom, two-bath home filled with natural light, hardwood floors, in-unit laundry, central a/c, a lovely private deck, parking and just a ton of space. Originally built in 1928 by Emma Kennet, renowned for her style and large body of work in Rogers Park. The 7400 block of Hoyne is graced with six, 6-flat Emma Kennet properties - this is the only one that was totally revamped with all new plumbing, electrical, roof and decks. Gut rehabbed to the studs in 2008, this Tudor style brick, stone and stucco building added modern amenities and conveniences, like individual furnaces and central air conditioning, to the vintage charm. Enormous "cooks" kitchen has brand new appliances (2025), tons of storage and counter space, a breakfast bar and a pantry. Closet space abounds in this home with storage for kitchen goods, linens, coats and cleaning supplies. Flexible floor plan accommodates many lifestyles and gives you both open areas for entertaining and two separate living areas (formal living room up front and family/dining combo adjacent to the kitchen). The generous living room features a gas fireplace and home-run for speaker wiring (owners currently use a wireless speaker system). Living room is large enough for multiple seating areas, a game table or lots of bookshelves. Charming heated sun room is adjacent to the kitchen and the deck and also can work as a functional mudroom or office. New high efficiency "tankless" water heater is exceptional. Located on a very quiet and pretty tree-lined block of Hoyne, just a ten minute walk to the Howard Red Line station. Additional storage locker and bike room in the basement.







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.





ELLEN WEBBER

(773) 350-7773

ELLENWEBBER@ATPROPERTIES.COM



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.

