EMILY SACHS WONG

LUXURY CHICAGO REAL ESTATE

1227 W. WRIGHTWOOD AVENUNE

@properties®

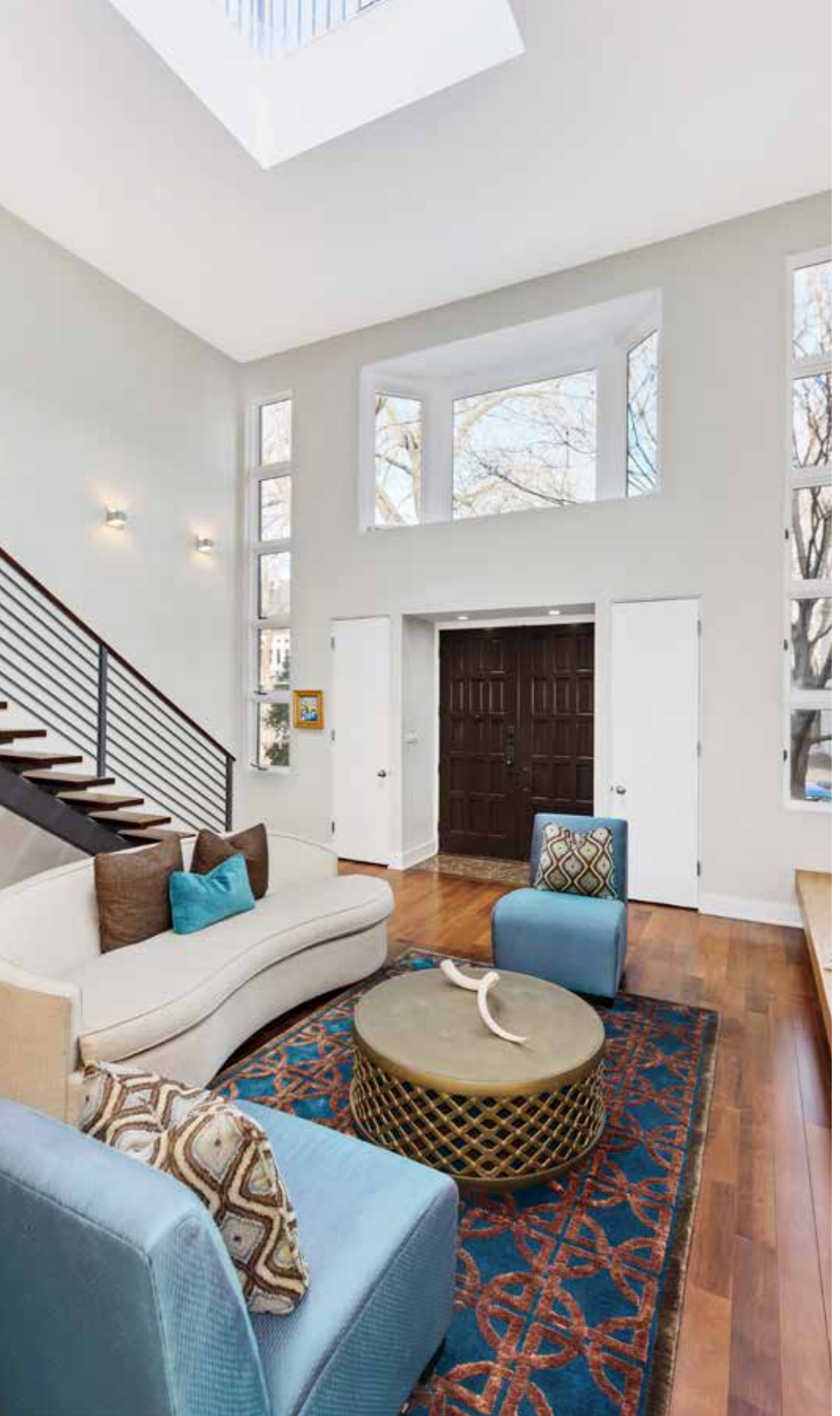
1227 WEST WRIGHTWOOD AVENUE

This contemporary, sun-filled single family home is situated on a great Lincoln park block in Oscar Mayer school district. The home features a dramatic, two-story entry with 18' ceilings and open floorplan, perfect for entertaining. The gourmet kitchen features Caesarstone countertops, SubZero refrigeration and a Miele espresso machine and is open to the greatroom with custom built-ins, a fireplace and access to the landscaped patio and garage rooftop deck. The second level includes two bedrooms, two full baths and a lofted office. The luxurious master suite is on the third level and features a marble bath, solarium and access to a rooftop deck. The finished lower level features a media room and an additional bedroom. The oversized 2.5 car garage offers extra space for storage. This location can't be beat, just steps to the city's best shopping and dining!

Gallery	20' X 07'
Living Room	19' X 17'
Dining Room	19' X 09'
Kitchen	19' X 14'
Family Room	19' X 15'
Loft	19' X 10'
Media Room	23' X 19'
Sun/Florida Room Heated	19' X 07'
Master Bedroom	19' X 16'
2nd Bedroom	19' X 13'
3rd Bedroom	11' X 10'
4th Bedroom	13' X 12'

Price: $1,449,000
4 Beds | 4.1 Baths
2016 Taxes: $29,304

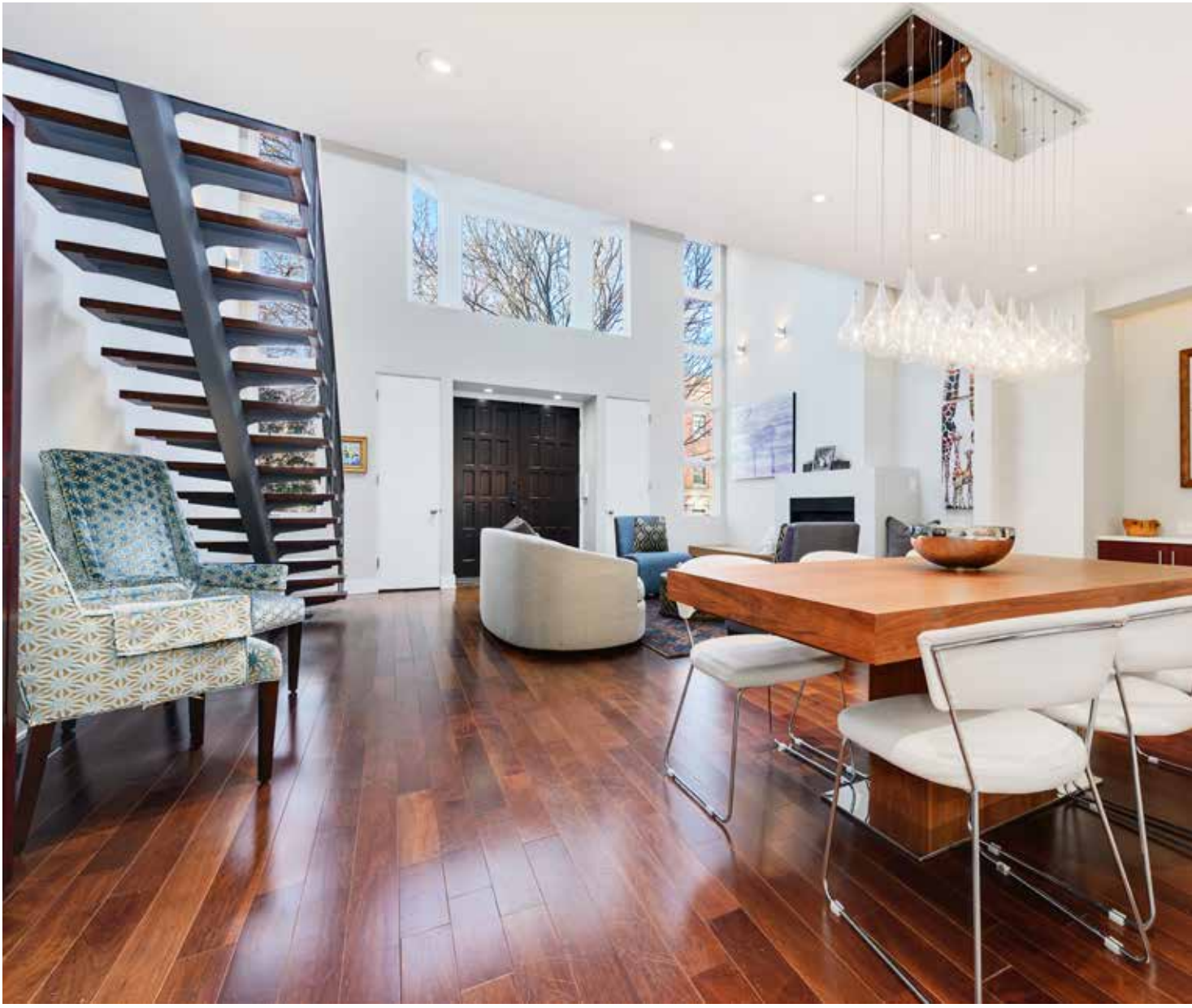
1227wWrightwood.info



LIVING ROOM

LIVING ROOM

LIVING ROOM :: DINING ROOM



DINING ROOM

KITCHEN

KITCHEN & EAT-IN AREA

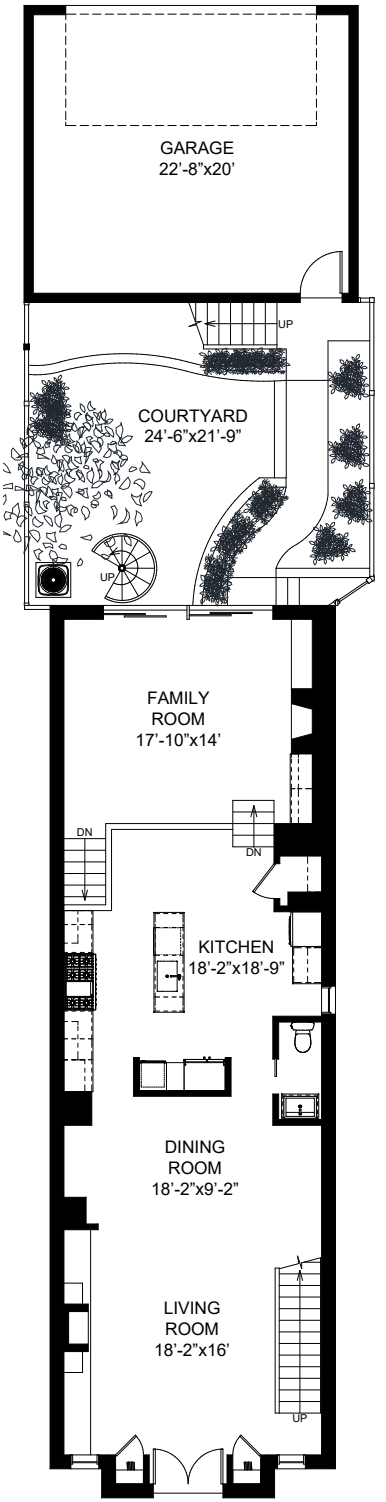
FAMILY ROOM

BEDROOM & BATHROOOM 2 :: BEDROOM & BATHROOM 3

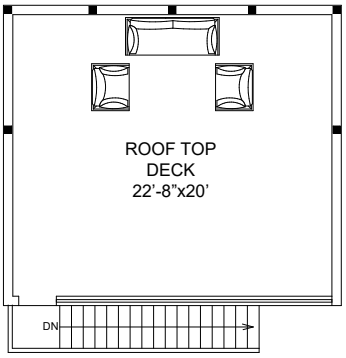
MASTER BEDROOM :: MASTER BATHROOM & ROOFTOP DECK

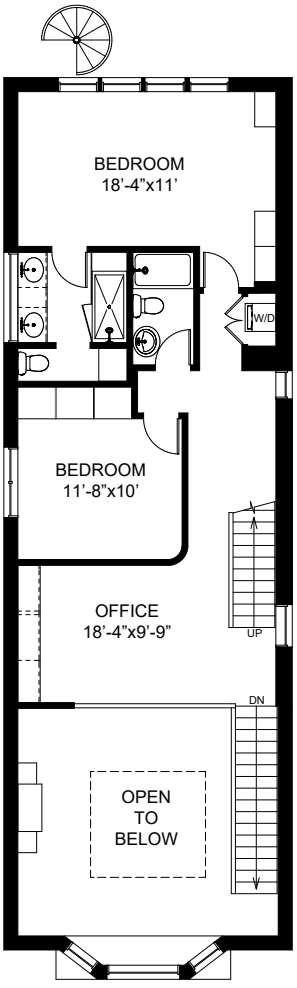
THIRD FLOOR FOYER :: SUNROOM

PATIO :: GARAGE ROOFTOP DECK

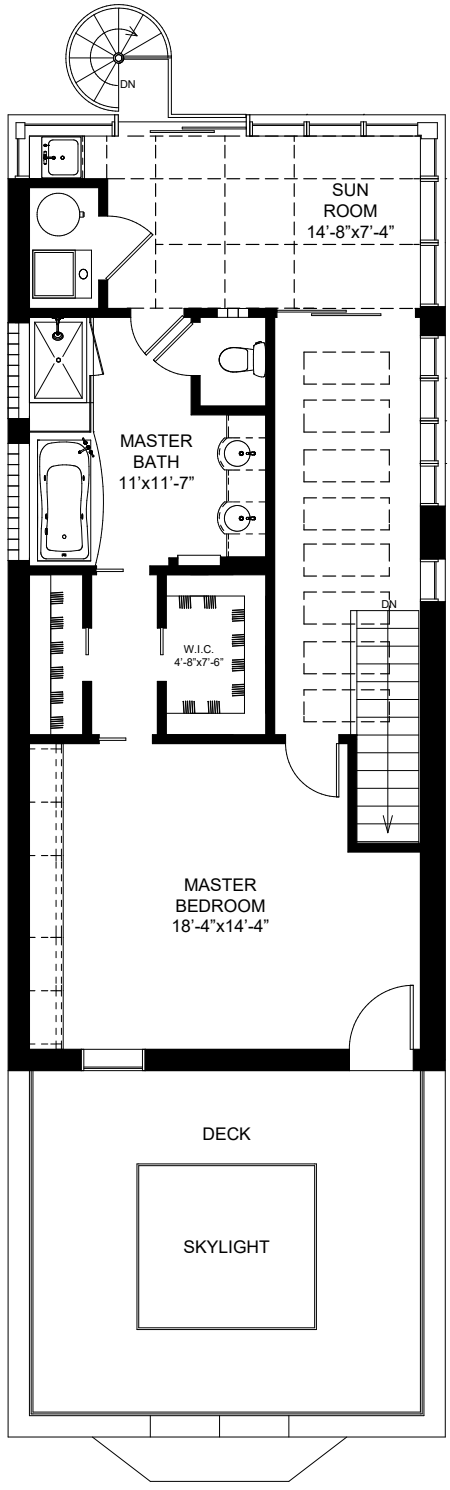

GARAGE
22'-8"x20'
UP
COURTYARD
24'-6"x21'-9"
UP
FAMILY
ROOM
17'-10"x14'
DN
DN
KITCHEN
18'-2"x18'-9"
DINING
ROOM
18'-2"x9'-2"
LIVING
ROOM
18'-2"x16'
UP

MAIN LEVEL

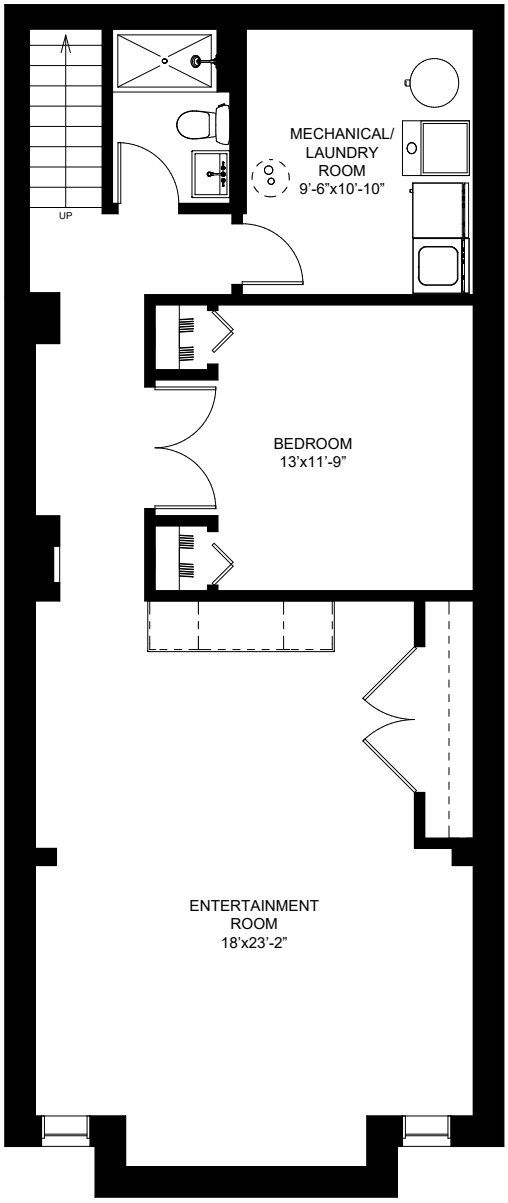




SECOND LEVEL


DN
SUN
ROOM
14'-8"x7'-4"
MASTER
BATH
11'x11'-7"
W.I.C.
4'-8"x7'-6"
DN
MASTER
BEDROOM
18'-4"x14'-4"
DECK
SKYLIGHT

THIRD LEVEL


UP
MECHANICAL/
LAUNDRY
ROOM
9'-6"x10'-10"
BEDROOM
13'x11'-9"
ENTERTAINMENT
ROOM
18'x23'-2"

LOWER LEVEL

Detached Single

Status: **NEW**
Area: **8007**
Address: **1227 W Wrightwood Ave , Chicago, IL 60614**
Directions: **FROM RACINE, WEST ON WRIGHTWOOD TO PROPERTY**
Sold by:
Closed: | Contract: | Concessions:
Off Market: | Financing: | Contingency:
Year Built: **1985** | Blt Before 78: **No** | Curr. Leased:
Dimensions: **25 X 125**
Ownership: **Fee Simple** | Subdivision: | Model:
Corp Limits: **Chicago** | Township: **North Chicago** | County: **Cook**
Coordinates: **N:2600 W:1227** | # Fireplaces: **2**
Rooms: **12** | Bathrooms (full/half): **4 / 1** | Parking: **Garage**
Bedrooms: **4** | Master Bath: **Full** | # Spaces: **Gar:2**
Basement: **Full, English** | Bsmnt. Bath: **Yes** | Parking Incl. In Price: **Yes**
Utility Costs:

Remarks: **This contemporary, sun-filled single family home is situated on a great Lincoln park block in Oscar Mayer school district. The home features a dramatic, two-story entry with 18' ceilings and open floorplan, perfect for entertaining. The gourmet kitchen features Caesarstone countertops, SubZero refrigeration and a Miele espresso machine and is open to the greatroom with custom built-ins, a fireplace and access to the landscaped patio and garage rooftop deck. The second level includes two bedrooms, two full baths and a lofted office. The luxurious master suite is on the third level and features a marble bath, solarium and access to a rooftop deck. The finished lower level features a media room and an additional bedroom. The oversized 2.5 car garage offers extra space for storage. This location can't be beat, just steps to the city's best shopping and dining!**

School Data
Elementary: **Oscar Mayer (299)**
Junior High: **Oscar Mayer (299)**
High School: **Lincoln Park (299)**

Assessments
Amount: **$0**
Frequency: **Not Applicable**
Special Assessments: **No**
Special Service Area: **No**
Master Association: **No**

Tax
Amount: **$29,304.79**
PIN: **14293150330000** ***(Map)***
Mult PINs: **No**
Tax Year: **2016**
Tax Exmps: **Homeowner**

Miscellaneous
Waterfront: **No**
Appx SF: **3700**
SF Source: **Estimated**
Bldg. Assess. SF:
Acreage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X17	Main Level	Hardwood		Master Bedroom	19X16	3rd Level	Hardwood	
Dining Room	19X9	Main Level	Hardwood		2nd Bedroom	19X13	2nd Level	Hardwood	
Kitchen	19X14	Main Level	Hardwood		3rd Bedroom	11X10	2nd Level	Hardwood	
Family Room	19X15	Main Level	Hardwood		4th Bedroom	13X12	Lower	Sustainable	
Laundry Room	12X10	Lower							
Eating Area	10X7	Main Level	Hardwood		Loft	19X10	2nd Level	Hardwood	
Media Room	23X19	Lower	Carpet		Sun/Florida Room Heated	19X7	3rd Level	Ceramic Tile	
Gallery	20X7	3rd Level	Hardwood		Walk In Closet	12X5	3rd Level	Carpet	
Balcony	19X13	3rd Level			Deck	23X20	Main Level		

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Bar-Dry, Hardwood Floors, Heated Floors, 2nd Floor Laundry**
Exterior Property Features: **Deck, Patio, Greenhouse, Roof Deck, Brick Paver Patio, Storms/Screens**

Age: **31-40 Years, Rehab in 2009**
Type: **3 Stories**
Style: **Contemporary**
Exterior: **Brick, Block**
Air Cond: **Central Air, Zoned**
Heating: **Gas, Forced Air, Zoned**
Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space**
Appliances: **Oven-Double, Oven/Range, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator**
Dining: **Combined w/ LivRm**
Attic: **Dormer, Pull Down Stair**
Basement Details: **Finished**
Bath Amn: **Whirlpool, Separate Shower, Steam Shower, Double Sink, European Shower, Full Body Spray Shower**
Fireplace Details: **Wood Burning, Gas Logs, Gas Starter**
Fireplace Location: **Family Room, Living Room**
Electricity: **Circuit Breakers, 200+ Amp Service**
Equipment: **Humidifier, Security System, Ceiling Fan, Sump Pump**

Additional Rooms: **Balcony, Deck, Eating Area, Gallery, Loft, Media Room, Sun/Florida Room Heated, Walk In Closet**
Garage Ownership: **Owned**
Garage On Site: **Yes**
Garage Type: **Detached**
Garage Details: **Garage Door Opener(s)**
Parking Ownership:
Parking On Site:
Parking Details:
Driveway:
Foundation: **Concrete**
Exst Bas/Fnd:
Disability Access: **No**
Disability Details:
Exposure: **N (North), S (South)**
Lot Size: **Standard Chicago Lot**
Lot Desc: **Fenced Yard, Landscaped Professionally**

Roof: **Asphalt/Glass (Shingles), Rubber**
Sewer: **Sewer-Public**
Water: **Lake Michigan, Public**
Const Opts:
General Info: **Commuter Bus, Commuter Train**
Amenities: **Sidewalks, Street Lights, Street Paved**
Asmt Incl: **None**
HERS Index Score:
Green Discl:
Green Rating Source:
Green Feats: **Low flow fixtures**
Sale Terms:
Possession: **Closing**
Occ Date:

Agent Remarks: **24 Hour notice preferred.**

Internet Listing: **Yes**
VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
Showing Inst: **Please text Bridgett Fitzgerald 513.300.7906 or email bridgett@atproperties.com. 24hr notice.**

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **Yes**
Addl. Sales Info.: **None**
Cont. to Show?:

Addr on Internet?: **Yes**
Agent Notices:
Lock Box: **None**
Special Comp Info: **None**
Expiration Date: **01/17/2019**

Mgmnt. Co:
Owner: **OOR**
Broker: **@properties (85774)**
List Agent: **Emily Sachs Wong (128632)**
Co-lister: **Bridgett Fitzgerald (852654)**

Contact Name:
Ph #:
Ph #: **(773) 472-0200**
Ph #: **(312) 286-0800**
Ph #: **(513) 300-7906**

Phone:
Agent Owned/Interest: **No**
Team: **Emily Sachs Wong, INC.**
Email: **esw@atproperties.com**
More Agent Contact Info:

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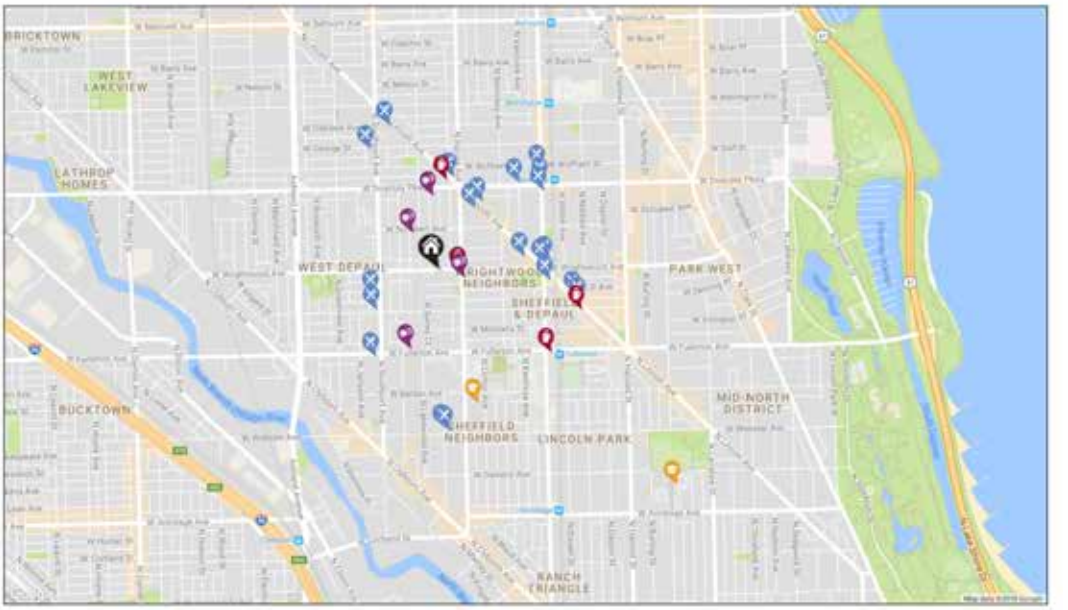
ABOUT THE NEIGHBORHOOD:

LINCOLN PARK

Lincoln Park, one of Chicago's most sought-after neighborhoods, is located just 2 miles north of downtown and bordered by North Avenue, Diversey Parkway, the Chicago River and Lake Michigan. The community offers an appealing blend of active retail streets, urban college campuses, and narrow tree-lined residential blocks.

Smaller townhomes and vintage condominiums still offer buyers an affordable entrée into Lincoln Park, but prices rapidly escalate for rehabs and new construction. The average single-family home in Lincoln Park costs over $1 million, and several new mansions are commanding multi-million-dollar prices. Around DePaul University buyers can also find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful high-rise buildings with breathtaking views of the lake, park, and city.

Lincoln Park is home to two major museums, DePaul University and one of the nation's oldest zoos, the Lincoln Park Zoo. The community's amenities, location, and housing options attract everyone from young, first-time homebuyers to local celebrities and CEOs. With its mix of city parks, restaurants, bars, theaters and top schools, Lincoln Park is virtually unrivaled among urban neighborhoods in the U.S.



RESTAURANTS

Batter & Berries
2748 NORTH LINCOLN AVENUE, 0.2 MI

Birds Nest
2500 NORTH SOUTHPORT AVENUE, 0.2 MI

The Monkey's Paw
2524 NORTH SOUTHPORT AVENUE, 0.2 MI

The Barrelhouse Flat
2624 NORTH LINCOLN AVENUE, 0.3 MI

Lou Malnati's Pizzeria
958 W WRIGHTWOOD AVE, 0.3 MI

Prost!
2566 N LINCOLN AVE, 0.3 MI

Burnt City Brewing
2747 NORTH LINCOLN AVENUE, 0.3 MI

Barn & Company
950 WEST WRIGHTWOOD AVENUE, 0.3 MI

Gino's East Of Lakeview
2801 NORTH LINCOLN AVENUE, 0.3 MI

Burger King
1401 WEST FULLERTON AVENUE, 0.3 MI

Paddy Long's Beer & Bacon Pub
1028 WEST DIVERSEY PARKWAY, 0.4 MI

Nori Sushi Lincoln Park
954 WEST DIVERSEY PARKWAY, 0.4 MI

Potbelly Sandwich Shop
959 WEST DIVERSEY PARKWAY, 0.4 MI

Diag Bar & Grill
2856 NORTH SOUTHPORT AVENUE, 0.4 MI

Irish Eyes
2519 NORTH LINCOLN AVENUE, 0.4 MI

Ringo Japanese Restaurant
2507 NORTH LINCOLN AVENUE, 0.4 MI

Zizi's Cafe
2825 NORTH SHEFFIELD AVENUE, 0.4 MI

Las Tablas
2942 NORTH LINCOLN AVENUE, 0.5 MI

Floriole Cafe & Bakery
1220 WEST WEBSTER AVENUE, 0.5 MI

Derby Bar & Grill
1224 WEST WEBSTER AVENUE, 0.5 MI

COFFEE SHOPS

Starbucks
1157 WEST WRIGHTWOOD AVENUE, 0.1 MI

Beermiscuous
2812 NORTH LINCOLN AVENUE, 0.3 MI

Allegro Coffee Company
959 WEST FULLERTON AVENUE, 0.4 MI

Printer's Row Coffee Co.
2482 NORTH LINCOLN AVENUE, 0.4 MI

HEALTH CLUBS

Core Chicago Pilates
2549 NORTH RACINE AVENUE, 0.1 MI

Lakeshore Sport & Fitness Lincoln Park
1320 WEST FULLERTON AVENUE, 0.2 MI

Home Stretch Pilates Studio
1307 WEST SCHUBERT AVENUE, 0.2 MI

Mind Body And Yoga
2746 NORTH MAGNOLIA AVENUE, 0.2 MI

SCHOOLS

Mayer Elementary School
2250 NORTH CLIFTON AVE, 0.4 MI

Lincoln Park High School
2001 NORTH ORCHARD ST, 1.0 MI

@turf by @properties

If your property is currently listed with another broker, this mailer is not a solicitation for business.

NOTES

NOTES

EMILY SACHS WONG

LUXURY CHICAGO REAL ESTATE

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