



EMILY SACHS WONG  
LUXURY LIVING

853  
W. DICKENS  
AVENUE

@properties®



## 853 WEST DICKENS AVENUE

Ideal Lincoln Park location for this newly renovated classic row home. Featuring fabulous outdoor space, plus super close proximity to Oz Park, this home has it all. Transformed in 2016, this house offers a wonderful living experience. High ceiling heights and beautiful mouldings throughout. Curved stairs showcase the beautiful facade. The main level is an entertainer's dream with sun filled living and dining rooms plus a totally up to date kitchen. White cabinets, oversized quartzite island, ample cabinet space, a Wolf range, and a large breakfast nook walk directly to an expansive deck. The outdoor spaces is integrated to the kitchen and is ideal for indoor/outdoor living! Three bedrooms can be found on the second level of the home, including the spacious primary suite boasting great light, an oversized walk-in closet and original fireplace. A full bath can be found on each level with beautiful marble countertops and detailed tile. A fully finished lower level offers a wonderful entertaining space with a custom wet bar featuring a wine fridge, new cabinetry, and stone countertops. The lower level is completed with a guest bedroom and full bath, plus a true laundry room with ample storage. Two car garage with additional tandem outdoor space and in Oscar Mayer Schools!



Price: \$1,249,000

4 Beds | 3 Baths

2020 Taxes: \$16,158.08

Lot Size: 31.5 X 50

[853wDickensAve.info](https://www.853wDickensAve.info)



LIVING ROOM









KITCHEN





KITCHEN





BATHROOM :: SECOND LEVEL FOYER



PRIMARY BEDROOM





BEDROOM :: BEDROOM & BATHROOM





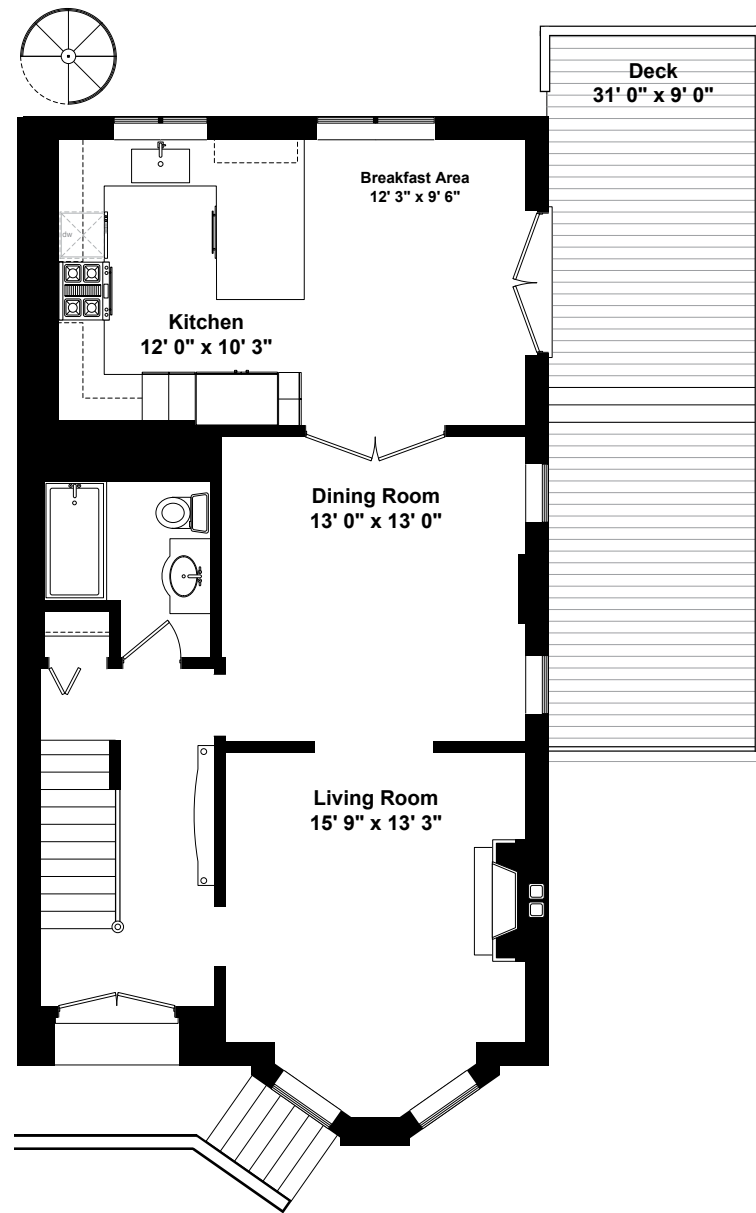


BEDROOM :: BATHROOM

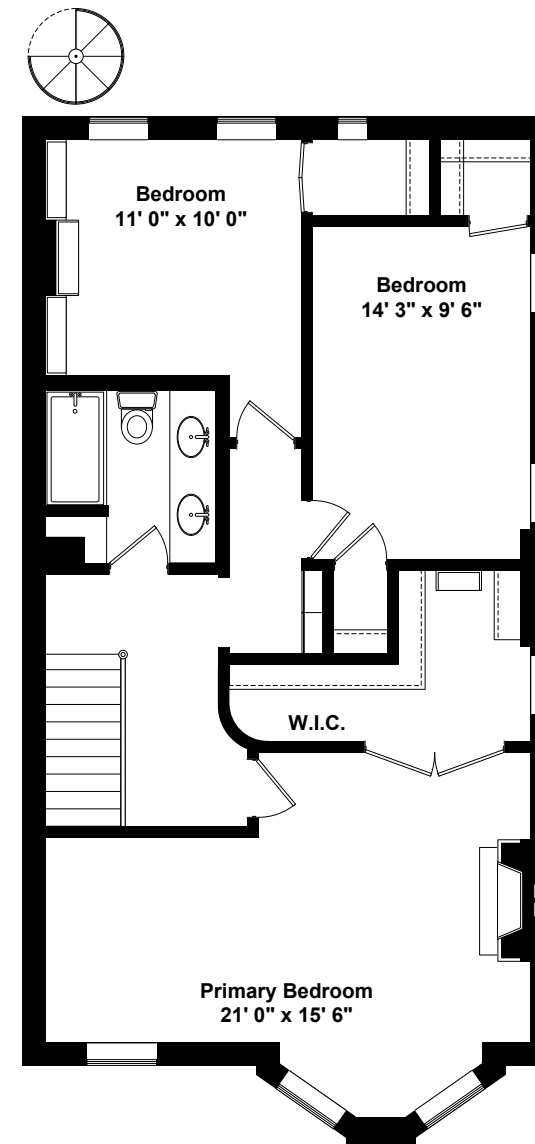


EMILY SACHS WONG | 853 WEST DICKENS AVENUE | 25

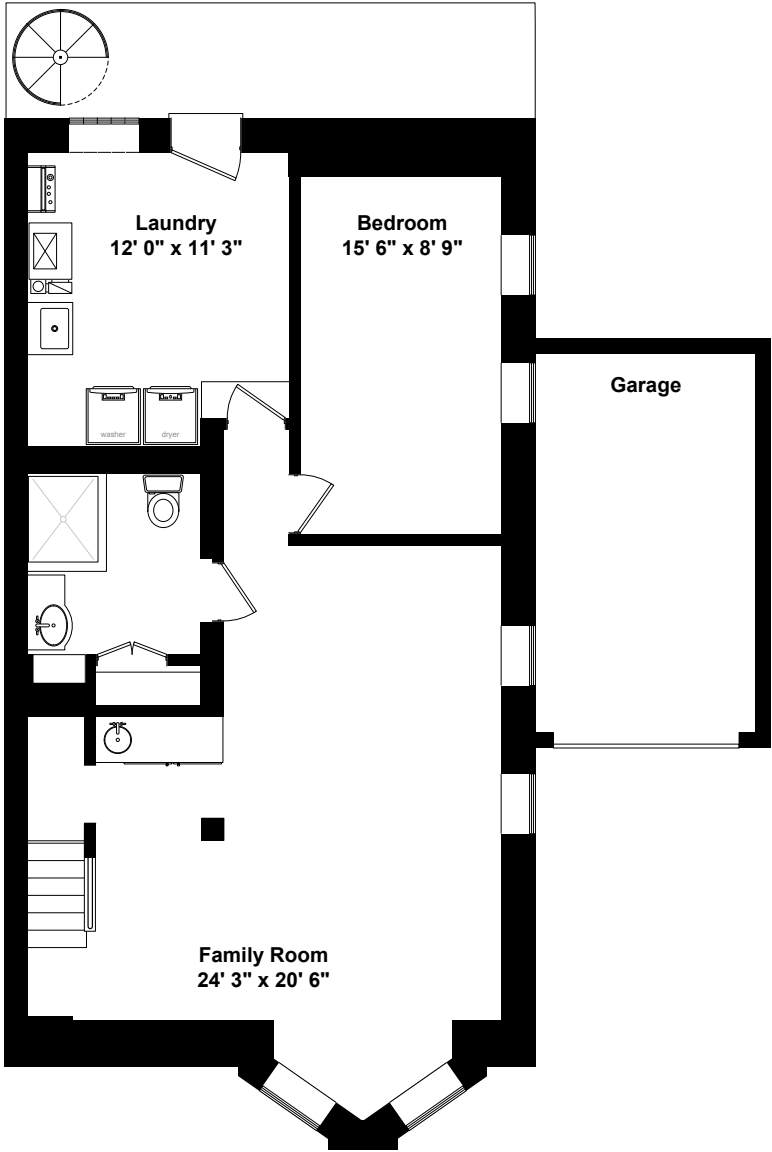




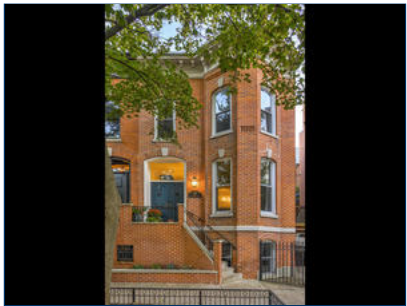
MAIN LEVEL



SECOND LEVEL



LOWER LEVEL



Video

Detached Single

Status: **NEW**

Area: **8007**

Address: **853 W Dickens Ave , Chicago, IL 60614**

Directions: **Halsted to Dickens, West to Property**

Sold by:

Closed:

Off Market:

Year Built: **1885**

Dimensions: **31.5X50**

Ownership: **Fee Simple**

Corp Limits: **Chicago**

Coordinates: **N:2100 W:853**

Rooms: **8**

Bedrooms: **4**

Basement: **Full, English**

Utility Costs:

Mobility Score: **86 - Excellent Mobility!** ?

Contract:

Financing:

Blt Before 78: **Yes**

Subdivision:

Township: **North Chicago**

Bathrooms **3 / 0**

(full/half):

Master Bath: **None**

Bsmnt. Bath: **Yes**

Concessions:

Contingency:

Curr. Leased: **No**

Model:

County: **Cook**

# Fireplaces: **2**

Parking: **Garage, Exterior**

Space(s)

# Spaces: **Gar:2 Ext:1**

Parking Incl: **Yes**

In Price:

List Price: **\$1,249,000**

Orig List Price: **\$1,249,000**

Remarks: **Ideal Lincoln Park location for this newly renovated classic row home. Featuring fabulous outdoor space, plus super close proximity to Oz Park, this home has it all. Transformed in 2016, this house offers a wonderful living experience. High ceiling heights and beautiful mouldings throughout. Curved stairs showcase the beautiful facade. The main level is an entertainer's dream with sun filled living and dining rooms plus a totally up to date kitchen. White cabinets, oversized quartzite island, ample cabinet space, a Wolf range, and a large breakfast nook walk directly to an expansive deck. The outdoor spaces is integrated to the kitchen and is ideal for indoor/outdoor living! Three bedrooms can be found on the second level of the home, including the spacious primary bedroom boasting great light, an oversized walk-in closet and original fireplace. A full bath can be found on each level with beautiful marble countertops and detailed tile. A fully finished lower level offers a wonderful entertaining space with a custom wet bar featuring a wine fridge, new cabinetry, and stone countertops. The lower level is completed with a guest bedroom and full bath, plus a true laundry room with ample storage. Two car garage with additional tandem outdoor space and in Oscar Mayer Schools!**

| School Data                            | Assessments                             | Tax                         | Miscellaneous               |
|--|---|-----------------------------|-----------------------------|
| Elementary: <b>Oscar Mayer (299)</b>   | Amount: <b>\$0</b>                      | Amount: <b>\$15,524.04</b>  | Waterfront: <b>No</b>       |
| Junior High: <b>Oscar Mayer (299)</b>  | Frequency: <b>Not Applicable</b>        | PIN: <b>14322270030000</b>  | Appx SF: <b>2820</b>        |
| High School: <b>Lincoln Park (299)</b> | Special Assessments: <b>No</b>          | Mult PINs: <b>No</b>        | SF Source: <b>Estimated</b> |
|  | Special Service Area: <b>No</b>         | Tax Year: <b>2020</b>       | Bldg. Assess. SF:           |
|  | Master Association: <b>No</b>           | Tax Exmps: <b>Homeowner</b> | Acreage: <b>0.0362</b>      |
|  | Master Assc. Freq.: <b>Not Required</b> |                             |                             |

| Square Footage | Comments: | Room Name  | Size     | Level | Flooring       | Win Trmt | Room Name | Size     | Level | Flooring | Win Trmt |
|----------------|-----------|------------|----------|-------|----------------|----------|-----------|----------|-------|----------|----------|
| Living Room    | 16X13     | Main Level | Hardwood |       | Master Bedroom | 21X16    | 2nd Level | Hardwood |       |          |          |
| Dining Room    | 13X13     | Main Level | Hardwood |       | 2nd Bedroom    | 14X10    | 2nd Level | Hardwood |       |          |          |
| Kitchen        | 12X10     | Main Level | Hardwood |       | 3rd Bedroom    | 11X10    | 2nd Level | Hardwood |       |          |          |
| Family Room    | 24X21     | Lower      | Hardwood |       | 4th Bedroom    | 16X09    | Lower     | Hardwood |       |          |          |
| Laundry Room   | 12X11     | Lower      |          |       |                |          |           |          |       |          |          |
| Walk In Closet | 13X7      | 2nd Level  | Hardwood |       |                |          |           |          |       |          |          |

Interior Property Features: **Hardwood Floors, 1st Floor Full Bath, Built-in Features, Walk-In Closet(s)**

Exterior Property Features: **Deck**

|  |  |                             |
|--|--|-----------------------------|
| Age: <b>100+ Years</b>   | Laundry Features: <b>In Unit</b>                     | Roof:                       |
| Type: <b>2 Stories</b>   | Additional Rooms: <b>Walk In Closet</b>              | Sewer: <b>Sewer-Public</b>  |
| Style: <b>Row House</b>  | Garage Ownership: <b>Owned</b>                       | Water: <b>Lake Michigan</b> |
| Exterior: <b>Brick</b>   | Garage On Site: <b>Yes</b>                           | Const Opts:                 |
| Air Cond: <b>Central Air</b>                                       | Garage Type: <b>Attached</b>                         | General Info: <b>None</b>   |
| Heating: <b>Gas, Forced Air</b>                                    | Garage Details: <b>Garage Door Opener(s), Tandem</b> | Amenities:                  |
| Kitchen: <b>Eating Area-Breakfast Bar, Eating Area-Table Space</b> | Parking Ownership: <b>Owned</b>                      | Asmt Incl: <b>None</b>      |
| Appliances:  | Parking On Site: <b>Yes</b>                          | HERS Index Score:           |
| Dining: <b>Separate</b>  | Parking Details:                                     | Green Disc:                 |
| Attic:   | Driveway:  | Green Rating Source:        |
| Basement Details: <b>Finished</b>                                  | Foundation:  | Green Feats:                |
| Bath Amn:  | Exst Bas/Fnd:  | Sale Terms:                 |
| Fireplace Details: <b>Wood Burning</b>                             | Disability Access: <b>No</b>                         | Possession: <b>Closing</b>  |
| Fireplace Location: <b>Living Room, Master Bedroom</b>             | Disability Details:                                  | Occ Date:                   |
| Electricity:   | Exposure: <b>N (North), S (South), W (West)</b>      | Rural:                      |
| Equipment:   | Lot Size: <b>Less Than .25 Acre</b>                  | Vacant:                     |
| Other Structures:  | Lot Size Source:                                     | Relist:                     |
| Door Features:   | Lot Desc:  | Zero Lot Line:              |
| Window Features:   |  |                             |

Broker Private Remarks:

|  |                                  |                                  |
|--|----------------------------------|----------------------------------|
| Internet Listing: <b>Yes</b>   | Remarks on Internet?: <b>Yes</b> | Addr on Internet?: <b>Yes</b>    |
| VOW AVM: <b>No</b>   | VOW Comments/Reviews: <b>No</b>  | Broker Notices:                  |
| Listing Type: <b>Exclusive Right to Sell</b>   | Holds Earnest Money: <b>Yes</b>  | Lock Box:                        |
|  | Advt. Sales Info.: <b>None</b>   | Special Comp Info: <b>None</b>   |
| Showing Inst: <b>Email ESWshowings@atproperties.com</b>  | Cont. to Show?:                  |                                  |
| Mgmt. Co:  | Contact Name:                    | Phone:                           |
| Owner: <b>OOR</b>  | Ph #:                            | Broker Owned/Interest: <b>No</b> |
| Broker: <b>@properties (85774) / (773) 472-0200</b>  |                                  |                                  |
| List Broker: <b>Emily Sachs Wong (128632) on behalf of Emily Sachs Wong, INC. (T14619) / (312) 286-0800 / esw@atproperties.com</b> |                                  |                                  |
| CoList Broker:   |                                  | More Agent Contact Info:         |

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

ABOUT THE NEIGHBORHOOD:

LINCOLN PARK

Lincoln Park residents have it all – from the arts to its famed zoo – right in their backyard.

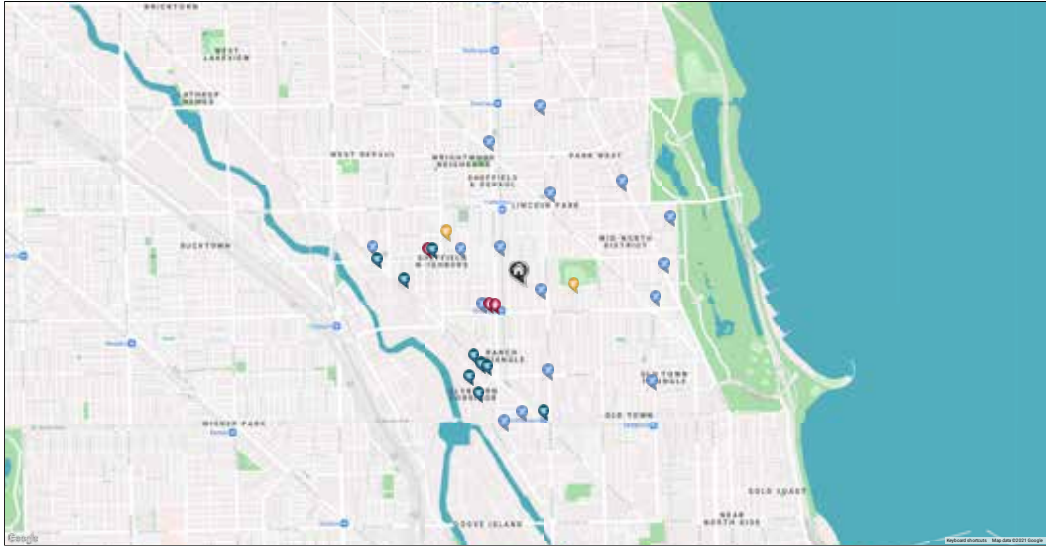
The neighborhood includes quiet tree-lined residential blocks, top-rated schools, DePaul University and two major museums in addition to the Lincoln Park Zoo, one of the country’s oldest zoos. There’s also a wide array of entertainment, eateries and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are just a walk, jog or bike ride away from the lakefront and North Avenue Beach; parks; farmers’ markets; festivals; and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Smaller townhomes and vintage condominiums offer homebuyers a more affordable entry into Lincoln Park, while prices rapidly escalate for rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA’s Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.



RESTAURANTS

- Cafe Ba-Ba-Reeba!  
2024 NORTH HALSTED STREET, 0.1 MI
- Butcher & The Burger  
1021 WEST ARMITAGE AVENUE, 0.2 MI
- Homeslice  
938 WEST WEBSTER AVENUE, 0.2 MI
- Local Option  
1102 WEST WEBSTER AVENUE, 0.3 MI
- Bourgeois Pig Cafe  
738 WEST FULLERTON AVENUE, 0.4 MI
- Alinea  
1723 NORTH HALSTED STREET, 0.5 MI
- Uncle Julio's Mexican From Scratch  
855 WEST NORTH AVENUE, 0.6 MI
- Geja's Cafe  
340 WEST ARMITAGE AVENUE, 0.6 MI

- Lincoln Park - Lou Malnati's Pizzeria  
958 WEST WRIGHTWOOD AVENUE, 0.7 MI
- Chicago Pizza and Oven Grinder Company  
2121 NORTH CLARK STREET, 0.7 MI
- Joe's on Weed St.  
940 WEST WEED STREET, 0.7 MI
- Pequod's Pizza  
2207 NORTH CLYBOURN AVENUE, 0.7 MI
- The Pasta Bowl - Lincoln Park  
2434 NORTH CLARK STREET, 0.7 MI
- Sapori Trattoria  
2701 NORTH HALSTED STREET, 0.8 MI
- Twin Anchors Restaurant & Tavern  
1655 NORTH SEDGWICK STREET, 0.8 MI
- Mon Ami Gabi  
2300 NORT LINCOLN PARK WEST, 0.8 MI

COFFEE SHOPS

- Starbucks  
1001 WEST ARMITAGE AVENUE, 0.2 MI
- Chicago Bagel Authority - Armitage  
953 WEST ARMITAGE AVENUE, 0.2 MI
- Floriole Cafe & Bakery  
1220 WEST WEBSTER AVENUE, 0.5 MI


SHOPPING

- Trader Joe's  
1840 NORTH CLYBOURN AVENUE, 0.4 MI
- Sweet Mandy B's Bakery  
1208 WEST WEBSTER AVENUE, 0.4 MI
- Patagonia  
1800 NORTH CLYBOURN AVENUE, 0.4 MI
- Binny's Beverage Depot - Lincoln Park  
1720 NORTH MARCEY STREET, 0.5 MI

- Bed Bath & Beyond  
1800 NORTH CLYBOURN AVENUE, 0.5 MI
- Apple Lincoln Park  
801 WEST NORTH AVENUE, 0.6 MI
- Ulta Beauty  
1000 WEST NORTH AVENUE STE D103, 0.6 MI
- Pottery Barn Kids  
2111 NORTH CLYBOURN AVENUE SUITE B, 0.6 MI
- Barnes & Noble  
WEBSTER PLACE, 0.7 MI

SCHOOLS

- Lincoln Park High School  
2001 NORTH ORCHARD ST, 0.3 MI
- Mayer Elementary School  
2250 NORTH CLIFTON AVE, 0.4 MI



**Emily Sachs Wong**  
OFFICE: (773) 472-0200  
MOBILE: (312) 286-0800  
esw@atproperties.com



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