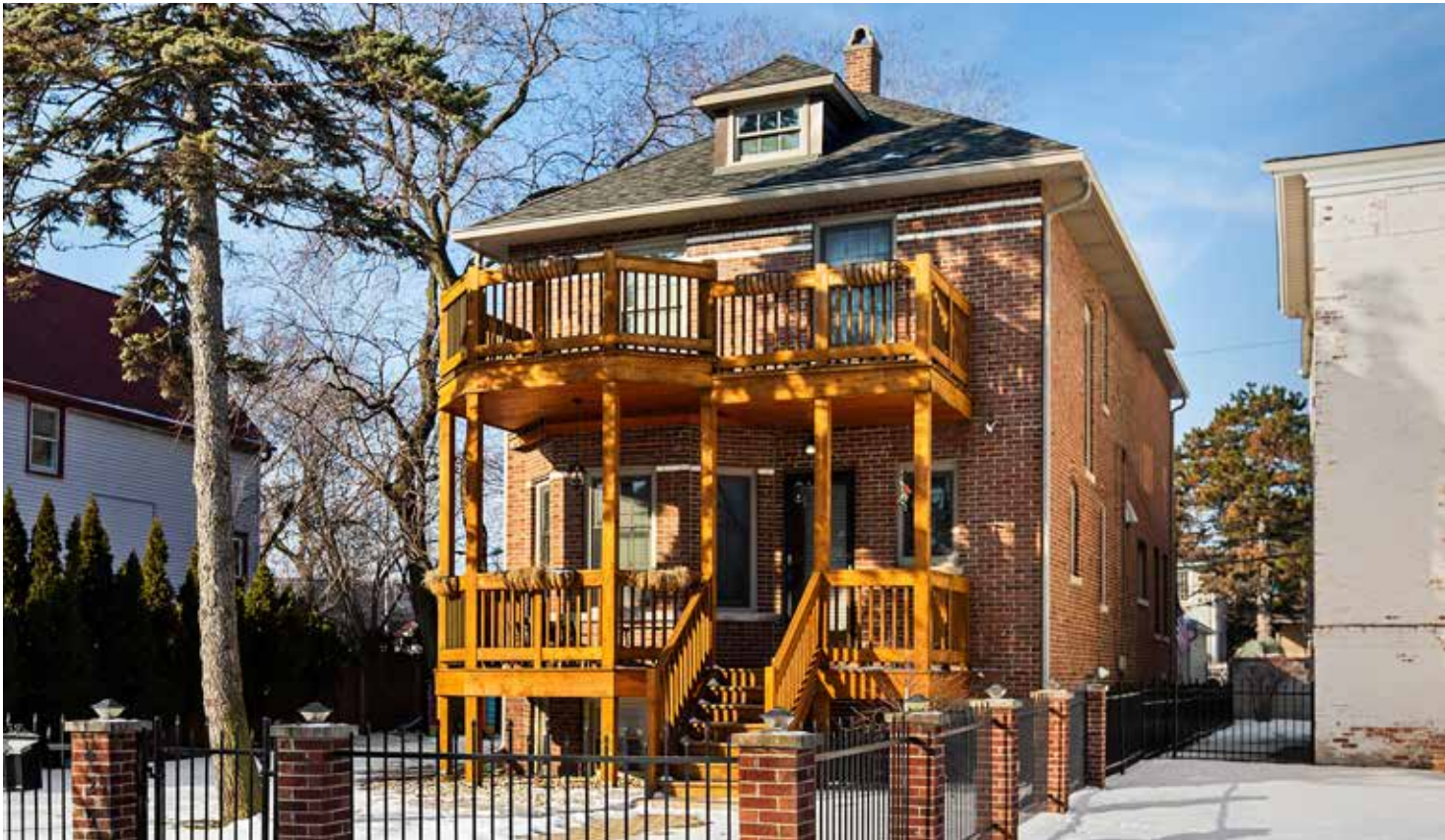




EMILY SACHS WONG
LUXURY CHICAGO REAL ESTATE



@properties®

4252
N. LOWELL
AVENUE

4252 NORTH LOWELL AVENUE

Beautiful home on double lot in charming Old Irving Park! This 5 bedroom, 3.5 bathroom home features a functional layout, perfect for living and entertaining. First floor features spacious formal living room with fireplace leading to a dining room perfect for large dinner parties. Chef's kitchen with high-end stainless steel appliances, cherry cabinets and granite counters opens up to an inviting family room drenched in sunlight. Second floor features 4 bedrooms with custom closets, 2 full bathrooms and laundry. Enjoy the incredible master suite complete with private deck, vaulted ceilings, walk-in closet and spa-like bath with steam shower and whirlpool tub. Finished lower level features family room, full kitchen, 5th bedroom, bath and laundry- perfect for in-laws or au pair! Fully fenced in yard with large deck, custom fire pit and 3-car garage complete this stunning property. Close to Metra, parks, shopping and dining. Welcome home!

Living Room.....	16' x 11'
Dining Room	16' x 14'
Kitchen.....	34' x 10'
Family Room.....	17' x 11'
Recreation Room	20' x 10'
Kitchen 2.....	34' x 10'
Master Bedroom	17' x 15'
Walk-In Closet	08' x 06'
Bedroom 2	14' x 10'
Bedroom 3	13' x 11'
Bedroom 4	10' x 07'
Bedroom 5	20' x 16'

Price: \$799,000
4 Beds | 3.2 Baths
2017 Taxes: \$10,234

4252nLowellAvenue.info



















MASTER BEDROOM & MASTER BATHROOM







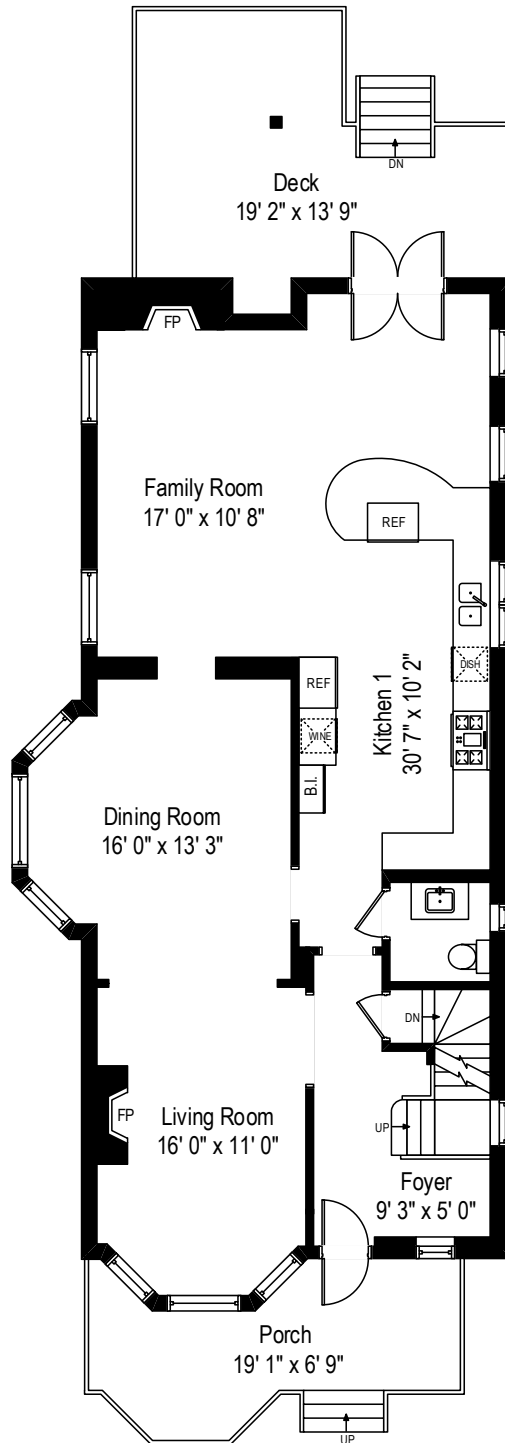
BEDROOM & BEDROOM :: BEDROOM & BATHROOM



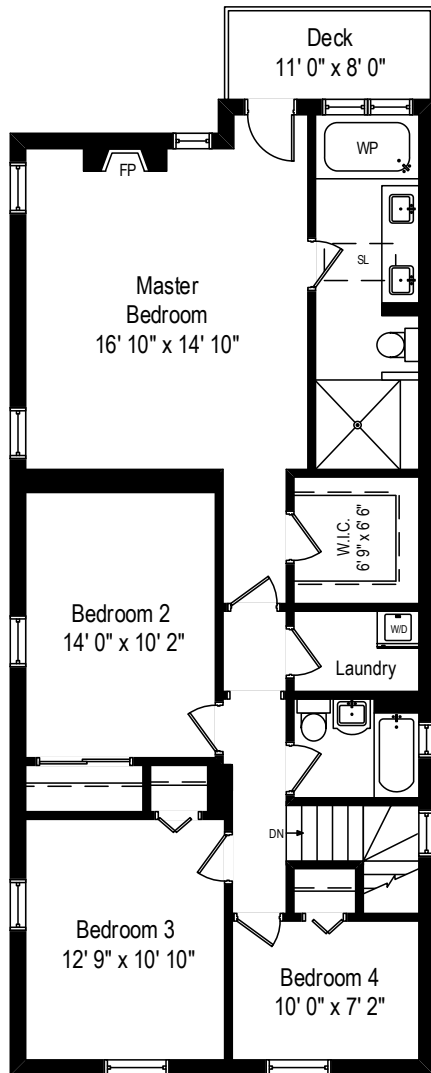




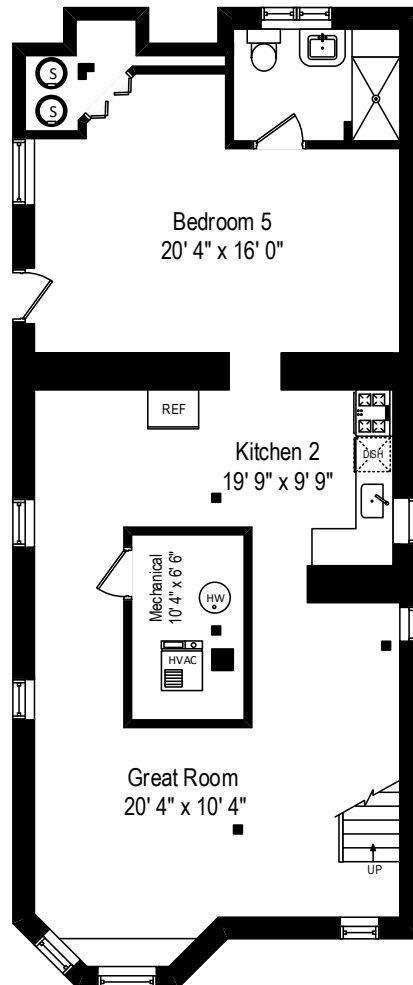




FIRST LEVEL



SECOND LEVEL



LOWER LEVEL



Area: **8016** List Dt Rec:
Address: **4252 N Lowell Ave , Chicago, IL 60641**
Directions: **IRVING NORTH ON KEELER WEST ON CULLOM LEFT ON LOWELL**
Sold by: Contract: Lst. Mkt. Time:
Closed: Financing: Contingency:
Off Market: Blt Before 78: **No** Curr. Leased: **No**
Year Built: **2003** Dimensions: **50X125** Ownership: **Fee Simple** Subdivision: Model:
Corp Limits: **Chicago** Coordinates: **N:4252 W:4334** Rooms: **11** Bathrooms: **3 / 2** (full/half):
Bedrooms: **4** Master Bath: **Full** # Spaces: **Gar:3**
Basement: **Full, Walkout** Bsmt. Bath: **Yes** Parking Incl: **Yes**
In Price:
Utility Costs:

Remarks: Beautiful home on double lot in charming Old Irving Park! This 5 bed/3.5 bath home features a functional layout, perfect for living and entertaining. First floor features spacious formal living room with FP leading to a large dining room perfect for large dinner parties. Chef's kitchen with high-end SS appliances, cherry cabinets and granite counters opens up to an inviting family room drenched in sunlight. Second floor features 4 bedrooms with custom closets, 2 full baths and laundry. Enjoy the incredible master suite complete with private deck, vaulted ceilings, walk-in closet and spa-like bath w/steam shower and whirlpool tub. Finished lower level features family room, full kitchen, 5th bedroom, bath and laundry- perfect for in-laws or au pair! Fully fenced in yard with large deck, fire pit and 3-car garage complete this stunning property. Close to Metra, parks, shopping and dining. Welcome home!

School Data	Assessments	Tax	Miscellaneous
Elementary: (299)	Amount: \$0	Amount: \$10,234	Waterfront: No
Junior High: (299)	Frequency: Not Applicable	PTIN: 13153080170000	Appx SF:
High School: (299)	Special Assessments: No	Mult PTIN:	SF Source: Not Reported
	Special Service Area: No	Tax Year: 2017	Bldg. Assess. SF:
	Master Association: No	Tax Exmps: Homeowner	Acres: 0.1561

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	11X16	Main Level	Hardwood		Master Bedroom	17X15	2nd Level	Hardwood	
Dining Room	14X16	Main Level	Hardwood		2nd Bedroom	14X10	2nd Level	Hardwood	
Kitchen	34X10	Main Level	Hardwood		3rd Bedroom	13X11	2nd Level	Hardwood	
Family Room	11X17	Main Level	Hardwood		4th Bedroom	10X07	2nd Level	Hardwood	
Laundry Room		2nd Level							
Recreation Room	20X10	Lower	Wood Laminate		5th Bedroom	20X16	Lower	Wood Laminate	
2nd Kitchen	20X09	Lower			Walk In Closet	08X06	2nd Level	Hardwood	

Interior Property Features: **Skylight(s), Sauna/Steam Room, Hardwood Floors, In-Law Arrangement**
Exterior Property Features: **Deck**

Age: **16-20 Years, Recent Rehab**
Type: **3 Stories**
Style: **Traditional**
Exterior: **Brick**
Air Cond: **Central Air**
Heating: **Gas, Forced Air, 2+ Sep Heating Systems**
Kitchen: **Island**
Appliances: **Oven-Double, Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**
Dining: **Separate**
Attic: **Pull Down Stair**
Basement Details: **Finished, Exterior Access**
Bath Amn: **Whirlpool, Separate Shower, Steam Shower, Double Sink, Garden Tub, Soaking Tub**
Fireplace Details: **Gas Starter**
Fireplace Location: **Family Room, Living Room, Master Bedroom**
Electricity:
Equipment: **Humidifier, TV-Cable, Security System, Ceiling Fan, Sump Pump, Sprinkler-Lawn**
Other Structures:
Agent Remarks:

Laundry Features: **Multiple Locations**
Additional Rooms: **Recreation Room, 5th Bedroom, 2nd Kitchen, 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: **Asphalt**
Foundation: **Concrete**
Ext Bas/Fnd:
Disability Access: **No**
Disability Details:
Exposure: **E (East)**
Lot Size: **Oversized Chicago Lot**
Lot Desc: **Fenced Yard**

Roof:
Sewer: **Sewer-Public**
Water: **Lake Michigan**
Const Opt:
General Info: **None**
Amenities: **Sidewalks, Street Paved**
Asmt Incl: **None**
HERS Index Score:
Green Disd:
Green Rating Source:
Green Feats:
Sale Terms: **Conventional**
Possession: **Closing**
Occ Date:
Rural:
Vacant:
Relist:
Zero Lot Line:

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Agent Notices:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box:
	Addl. Sales Info.: None	Special Comp Info: None
	Cont. to Show?:	



ABOUT THE NEIGHBORHOOD:

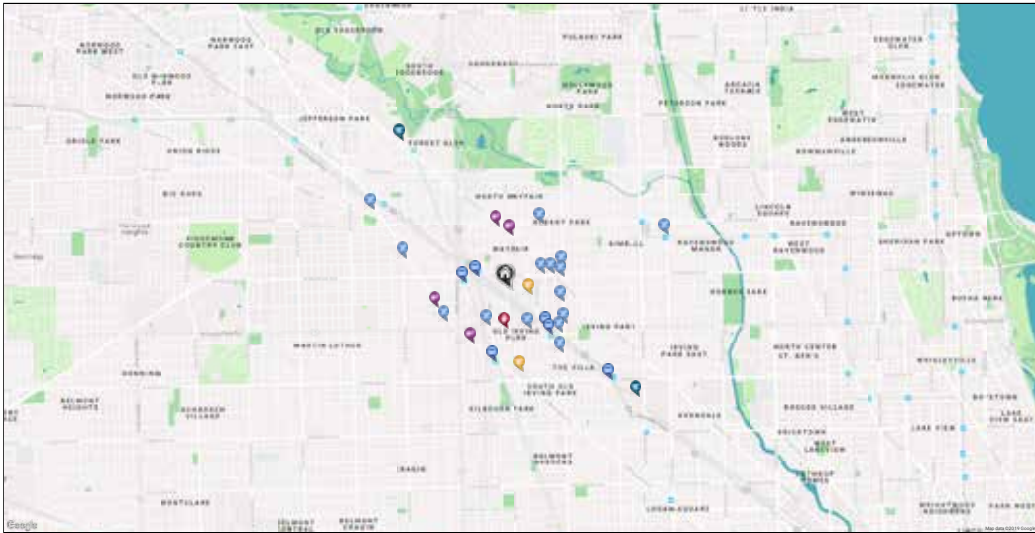
OLD IRVING PARK

Something old. Something new. Something blue. Old Irving Park has it all. Historic well-preserved homes with spacious yards, new development and easy access to the CTA Blue Line make this a highly-desirable neighborhood.

The Northwest Side neighborhood is known for its quiet streets and historic homes including meticulously-maintained single-family homes in a variety of architectural styles from Chicago bungalow, Victorian and Queen Anne to Farmhouse and Italianate. Many of its relatively-affordable historic homes are in various stages of renovation or preservation while new construction is underway as well. Community organizations are active in maintaining the neighborhood's historic charm.

Old Irving Park has a variety of eateries – from corner taverns to delis – as well as boutiques that dot the retail districts. In addition to the Blue Line, the neighborhood is close to Metra stations and just off the Kennedy Expressway.

City parks and community centers offer Old Irving Park residents outlets for sports, music and theater.



RESTAURANTS

Chicago's Pizza

4520 WEST IRVING PARK ROAD, 0.4 MI

Susie's Drive-Thru (CASH ONLY)

4126 WEST MONTROSE AVENUE, 0.4 MI

Golden Nugget Pancake House

4229 WEST IRVING PARK ROAD, 0.4 MI

Afghan Kabob

4040 WEST MONTROSE AVENUE, 0.4 MI

Papa Romeo's Pizza

4359 NORTH PULASKI ROAD, 0.5 MI

Paddy Mac's

4157 NORTH PULASKI ROAD, 0.5 MI

Subway Restaurants

3960 WEST IRVING PARK ROAD, 0.6 MI

Hot Woks Cool Sushi

3930 NORTH PULASKI ROAD, 0.6 MI

Chen's Garden

4445 NORTH PULASKI ROAD, 0.6 MI

Fischman Public House

4058 NORTH MILWAUKEE AVENUE, 0.7 MI

Marie's Pizza & Liquors

4129 WEST LAWRENCE AVENUE, 0.7 MI

Smoque BBQ

3800 NORTH PULASKI ROAD, 0.8 MI

The Windsor Tavern and Grill

4530 NORTH MILWAUKEE AVENUE, 1.1 MI

Gale Street Inn Chicago

4914 NORTH MILWAUKEE AVENUE, 1.5 MI

Noon O Kabab

4701 NORTH KEDZIE AVENUE, 1.6 MI

COFFEE SHOPS

Starbucks

4365 WEST IRVING PARK ROAD, 0.4 MI

SHOPPING

The Home Depot

3500 NORTH KIMBALL AVENUE, 1.6 MI

Mariano's

5353 NORTH ELSTON AVENUE, 1.8 MI

HEALTH CLUBS

XSport Fitness

4677 NORTH ELSTON AVENUE, 0.5 MI

The Yoga Shop

3880 NORTH MILWAUKEE AVENUE, 0.6 MI

Dynamite Kickboxing

4780 NORTH ELSTON AVENUE, 0.6 MI

Wildlight Yoga

4140 NORTH MILWAUKEE AVENUE, 0.7 MI

SCHOOLS

Belding Elementary School

4257 NORTH TRIPP AVE, 0.2 MI

Schurz High School

3601 NORTH MILWAUKEE AVE, 0.8 MI

TRANSIT

Montrose

CTA - BLUE LINE, 0.3 MI

Mayfair

METRA - MILWAUKEE DISTRICT NORTH, 0.4 MI

Irving Park

CTA - BLUE LINE, 0.5 MI

Irving Park

METRA - UNION PACIFIC NORTHWEST, 0.6 MI

Grayland

METRA - MILWAUKEE DISTRICT NORTH, 0.7 MI

Addison

CTA - BLUE LINE, 1.3 MI

Patricia Korus

OFFICE: (773) 472-0200

MOBILE: (847) 912-5980

patricia@atproperties.com



Equal Housing Opportunity logo. Equal Housing Opportunity. All rights reserved. © 2014



EMILY SACHS WONG

LUXURY CHICAGO REAL ESTATE

@properties®

PATRICIA KORUS-FALK

patricia@atproperties.com

847-91205980

Leading REAL ESTATE
COMPANIES
OF THE WORLD®

LUXURY
PORTFOLIO
INTERNATIONAL®  