



EMILY SACHS WONG
LUXURY LIVING



@properties®

914
W. WRIGHTWOOD
AVENUE, 1

914 WEST WRIGHTWOOD AVENUE, 1

Recently renovated 3 bedroom duplex on a quiet tree-lined street in Lincoln Park! Unit features brand new floors, new carpet, fresh paint and updated primary bath. Lots of natural light in this sunny south exposure with custom windows. Updated kitchen with granite countertops and stainless steel appliances. Large family room with wet bar and built-ins. In addition to 2300 square feet, unit includes large private outdoor deck as well as garage parking!



3 Beds | 2.1 Baths
2019 Taxes: \$12,697.79

914WWrightwoodAvenue1.info



LIVING ROOM & DINING ROOM



HEATHER RUWE | 1914 WEST WRIGHTWOOD AVENUE, 1 | 6



KITCHEN





KITCHEN (VIRTUALLY STAGED)



PRIMARY BEDROOM





PRIMARY BATHROOM :: WALK-IN CLOSET





BEDROOM :: WALK-IN CLOSET



BEDROOM



WALK-IN CLOSET :: BATHROOM



LAUNDRY

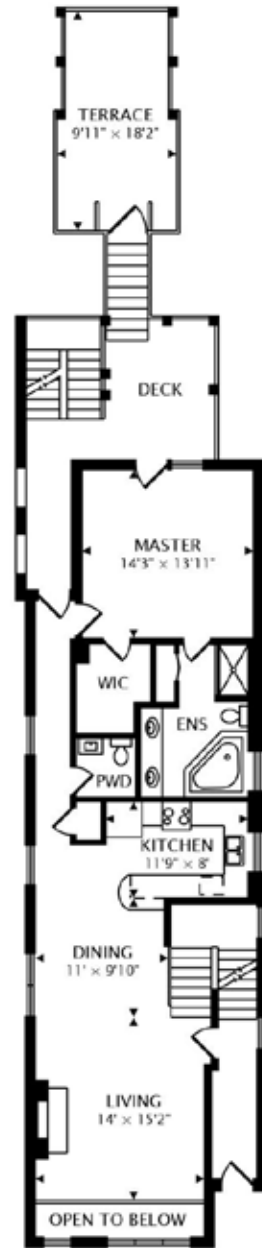


DECK

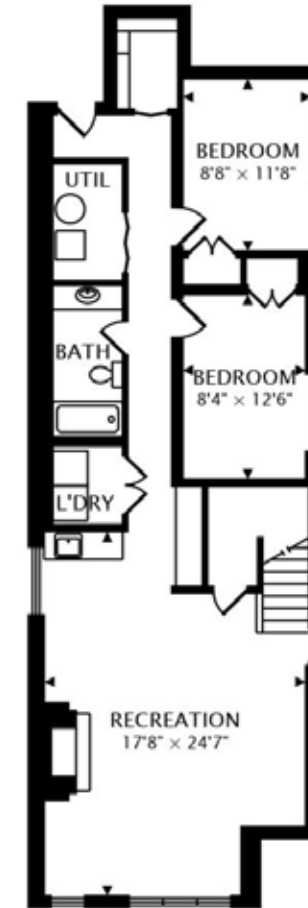


TERRACE





MAIN LEVEL



LOWER LEVEL



Attached Single		List Price:	\$710,000
Status:	NEW	Orig List Price:	\$710,000
Area:	8007	Sold Price:	
		SP Incl. Parking:	Yes
Address: 914 W Wrightwood Ave Unit 1, Chicago, IL 60614			
Directions: WEST OF HALSTED ON WRIGHTWOOD			
Sold by:		Contract:	
Closed:		Financing:	
Off Mkt:		Blt Before 78:	No
Year Built:	2002	Concessions:	
Dimensions:	COMMON	Contingency:	
Ownership:	Condo	Curr. Leased:	
Subdivision:		Model:	
Corp Limits:	Chicago	Township:	North Chicago
		County:	Cook
Coordinates:	N:2600 W:914	# Fireplaces:	2
Rooms:	7	Bathrooms (Full/Half):	2/1
Bedrooms:	3	Master Bath:	Full
Basement:	Full	Bsmnt. Bath:	Yes
Waterfront:	No	Appx SF:	2300
Total Units:	3	Bldg. Assess. SF:	
# Stories:	3	Unit Floor Lvl.:	1
% Own. Occ.:		% Cmn. Own.:	
Utility Costs:	Elec. - \$838.09/yr,\$69.84/mo; Gas - \$1190.94/yr,\$99.25/mo		
Mobility Score:	83 - Excellent Mobility!		

Remarks: **RECENTLY RENOVATED 3 BEDROOM DUPLEX ON A QUIET TREE-LINED STREET IN LINCOLN PARK! UNIT FEATURES BRAND NEW FLOORS, NEW CARPET, FRESH PAINT AND UPDATED PRIMARY BATH. LOTS OF NATURAL LIGHT IN THIS SUNNY SOUTH EXPOSURE WITH CUSTOM WINDOWS. UPDATED KITCHEN WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES. LARGE FAMILY ROOM WITH WET BAR AND BUILT-INS. IN ADDITION TO 2300 SF, UNIT INCLUDES LARGE PRIVATE OUTDOOR DECK AS WELL AS GARAGE PARKING!**

School Data		Assessments	Tax	Pet Information
Elementary: (299)	Amount:		\$12,697.79	Pets Allowed: Cats OK, Dogs OK
Junior High: (299)	Frequency: Monthly	Amount:	14294120621001 /	Max Pet Weight: N/A
High School: (299)	Special Assessments: No	PIN:	Mult PINs:	
	Special Service Area: No	Tax Year:	2019	
	Master Association:	Tax Exmps:	Homeowner	
	Master Assc. Freq.: Not Required	Coop Tax Deduction:		
		Tax Deduction Year:		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X11	Main Level			Master Bedroom	14X14	Main Level	Hardwood	
Dining Room	13X11	Main Level			2nd Bedroom	12X10	Lower		
Kitchen	14X8	Main Level			3rd Bedroom	12X10	Lower		
Family Room	26X18	Lower			4th Bedroom		Not Applicable		
Laundry Room	7X5	Lower			Foyer	3X15	Main Level		
Walk In Closet	5X5	Main Level			Deck	10X18	Main Level		

Interior Property Features: **Bar-Wet, Hardwood Floors, 1st Floor Bedroom, Walk-In Closet(s), Beamed Ceilings**

Exterior Property Features:

Age: 16-20 Years	Laundry Features: In Unit	Sewer: Sewer-Public
Type: Condo	Garage Ownership:	Water: Public
Exposure:	Garage On Site: Yes	Const Opts:
Exterior: Brick	Garage Type: Detached	General Info: None
Air Cond: Central Air	Garage Details:	Amenities:
Heating: Gas	Parking Ownership:	Asmt Incl: None
Kitchen:	Parking On Site:	HERS Index Score:
Appliances: Microwave, Oven/Range, Dishwasher, Refrigerator	Parking Details:	Green Disc:
Dining:	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn:	Driveway:	Green Feats:
Fireplace Details:	Basement Details: Finished	Sale Terms:
Fireplace Location:	Foundation:	Possession: Immediate
Electricity:	Ext. Bas/Fnd:	Est Occp Date:
Equipment: Ceiling Fan	Roof:	Management:
Additional Rooms: Foyer, Walk In Closet, Deck	Disability Access: No	Rural:
Other Structures: Pergola	Disability Details:	Vacant:
Door Features:	Lot Desc:	Relist:
Window Features:	Lot Size Source:	Zero Lot Line:

Broker Private Remarks: **If you wish to schedule an in-person showing, you and any clients that will be present are requested to sign a Cover Disclosure. Thank you for understanding**

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
	Additional Sales Information: None	Broker Notices:

Showing Inst: **Email heatherruwe@atproperties.com to schedule a showing. Unit is vacant, easy to show!**

Mgmt. Co: Self managed	Contact Name: n/a	Phone: (000) 000-0000
Owner: Owner of record	Ph #: @properties (85774) / (773) 472-0200	Broker Owned/Interest: No
Broker: Heather Ruwe (894573) / (513) 673-9731 / heatherruwe@atproperties.com		
List Broker: Heather Ruwe (894573) / (513) 673-9731 / heatherruwe@atproperties.com		
CoList Broker:		More Agent Contact Info: Owner Can Rent:

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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.

NOTES



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