



EMILY SACHS WONG  
LUXURY CHICAGO REAL ESTATE



@properties®

1414  
N. WELLS  
STREET, 204



# 1414 NORTH WELLS STREET, 204

Nestled in one of the best areas of Old Town in a boutique elevator building, this 2 bed/2 bath condo has it all! The beautiful oak hardwood floors flow through the open concept dining and living room spaces where you will find custom built-ins and large windows that allow natural light to pour in. Enjoy entertaining on your private 32' terrace with western exposure. The kitchen features classic white cabinetry, granite countertops and a gas cooktop. The generously sized master bedroom is complete with a walk-in closet and ensuite bathroom with dual vanities, soaking tub and separate shower. Near all of the best bars, restaurants, shopping and entertainment Wells Street has to offer. Walking distance to Plum Market grocery store, Starbucks and the red line. Attached heated garage parking and additional storage included. Healthy association and pet friendly. Unit does not face Wells St.



Living Room.....	23' x 20'
Kitchen.....	15' x 08'
Dining Room .....	Combo
Master Bedroom .....	22' x 12'
Second Bedroom .....	12' x 11'
Laundry Room.....	10' x 06'
Terrace .....	32' x 08'
Storage .....	05' x 04'

Price: \$600,000  
2 Beds | 2 Baths  
Total Square Footage: 1,539  
2018 Taxes: \$12,524.08  
Assessments: \$699 / Month

[1414NWells204.info](http://1414NWells204.info)











KITCHEN



MAUREEN MOBARAK | 1414 NORTH WELLS STREET, 204 | 7











MASTER BATHROOM :: CLOSET



MAUREEN MOBARAK | 1414 NORTH WELLS STREET, 204 | 13



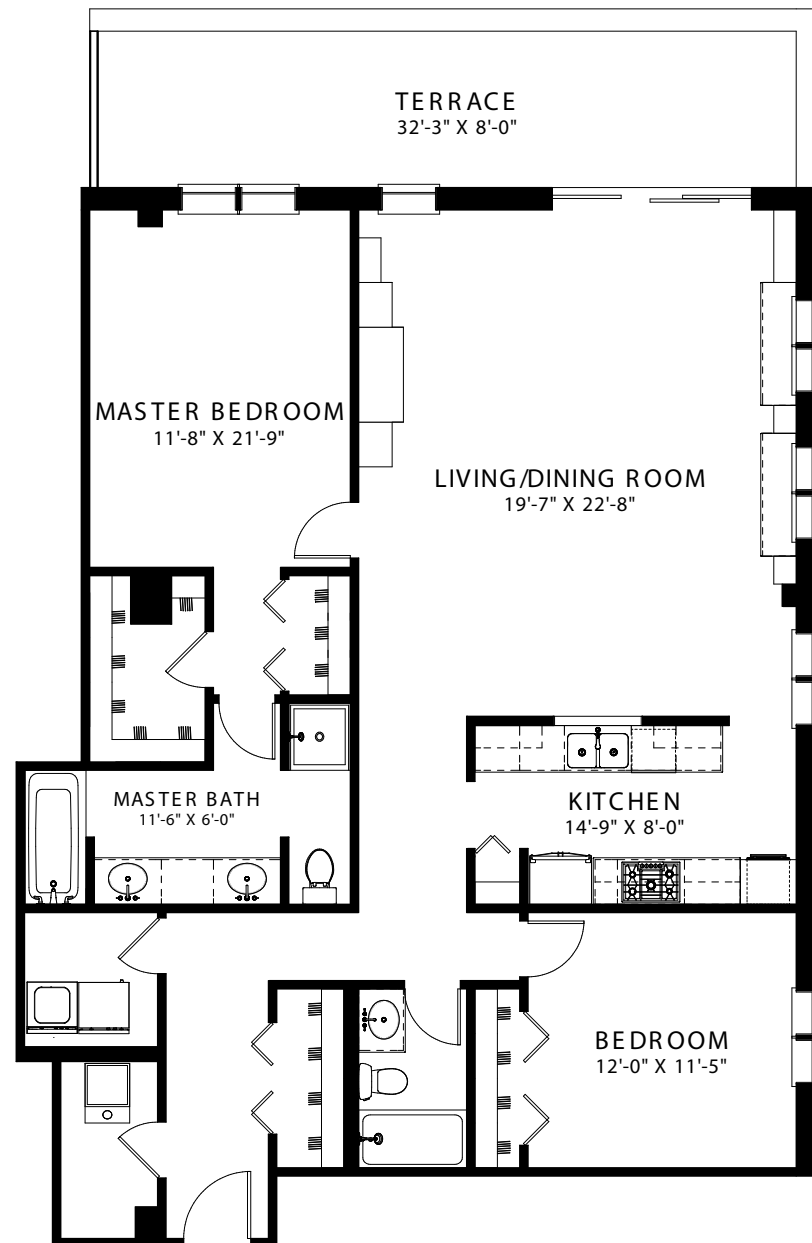


SECOND BEDROOM & BATHROOM :: LAUNDRY ROOM









MAIN LEVEL



**Attached Single**  
Status: **NEW**  
Area: **8008**

List Price: **\$600,000**  
Orig List Price: **\$600,000**  
Sold Price:  
SP Incl: **Yes**  
Parking:

Address: **1414 N Wells St Unit 204, Chicago, IL 60610-1380**  
Directions: **West Side of Wells St, between North Ave and Schiller**

Closed:  
Off Mt:  
Year Built: **1995**  
Dimensions: **COMMON**  
Ownership: **Condo**  
Corp Limits: **Chicago**  
Coordinates: **N:1414 W:200**  
Rooms: **5**

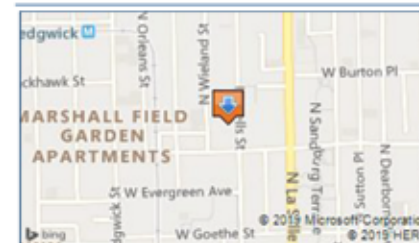
Contract:  
Financing:  
Blt Before 78: **No**

Concessions:  
Contingency:  
Curr. Leased: **No**

Model:  
County: **Cook**  
# Fireplaces: **0**  
Parking: **Garage**

# Spaces: **Gar:1**  
Parking Incl: **Yes**  
In Price:  
SF Source: **Plans**  
# Days for  
Bd Appvl: **0**

Apex SF: **1538**  
Bldg. Assess. SF:  
Unit Floor Lvl: **2**  
% Own. Occ.: **100**  
Utility Costs: **Elec. - \$495.76/yr, \$41.31/mo; Gas - \$1110.16/yr, \$92.51/mo**



Remarks: **Nestled in one of the best areas of Old Town in a boutique elevator building, this 2 bed/2 bath condo has it all! The beautiful oak hardwood floors flow through the open concept dining and living room spaces where you will find custom built-ins and large windows that allow natural light to pour in. Enjoy entertaining on your private 32' terrace with western exposure. The kitchen features classic white cabinetry, granite countertops and a gas cooktop. The generously sized master bedroom is complete with a walk-in closet and ensuite bathroom with dual vanities, soaking tub and separate shower. Near all of the best bars, restaurants, shopping and entertainment Wells Street has to offer. Walking distance to Plum Market grocery store, Starbucks and the red line. Attached heated garage parking and additional storage included. Healthy association and pet friendly. Unit does not face Wells Street.**

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

**Assessments**  
Amount: **\$699**  
Frequency: **Monthly**  
Special Assessments: **No**  
Special Service Area: **No**  
Master Association: **No**

**Tax**  
Amount: **\$12,524.08**  
PIN: **17042031511005 /**  
Mult PINs: **Yes**  
Tax Year: **2018**  
Tax Exmp:  
Coop Tax Deduction:  
Tax Deduction Year:

**Pet Information**  
Pets Allowed: **Cats OK, Dogs OK**  
Max Pet Weight: **999**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	20X23	Main Level	Hardwood	Shades	Master Bedroom	12X22	Main Level	Carpet	Curtains/Drapes, Shades
Dining Room	COMBO	Main Level	Hardwood	Shades	2nd Bedroom	12X11	Main Level	Carpet	Curtains/Drapes, Shades
Kitchen	15X8	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	6X10	Main Level			Balcony	32X8	Main Level		
Storage	5X4	Main Level							

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

Exterior Property Features: **Balcony, Storms/Screens, End Unit**

Age: **21-25 Years**  
Type: **Condo, Mid Rise (4-6 Stories)**  
Exposure: **N (North), W (West)**  
Exterior: **Brick**  
Air Cond: **Central Air**  
Heating: **Gas, Forced Air**  
Kitchen: **Galley**  
Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, Oven/Built-in**  
Dining: **Combined w/ LivRm**  
Bath App: **Whirlpool, Separate Shower, Double Sink**  
Fireplace Details:  
Fireplace Location:  
Electricity: **Circuit Breakers**  
Equipment: **Humidifier, TV-Cable, Security System, CO Detectors**  
Additional Rooms: **Balcony, Storage**  
Other Structures:

Laundry Features: **In Unit**  
Garage Ownership: **Owned**  
Garage On Site: **Yes**  
Garage Type: **Attached**  
Garage Details: **Heated**  
Parking Ownership:  
Parking On Site:  
Parking Details:  
Parking Fee (High/Low): **/**  
Driveway: **Concrete**  
Basement Details: **None**  
Foundation: **Concrete**  
Ext Bas/Fnd:  
Roof: **Rubber**  
Disability Access: **No**  
Disability Details:  
Lot Desc:

Sewer: **Sewer-Public**  
Water: **Lake Michigan, Public**  
Const Opts:  
General Info: **Commuter Bus, Commuter Train**  
Amenities: **Bike Room/Bike Trails, Elevator, Storage, Receiving Room, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**  
Airt Incl: **Water, Parking, Common Insurance, TV/Cable, Exterior Maintenance, Scavenger, Snow Removal**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Sale Terms:  
Possession: **Closing**  
Est Occp Date:  
Management: **Manager Off-site**  
Rural: **No**  
Add. Sales Info.: **List Broker Must Accompany**  
Broker Owned/Interest: **No**  
Relist:  
Zero Lot Line:

Broker: **@properties (85774) / (773) 473-0200**  
List Broker: **Emily Sachs Wong (128632) on behalf of Emily Sachs Wong, INC. (T14619) / (312) 286-0800 / esw@atproperties.com**  
CoList Broker: **Maureen Mobarak (888619) / (773) 294-1144** More Agent Contact Info: **mmobarak@atproperties.com**

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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:

OLD TOWN

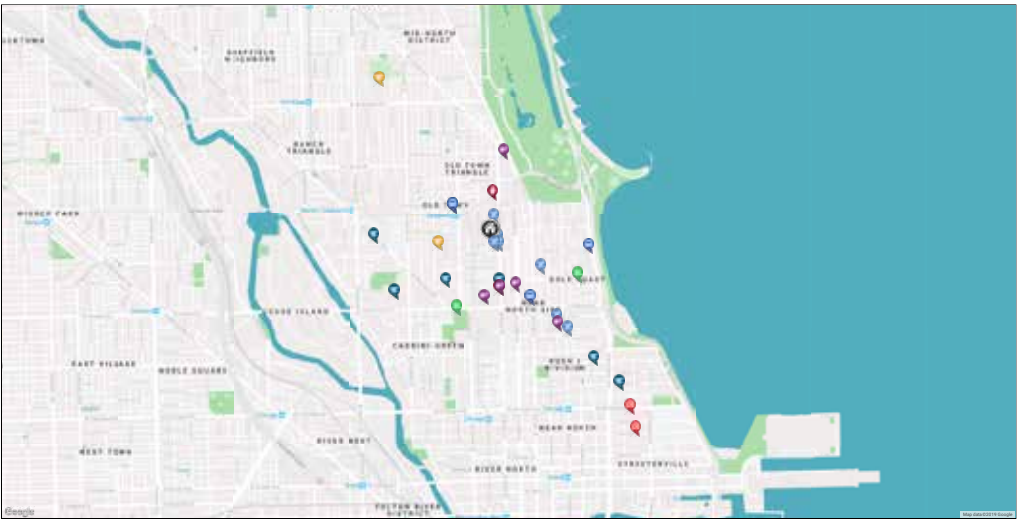
Old Town is too hip to ever get old. This once hippie haven, located between Lincoln Park and the Gold Coast, continues to capture the interest of homebuyers with its diverse collection of restaurants, shops and entertainment venues.

The go-go clubs of the '60s and '70s may be gone but Old Town's hip spirit lives on with popular pubs, Zanies comedy club and the world-famous Second City, where everyone from John Belushi and Bill Murray to Tina Fey and Steve Carell launched their comedy careers.

In addition to nightlife, residents enjoy the neighborhood's walkability, central location and variety of independent shops, restaurants, boutiques and specialty stores that highlight a fabulous mix of old and new. The community thrives during the summer, when The Old Town Art Fair and Wells Street Art Festival showcase the exceptional work of local artists.

The upscale neighborhood includes some of the city's best-preserved historic homes; single-family homes priced well over \$1 million and many newer condominiums. As the community has edged west in recent years, new development is bringing moderately-priced housing to the area.

With its proximity to the lake, Lincoln Park and The Loop, Old Town is a top choice among Chicagoans. Easily accessible by public transportation, including two CTA train stops and numerous bus routes, the neighborhood also has well-traveled designated bike lanes along Wells Street.



RESTAURANTS

Orso's  
1401 N WELLS ST, 0.0 MI

Old Town Pour House - Chicago  
1419 N WELLS ST, 0.0 MI

Broken English Taco Pub  
1400 N WELLS ST, 0.0 MI

Topo Gigio Ristorante  
1516 N WELLS ST, 0.1 MI

3 Arts Club Cafe  
1300 N DEARBORN PKWY, 0.3 MI

Lou Malnati's Pizzeria  
1120 N STATE ST, 0.5 MI

Tavern On Rush  
1031 N RUSH ST, 0.6 MI

COFFEE SHOPS

Starbucks  
210 WEST NORTH AVENUE, 0.2 MI

Intelligentsia Coffee Old Town  
Coffeebar  
1233 N WELLS ST, 0.2 MI

SHOPPING

Plum Market  
1233 N WELLS ST, 0.2 MI

Jewel-Osco  
424 W DIVISION ST, 0.3 MI

Target  
1200 N LARRABEE ST, 0.5 MI

Mariano's  
1500 N CLYBOURN AVE #C104, 0.6 MI

900 North Michigan Shops  
900 MICHIGAN AVENUE, 0.8 MI

Water Tower Place  
835 N MICHIGAN AVE, 0.9 MI

HEALTH CLUBS

SoulCycle.OLTN - Old Town  
1225 N WELLS ST, 0.2 MI

Shred415 OldTown  
230 W DIVISION ST, 0.3 MI

FFC Old Town  
1235 N LASALLE DR, 0.3 MI

Equinox Lincoln Park  
1750 NORTH CLARK STREET, 0.4 MI

CorePower Yoga  
12 WEST MAPLE STREET 4TH FLOOR,  
0.5 MI

HOSPITALS

Ann & Robert H. Lurie  
Children's Hospital of Chicago  
225 EAST CHICAGO AVENUE, 1.1 MI

Northwestern Memorial  
Hospital  
251 E HURON ST, 1.2 MI

SCHOOLS

Manierre Elementary School  
1420 NORTH HUDSON AVE, 0.3 MI

Lincoln Park High School  
2001 NORTH ORCHARD ST, 1.0 MI

ENTERTAINMENT

Seward Park  
375 W ELM ST, 0.4 MI

Goudy Square Playground  
Park  
1249 N ASTOR ST, 0.5 MI

TRANSIT

Clark/Division  
CTA - RED LINE, 0.3 MI

Sedgewick  
CTA - BROWN LINE, 0.3 MI

Sedgewick  
CTA - PURPLE LINE, 0.3 MI

Lake Shore & Schiller  
CHICAGO, 0.5 MI



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Equal Housing Opportunity logo

## NOTES





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