



## Newly Rehabbed Single Family Home in Irving Park



**4339 N Avers Avenue**  
Chicago, IL 60625

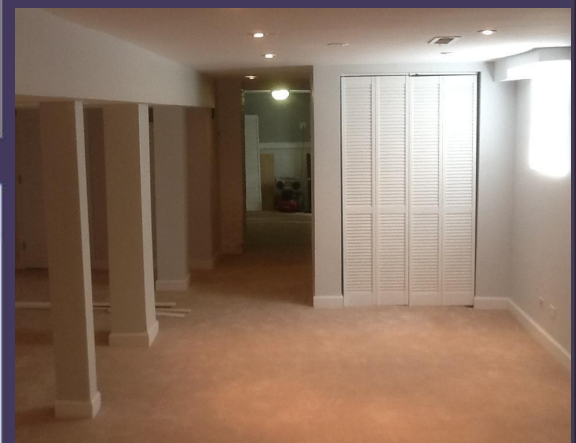
- Newly rehabbed single family home on gorgeous tree lined street in Irving Park neighborhood
- Quiet street close to highway & public transportation
- Amazing sun exposure
- 3 bed / 3.5 bath
- Master suite with large walk-in closet; master bath features double vanity, walk-in shower, & whirlpool tub
- Fireplace
- Crown moldings & stained oak floors
- Mini bar with wine fridge
- GE Profile stainless steel appliances
- Window lined breakfast room
- Fully finished basement
- New garage
- Laundry room & storage room
- 2 furnaces / AC units for efficient zoned temperature control

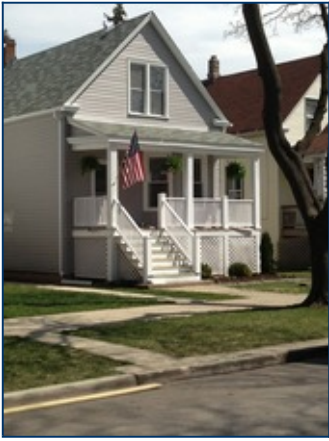
[www.millerchicagorealestate.com](http://www.millerchicagorealestate.com)



**John Mattson**  
**773-852-6964**

[john@millerchicagorealestate.com](mailto:john@millerchicagorealestate.com)





**Detached Single**

Status: **NEW**  
 Area: **8016**  
 Address: **4339 N Avers Ave North, Chicago, Illinois 60625**  
 Directions: **Montrose to Pulaski E to Avers**  
 Sold by:  
 Closed:  
 Off Market:  
 Year Built: **1925**  
 Dimensions: **30X130**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:4339 W:3834**  
 Rooms: **7**  
 Bedrooms: **3**  
 Basement: **Full**

MLS #: **08334266**  
 List Date: **05/03/2013**  
 List Dt Rec: **05/05/2013**  
 Contract:  
 Financing:  
 Blt Before 78: **Yes**

List Price: **\$419,000**  
 Orig List Price: **\$419,000**  
 Sold Price:

Lst. Mkt. Time: **8**  
 Points:  
 Contingency:  
 Curr. Leased:  
 Model:  
 County: **Cook**  
 # Fireplaces: **1**  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl. **Yes**  
 In Price:

Remarks: **Newly Rehabbed home, fantastic sunlight, on tree lined street. Open floorplan with modern amenities. Brand new garage. Completely updated hvac, bathrooms, and tons of closet/storage space. Master bedroom has suite area with walk-in closet, walk in shower, double vanity and whirlpool tub. Basement is finished with a full bath, laundry and a mud room. Window lined Breakfast area off the kitchen. Call John for details**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b> Other:	Amount: <b>\$0</b> Frequency: <b>Not Applicable</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b>	Amount: <b>\$5,455</b> PIN: <b>13143030120000 (Map)</b> Mult PINs: Tax Year: <b>2011</b> Tax Exmps:	Waterfront: <b>No</b> Appx SF: <b>2500</b> SF Source: <b>Estimated</b> Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	21X16	Main Level	Hardwood		Master Bedroom	11X17	2nd Level	Carpet	
Dining Room	12X11	Main Level	Hardwood		2nd Bedroom	11X14	2nd Level	Carpet	
Kitchen	12X21	Main Level			3rd Bedroom	8X14	Main Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room	7X13	Basement							
Breakfast Room	10X8	Main Level	Hardwood						

Interior Property Features: **Skylight(s), Bar-Dry, Hardwood Floors**

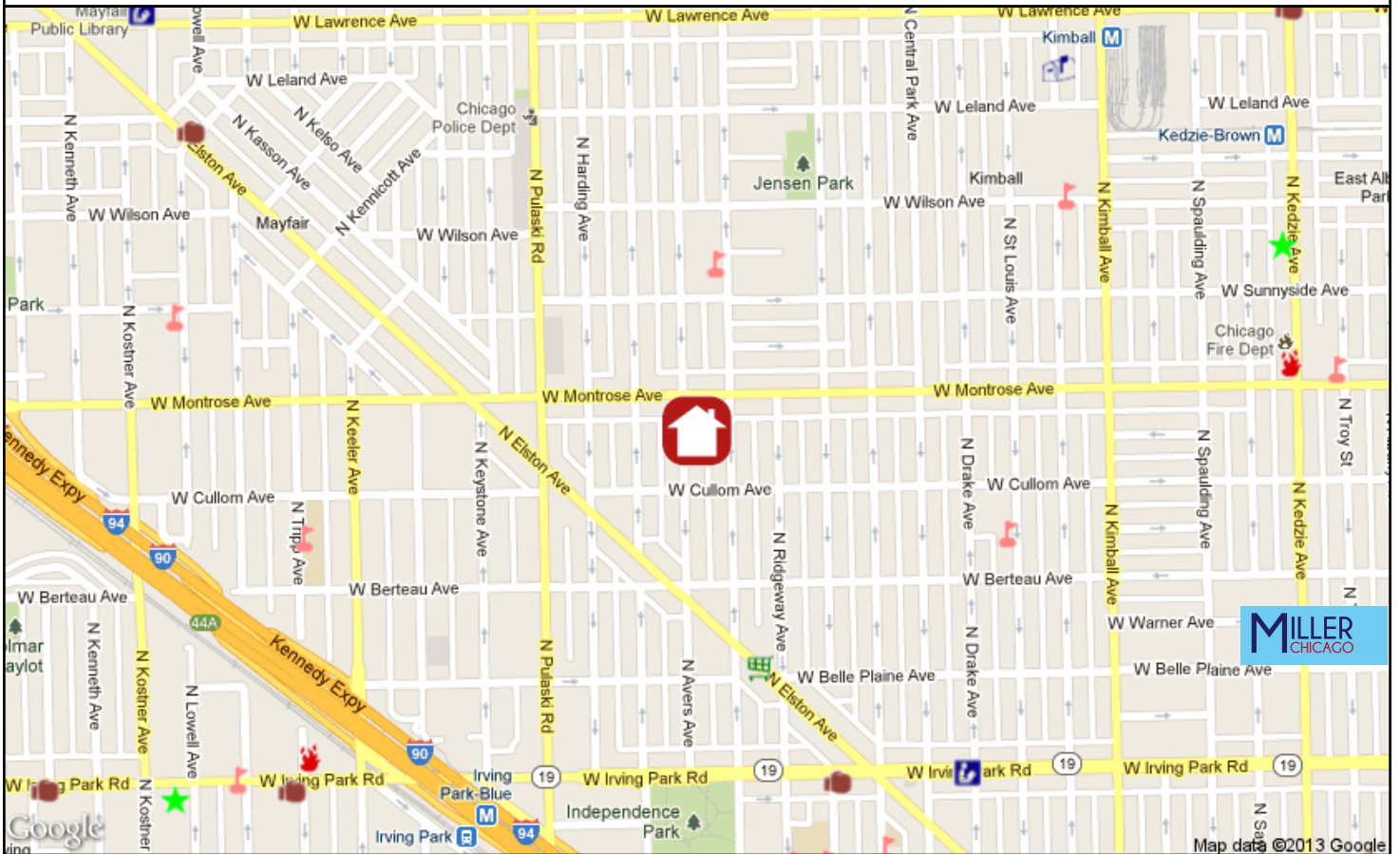
Exterior Property Features:

Age: <b>81-90 Years, Recent Rehab</b> Type: <b>2 Stories</b> Style: Exterior: <b>Vinyl Siding</b> Air Cond: <b>Central Air</b> Heating: <b>Gas</b> Kitchen: <b>Eating Area-Breakfast Bar, Pantry-Walk-in</b> Appliances: <b>Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator</b> Dining: <b>Combined w/ LivRm</b> Attic: Basement Details: <b>Finished</b> Bath Amn: <b>Whirlpool, Separate Shower, Double Sink</b> Fireplace Details: <b>Gas Logs</b> Fireplace Location: Electricity: Equipment:	Additional Rooms: <b>Breakfast Room</b> Garage Ownership: <b>Owned</b> Garage On Site: <b>Yes</b> Garage Type: <b>Detached</b> Garage Details: <b>Garage Door Opener(s)</b> Parking Ownership: Parking On Site: Parking Details: Driveway: Foundation: Exst Bas/Fnd: Disability Access: <b>No</b> Disability Details: Exposure: <b>W (West)</b> Lot Size: <b>Less Than .25 Acre</b> Lot Desc:	Roof: Sewer: <b>Sewer-Public</b> Water: <b>Public</b> Const Opts: General Info: <b>None</b> Amenities: Asmt Incl: <b>None</b> HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: <b>Closing</b> Occ Date: <b>Walk Score®: 78 - Very Walkable</b>
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Agent Remarks:

Internet Listing: <b>All</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.5% (on Gross SP)</b> Showing Inst: <b>Please Call John Mattson @ 773-852-6964 or email john@millerchicagoalestate.com</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>None</b> Expiration Date:	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>None</b>
Mgmnt. Co: Owner: <b>Ben Trapani and John Mattson</b> Broker: <b>Miller Chicago LLC (85316)</b> List Agent: <b>John Mattson (858074)</b> Co-lister:	Contact Name: Ph #: Ph #: <b>(312) 513-8333</b> Ph #: <b>(773) 852-6964</b> Ph #:	Phone: Agent Owned/Interest: <b>Yes</b> Team: Email: <b>jvmattson@comcast.net</b> More Agent Contact Info:

# Home-Turf Report for 4339 N Avers Avenue



Prepared by: John Mattson // 773-852-6964

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## City Ward#: 39

Alderman: Margaret Laurino  
4404 W. Lawrence Ave., 60630, 773-736-5594

## Nearest Public High Schools:

Roosevelt High, 3436 W Wilson Av, 0.6mi NE  
Von Steuben Hs, 5039 N Kimball Av, 1.0mi NE

## Nearest Private High Schools:

Lydia Urban Acd., 4300 W Irving Park, 0.8mi SW  
Telshe High, 3535 W Foster Ave, 1.1mi N  
Lawrence Hall Youth Services, 4833 N Francisco Ave, 1.4mi NE

## Nearest Public Elementary Schools:

Haugan Elem., 4540 N Hamlin Av, 0.2mi N  
Henry Elem., 4250 N St Louis Av, 0.4mi E

## Nearest Private Elementary Schools:

Kidwatch Plus Inc, 3901 N Ridgeway, 0.6mi S  
Park View Lutheran, 3919 N Monticello Av, 0.6mi SE

## Nearest Daycare Centers:

KinderCare Learning Center, 3855 N. Elston, 0.8mi SE  
Mama's Day Care, 4014 N Lavergne Ave, 1.5mi W  
Fairlyland Nursery School, 4350 N Milwaukee Ave, 1.5mi W

## Nearest Public Library:

Independence, 3548 W Irving Park Rd, 312-744-0900, 0.6mi SE

## Nearest Hospital:

Kindred Chicago Central Hospital, 4058 W Melrose St, 1.4mi S

## Nearest Major Grocery Stores:

Tony's Finer Foods, 4137 N Elston Ave, 0.3mi S  
Aldi, 5001 N Pulaski Rd, 0.8mi N  
Jewel, 4042 W Foster Ave, 1.1mi N

## Nearest Movie Theaters:

Davis Theatre, 4614 N Lincoln Ave, 1.9mi E  
Logan Theatre, 2646 N Milwaukee Ave, 2.2mi S

## Nearest Health Clubs:

Curves, 3701 W Irving Park Rd, 0.5mi S  
YMCA, 4251 W Irving Park Rd, 0.7mi SW

## Nearest Starbucks:

4830 N. Pulaski Rd., Suite A, 0.7mi NW

## Nearest CTA Station:

Irving Park, Blue Line, 0.6mi SW

## Nearest Metra

Irving Park, 0.6mi SW

## Nearest Fire

0.7mi SW

- Starbucks
- Health Club
- Dog Park
- Day Care
- Major Grocery
- Library
- Hospital
- Post Office
- Theater
- Fire Station
- School
- CTA Station
- Metra Station
- City Park

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# Home-Turf Aerial Image Report for 4339 N Avers Avenue



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**The address of interest is in the center of this image.**

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