



**Attached Single**  
 Status: **CLSD**  
 Area: **8006**

MLS #: **10835165**  
 List Date: **09/08/2020**  
 List Dt Rec: **09/08/2020**

List Price: **\$748,500**  
 Orig List Price: **\$748,500**  
 Sold Price: **\$740,000**  
 SP Incl. Parking: **Yes**

Address: **1424 W School St Unit 3, Chicago, IL 60657**  
 Directions: **GREENVIEW OR ASHLAND TO SCHOOL, THEN E TO PROEPRTY**  
 Sold by: **Nathan Freeborn (842524) / Redfin Corporation (85464)** Mkt. Time (Lst./Tot.): **7/7**

Closed: **10/26/2020** Contract: **09/14/2020**  
 Off Mkt: **09/14/2020** Financing: **Cash**  
 Year Built: **1998** Blt Before 78: **No** Concessions:   
 Contingency:   
 Curr. Leased:

Dimensions: **COMMON**  
 Ownership: **Condo** Subdivision:  Model:   
 Corp Limits: **Chicago** Township: **North Chicago** County: **Cook**  
 Coordinates: **N:3300 W:1424** # Fireplaces: **1**  
 Rooms: **7** Bathrooms **2/0** (Full/Half):  Parking: **Garage**  
 Bedrooms: **3** Master Bath: **Full** # Spaces: **Gar:1**  
 Basement: **None** Bsmnt. Bath: **No** Parking Incl. In Price: **Yes**  
 Waterfront: **No** Appx SF: **2200** SF Source: **Other**  
 Total Units: **3** Bldg. Assess. SF:  # Days for Bd Apprvl: **0**  
 # Stories: **2** Unit Floor Lvl.: **3** Fees/Approvals:   
 % Own. Occ.:  % Cmn. Own.:  Fees/Approvals:   
 Utility Costs: **Elec. - \$1176.44/yr, \$98.04/mo; Gas - \$939.42/yr, \$78.29/mo**  
 Mobility Score: **78 - Good Mobility!**

Remarks: **Sick of hearing people walking above you? Think your limited to duplex-downs with minimum light? This light filled 3 bedroom duplex-up penthouse will impress. Located in the heart of the Southport Corridor, you will enjoy all this Lakeview neighborhood has to offer. Unique to where one can walk to Wrigley Field, eat at trendy restaurants, shop on Southport and be a short distance from the el, this home is in a prime location. In addition, it is in the coveted Hamilton Elementary school district. Besides the surrounding attractions, the inside of the home is special. Recently rehabbed, enjoy the warm dark hardwood floors, fresh paint, improved lighting and finished white kitchen. Layout of this duplex-up is attractive. Plenty of room to entertain. With a family room on each floor and separate dining room, you will not run out of space. Master bedroom and bath is spacious. Master bath dressed in marble has double bowl vanity, separate Jacuzzi and shower. Full size laundry. Included in the price is garage parking. Don't miss this opportunity. Penthouses in coveted Southport Corridor do not come up often. When they do, many times penthouses have 7 figures in the number. This home is a winner.**

School Data	Assessments	Tax	Pet Information
Elementary: <b>Hamilton (299)</b> Junior High: <b>Hamilton (299)</b> High School: <b>(299)</b>	Amount: <b>\$180</b> Frequency: <b>Monthly</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: <b>No</b> Master Assc. Freq.: <b>Not Required</b>	Amount: <b>\$12,160.16</b> PIN: <b>14203210531003 /</b> <b>Multi PINs:</b> Tax Year: <b>2019</b> Tax Exmps: <b>None</b> Coop Tax Deduction: <b></b> Tax Deduction Year: <b></b>	Pets Allowed: <b>Cats OK, Dogs OK</b> Max Pet Weight: <b>999</b>

Square Footage Comments: **from previous listing**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X15	Main Level	Hardwood		Master Bedroom	16X12	2nd Level	Carpet	
Dining Room	11X10	Main Level	Hardwood		2nd Bedroom	11X9	Main Level	Hardwood	
Kitchen	11X8	Main Level	Hardwood		3rd Bedroom	11X9	Main Level	Hardwood	
Family Room	13X13	2nd Level	Carpet		4th Bedroom		Not Applicable		
Laundry Room	4X9	Main Level			Foyer	9X6	Main Level	Hardwood	
Deck	18X18	2nd Level	Other		Deck	10X18	2nd Level	Other	
Deck	18X7	Main Level	Other						

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Hardwood Floors, Laundry Hook-Up in Unit, Storage**

Exterior Property Features: **Balcony, Deck, Storms/Screens**

Age: <b>21-25 Years, Rehab in 2015</b>	Laundry Features:	Sewer: <b>Sewer-Storm</b>
Type: <b>1/2 Duplex, Condo</b>	Garage Ownership: <b>Owned</b>	Water: <b>Public</b>
Exposure: <b>N (North), S (South), E (East), W (West), City</b>	Garage On Site: <b>Yes</b>	Const Opts:
Exterior: <b>Brick, Block</b>	Garage Type: <b>Detached</b>	General Info: <b>None</b>
Air Cond: <b>Central Air</b>	Garage Details: <b>Transmitter(s)</b>	Amenities: <b>Curbs/Gutters, Gated Entry, Sidewalks, Street Lights, Street Paved</b>
Heating: <b>Gas, Forced Air, Indv Controls</b>	Parking Ownership:	Asmt Incl: <b>Water, Common Insurance, Exterior Maintenance, Scavenger</b>
Kitchen:	Parking On Site:	HERS Index Score:
Appliances: <b>Oven/Range, Microwave, Dishwasher, Refrigerator, Refrigerator-Bar, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Wine Cooler/Refrigerator</b>	Parking Details:	Green Disc:
Dining:	Parking Fee (High/Low): <b>/</b>	Green Rating Source:
Bath Amn: <b>Whirlpool, Separate Shower, Double Sink</b>	Driveway: <b>Off Alley</b>	Green Feats:
Fireplace Details: <b>Wood Burning, Gas Starter</b>	Basement Details: <b>None</b>	Sale Terms:
Fireplace Location: <b>Living Room</b>	Foundation: <b>Concrete</b>	Possession: <b>Closing</b>
Electricity: <b>Circuit Breakers</b>	Exst Bas/Fnd:	Est Occp Date:
Equipment: <b>TV-Cable, Security System, Intercom, CO Detectors, Ceiling Fan</b>	Roof:	Management:
Additional Rooms: <b>Deck, Foyer</b>	Disability Access: <b>No</b>	Rural:
Other Structures:	Disability Details:	Vacant:
Door Features:	Lot Desc: <b>Common Grounds</b>	Relist:
Window Features:	Lot Size Source:	Zero Lot Line:

Broker Private Remarks: **Open House Saturday 9/12 and Sunday 9/13 from 12-2. Great location, school, and layout. Come take a look before this home goes on the mls. See www.1424School.com for floor plans, more photos, and information. Call/text Steve with any questions or showing requests Cell 773 580 2907....or email: steve@312estates.com**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Lock Box:
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Special Comp Info: <b>None</b>
Coop Comp: <b>2.5% - \$350 (on Net SP)</b>	Additional Sales Information: <b>List Broker Must Accompany</b>	Broker Notices:
Showing Inst: <b>Call/text Steve: Cell 773 580 2907</b>	Cont. to Show?:	Expiration Date: <b>12/31/2020</b>
Mgmt. Co: <b>Self</b>	Contact Name: <b>self</b>	Phone: <b>(000) 000-0000</b>
Owner: <b>OR</b>	Ph #:	Broker Owned/Interest: <b>No</b>
Broker: <b>312 Estates LLC (86201) / (312) 599-1300</b>		
List Broker: <b>Steven Jurgens (113405) / (773) 580-2907 / steve@312estates.com</b>		
CoList Broker:		

More Agent Contact Info:  
 Owner Can Rent:

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

