



Two to Four Units
 Status: **CLSD**
 Area: **8077**
 Address: **5407 N Glenwood Ave , Chicago, IL 60640**
 Directions: **CLARK TO BALMORAL, EAST TO GLENWOOD, NORTH TO 5407**
 Sold by: **William Navarre (182859) / Berkshire Hathaway HomeServices Chicago (10317)**
 Closed: **07/23/2020**
 Off Mkt: **06/08/2020**
 Year Built: **1907**
 Dimensions: **30X121**
 Ownership: **Fee Simple**
 Corp Limits: **Chicago**
 Coordinates: **N:5407 W:1400**
 Acreage:
 Total Rooms: **14**
 Total Bedrooms: **6**
 Utility Costs:
 Mobility Score: **72 - Good Mobility!**

MLS #: **10732759**
 List Date: **06/05/2020**
 List Dt Rec: **07/09/2020**
 Contract: **06/08/2020**
 Financing: **Conventional**
 Blt Before 78: **Yes**
 Subdivision: **Andersonville**
 Township: **North Chicago**
 Total Units: **2**
 Total Baths: **2/0**
 (Full/Half):
 Basement: **Full**

List Price: **\$875,000**
 Orig List Price: **\$875,000**
 Sold Price: **\$875,000**
 Contingency Flag:
 Mkt. Time (Lst./Tot.): **4/4**
 Concessions:
 Contingency:
 County: **Cook**
 Model:
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl. In Price: **Yes**
 3 BR Unit: **No**
 Zoning: **Multi-Family**
 Waterfront: **No**

Remarks: **Beautifully renovated brick 2-flat in the heart of Andersonville. Each unit has 2 full bedrooms plus a 3rd bedroom or office. Unit 1 has a functional staircase to the basement with tall enough ceilings which could create another floor of living space, which could increase rental income or create a livable duplex down. Kitchens and pantries fully remodeled in 2017 with high-end cabinetry, marbled quartz counter tops, and stainless appliances. Modern bathrooms with tile floors, stone counter tops, and plenty of storage. Tons of character including tall ceilings, original woodwork, built-in storage, stained glass windows, brick fireplaces, iceboxes, hardwood floors. New lighting and fixtures throughout. Beautifully landscaped yard with raised bed garden plots. Newer 2-car garage. High, dry basement. Extra wide lot. Located on a quiet, tree-lined street within walking distance of tons of amenities, including the red line, the Andersonville restaurant corridor on Clark, grocery stores, gyms, parks, and the lake front. Two blocks away from highly desirable Peirce Elementary School, an International Baccalaureate School.**

School Data

Elementary: **Peirce Intl Studies (299)**
 Junior High: **Peirce Intl Studies (299)**
 High School: **(299)**

Taxes/Assessments

PIN: **14081100180000**
 Mult PINs: **No**
 Tax Amount: **\$11,963.18**
 Tax Year: **2018**
 Exemptions:
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info

Total Rental Income:
 Net Operating Income:
 Gross Income:
 Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		7	2	1/0	Shared	0	VAC	VAC
Unit #2	2		7	2	1/0	Shared	0	VAC	VAC
Unit #3					/				
Unit #4					/				

Age: **100+ Years**
 Type-Multi Unit: **2 Flat**
 Style: **Traditional**
 Const Opts:
 General Info: **None**
 Amenities:
 Ext. Bldg. Type: **Brick**
 Lot Size: **.25-.49 Acre**
 Lot Size Source:
 Lot Desc:
 Roof: **Asphalt/Glass (Rolled)**
 Foundation: **Brick, Concrete, Stone**
 Ext Bas/Fnd:
 Ext Prop Feats: **Balcony, Patio, Porch**
 Conversion:
 Deconversion:
 Relist:

Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Attached**
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Dishwasher**
 Appliances/Features (2): **Washer, Dryer**
 Appliances/Features (3):
 Appliances/Features (4):
 Bath Amn:
 Basement Details: **Unfinished**
 Additional Rooms:
 Building Unit Info:

Tenancy Type:
 Tenant Pays (1): **Electric**
 Tenant Pays (2): **Electric**
 Tenant Pays (3):
 Tenant Pays (4):
 Water: **Lake Michigan**
 Sewer: **Sewer-Public**
 Heating: **Gas, Radiators**
 Equipment: **CO Detectors**
 HERS Index Score:
 Green Disc:
 Green Rating Srce:
 Green Feats:
 Possession: **Closing**
 Sale Terms:

Janitor Expense (\$/src): /	Fuel Expense (\$/src): /	Electricity Expense (\$/src): /
Water Expense (\$/src): /	Trash Expense (\$/src/yr): /	Insurance Expense (\$/src): /
Repairs/Decor Expense (\$/src): /	Manager Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:		

Broker Private Remarks: **See www.5407glenwood.com for more photos, and details. This is a redone 2 Flat in the heart of Andersonville. You will not find a nicer two flat in a great area at this price point. Currently vacant but I have several rental applications at \$2,500 for the first floor. I am trying to hold off until we can get a buyer who can tell us what they want.**

Internet Listing: **Yes**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2.5% - \$350 (on Net SP)**
 Showing Inst: **Vacant: Easy to show. Call/text Steve 773 580 2907**
 Owner: **ORR**
 Broker: **312 Estates LLC (86201) / (312) 599-1300**
 List Broker: **Steven Jurgens (113405) / (773) 580-2907 / steve@312estates.com**
 CoList Broker:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Holds Earnest Money: **Yes**
 Additional Sales Information: **None**
 Cont. to Show?:

Addr on Internet?: **Yes**
 Lock Box:
 Special Comp Info: **None**
 Expiration Date: **09/30/2020**
 Broker Notices:
 Broker Owned/Interest: **No**

More Agent Contact Info:

Copyright 2021 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10732759

Prepared By: Steven Jurgens | 312 Estates LLC | Email: steve@312estates.com | 06/02/2021 10:49 AM