



**855 N May unit F - \$669,000**

***Extraordinary town home in St. John's Park***

**BILL WENTHEN, BROKER OWNER**

**312-663-6035**

**WDWPROPERTIES.COM**



**Sunny & pristine 2520 square foot 4 level, 3 bedroom, 2.5 bath townhome in highly sought after St. John's Park community in the vibrant River West neighborhood.**

**This townhome, with bonus 4th floor room, is located in the preferred interior courtyard, very tranquil yet an urban location.**

**First level features foyer, generously sized office/family room, guest closet, utility closet and attached two-car garage with significant additional shelving and storage space.**

**Spacious, sun drenched open floorplan living/dining room enjoys 10' ceilings, large windows overlooking the courtyard, gleaming hardwood flooring, gas fireplace, laundry and powder room.**

**Kitchen with breakfast bar and island has granite countertops, 42 inch cherry cabinetry, all new high end SS appliances, pantry space and laundry. Balcony, with gas grill hook-up, conveniently located off kitchen. Third Floor features spacious master suite with two closets that extend the entire length of the wall.**

**Master bathroom has dual vanities, soaker tub and separate tiled shower. Guest Bedroom includes walk-in closet and adjacent second bathroom with soaking tub/shower. Top floor 17x15 3rd bedroom steps out to private TREX rooftop deck with panoramic city and skyline views. 2<sup>nd</sup> doorway on top floor leads to rear deck area.**

**Meticulously landscaped low maintenance private courtyard in front of home consists of Japanese maple, perennials, roses & ground-cover.**

**All new window treatments and blinds thru-out. New custom California closet organizers installed in pantry, master bedroom and guest bedroom. Newly installed shelving in guest bedroom. New doors, framing and thresholds on both sides of 4th floor.**

**Prime River West location is a short walk to the blue line, fine dining, shopping and expressways. Minutes to the loop. Located within top rated Ogden school district.**



**Kitchen with breakfast bar and island has granite countertops, 42 inch cherry cabinetry, all new high end SS appliances, pantry space and laundry. Balcony with gas grill hook-up, conveniently located off kitchen.**



**Spacious, sun drenched open floorplan living/dining room enjoys 10' ceilings, large windows overlooking the courtyard, gleaming hardwood flooring, gas fireplace, laundry and powder room.**





**First level features foyer, generously sized office/family room, guest closet, utility closet and attached two-car garage with significant additional shelving and storage space.**



**Third Floor features spacious master suite with two closets that extend the entire length of the wall. Master bathroom has dual vanities, soaker tub + separate shower.**

**Guest Bedroom includes walk-in closet and adjacent second bathroom with soaking tub/shower.**





**Top floor 17x15 3rd bedroom steps out to private TREX rooftop deck with panoramic city and skyline views. 2<sup>nd</sup> doorway on top floor leads to rear deck area. Plenty of outdoor space in this very well maintained home. Pride of ownership shows thru-out.**



**Meticulously landscaped low maintenance private courtyard in front of home consists of Japanese maple, perennials, roses & ground-cover. The courtyards are awesome and very serene for an urban location so close to the loop.**


**Attached Single**  
 Status: **NEW**  
 Area: **8024**

 MLS #: **10829927**  
 List Date: **08/24/2020**  
 List Dt Rec: **08/25/2020**

 List Price: **\$669,000**  
 Orig List Price: **\$669,000**  
 Sold Price:  
 SP Indl. **Yes**  
 Parking:

 Address: **855 N May St Unit F, Chicago, IL 60642**  
 Directions: **Ogden to Fry. West on Fry to May.**

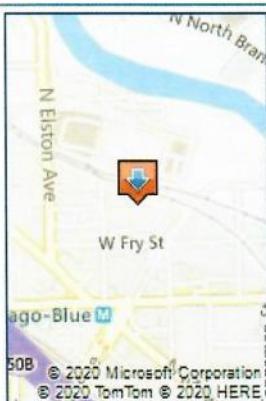
 Closed:  
 Off Mkt:  
 Year Built: **2001**  
 Dimensions: **16X62**  
 Ownership: **Fee Simple w/ HO Assn.**  
 Corp Limits: **Chicago**  
 Coordinates: **N:800 W:1100**  
 Rooms: **7**  
 Bedrooms: **3**  
 Basement: **None**  
 Waterfront: **No**  
 Total Units: **81**  
 # Stories: **4**  
 % Own. Occ.:  
 Utility Costs:  
 Mobility Score: **73 - Good Mobility!**

 Contract:  
 Financing:  
 Blt Before 78: **No**  
 Subdivision:  
 Township: **West Chicago**  
 Bathrooms **2/1**  
 (Full/Half):  
 Master Bath: **Full**  
 Bsmnt. Bath: **No**  
 Appx SF: **2520**  
 Bldg. Assess. SF:  
 Unit Floor Lvl: **1**  
 % Cmn. Own.:

 Lst. Mkt. Time: **4**  
 Concessions:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Cook**  
 # Fireplaces: **1**  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl. **Yes**  
 In Price:  
 SF Source: **Estimated**  
 # Days for  
 Bd Apprv: **30**  
 Fees/Approvals:

Remarks: Sunny & pristine 2520 square foot 4 level, 3 bedroom, 2.5 bath townhome in highly sought after St. John's Park community in the vibrant River West neighborhood. This townhome, with bonus 4th floor room, is located in the preferred interior courtyard, very tranquil yet an urban location. First level features foyer, generously sized office/family room, guest closet, utility closet and attached two-car garage with significant additional shelving and storage space. Spacious, sun drenched open floorplan living/dining room enjoys 10' ceilings, large windows overlooking the courtyard, gleaming hardwood flooring, gas fireplace, laundry and powder room. Kitchen with breakfast bar and island has granite countertops, 42 inch cherry cabinetry, all new high end SS appliances, pantry space and laundry. Balcony, with gas grill hook-up, conveniently located off kitchen. Third Floor features spacious master suite with two closets that extend the entire length of the wall. Master bathroom has dual vanities, soaker tub and separate tiled shower. Guest Bedroom includes walk-in closet and adjacent second bathroom with soaking tub/shower. Top floor 17x15 3rd bedroom steps out to private TREX rooftop deck with panoramic city and skyline views. 2nd doorway on top floor leads to rear deck area. Meticulously landscaped low maintenance private courtyard in front of home consists of Japanese maple, perennials, roses & ground-cover. All new window treatments and blinds thru-out. New custom California closet organizers installed in pantry, master bedroom and guest bedroom. Newly installed shelving in guest bedroom. New doors, framing and thresholds on both sides of 4th floor. Prime River West location is a short walk to the blue line, fine dining, shopping and expressways. Minutes to the loop. Located within top rated Ogden school district.

**School Data**

 Elementary: **Ogden (299)**  
 Junior High: **(299)**  
 High School: **(299)**

**Assessments**  
 Amount: **\$325**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**  
 Master Assoc. Freq.: **Not Required**

 Tax  
 Amount: **\$11,725**  
 PIN: **17054130920000 / Mult PINs:**
**Pet Information**  
 Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight: **999**

 Tax Year: **2019**  
 Tax Exmps: **Homeowner**  
 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	<b>17X15</b>	<b>2nd Level</b>	<b>Hardwood</b>	<b>Blinds, Drapes</b>	Master Bedroom	<b>14X12</b>	<b>3rd Level</b>	<b>Carpet</b>	<b>Blinds</b>
Dining Room	<b>13X08</b>	<b>2nd Level</b>	<b>Hardwood</b>	<b>Blinds</b>	2nd Bedroom	<b>19X10</b>	<b>3rd Level</b>	<b>Carpet</b>	<b>Blinds</b>
Kitchen	<b>13X13</b>	<b>2nd Level</b>	<b>Hardwood</b>	<b>Window Coverings</b>	3rd Bedroom	<b>17X15</b>	<b>4th Level</b>	<b>Carpet</b>	<b>Blinds</b>
Family Room	<b>13X10</b>	<b>Main Level</b>	<b>Carpet</b>	<b>Blinds</b>	4th Bedroom		<b>Not Applicable</b>		
Laundry Room									
Balcony	<b>5X12</b>	<b>2nd Level</b>	<b>Sustainable</b>		Deck	<b>17X15</b>	<b>4th Level</b>		

 Interior Property Features: **Hardwood Floors, 2nd Floor Laundry**

 Exterior Property Features: **Balcony, Patio, Roof Deck**

Age: <b>16-20 Years</b>	Laundry Features:	Sewer: <b>Sewer-Public</b>
Type: <b>Townhouse 3+ Stories, Townhouse-TriLevel</b>	Garage Ownership:	Water: <b>Lake Michigan</b>
Exposure: <b>N (North), E (East), W (West)</b>	Garage On Site: <b>Yes</b>	Const Opt:
Exterior: <b>Brick</b>	Garage Type: <b>Attached</b>	General Info: <b>None</b>
Air Cond: <b>Central Air</b>	Garage Details: <b>Garage Door Opener(s)</b>	Amenities:
Heating: <b>Gas, Forced Air</b>	Parking Ownership:	Asmt Incl: <b>Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal</b>
Kitchen: <b>Eating Area-Breakfast Bar, Island, Pantry-Closet</b>	Parking On Site:	HERS Index Score:
Appliances: <b>Oven/Range, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances</b>	Parking Details:	Green Disc:
Dining: <b>Combined w/ LivRm</b>	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn: <b>Double Sink</b>	Driveway: <b>Asphalt</b>	Green Feats:
Fireplace Details: <b>Gas Logs</b>	Basement Details: <b>None</b>	Sale Terms: <b>Conventional</b>
Fireplace Location: <b>Living Room</b>	Foundation: <b>Concrete</b>	Possession: <b>Closing</b>
Electricity:	Ext Bas/Fnd:	Est Occp Date:
Equipment:	Roof: <b>Rubber</b>	Management:
Additional Rooms: <b>Balcony, Deck</b>	Disability Access: <b>No</b>	Rural:
Other Structures:	Disability Details:	Addl. Sales Info.: <b>None</b>
Door Features:	Lot Desc:	Broker Owned/Interest: <b>No</b>
Window Features:	Lot Size Source:	Relist:
		Zero Lot Line:

 Broker: **WDW Properties (17130) / (312) 663-6035**

 List Broker: **Bill Wenthen (140806) / (312) 663-6035 / info@wdwproperties.com**

CoList Broker:

More Agent Contact Info: