



***1529 W Harrison Street - \$574,900***

***BILL WENTHEN, BROKER OWNER***

***312-663-6035***

***WDWPROPERTIES.COM***



## ***Awesome renovation in Garibaldi Square***

All brick corner 3 Bedroom, 2 full and 2 half baths plus den. Townhome recently remodeled thru-out with contemporary finishes and upgrades. Move-in ready, 2300 square feet.

This sun-drenched home enjoys fantastic city views and a superb urban location in the Tri-Taylor/Little Italy/University Village neighborhood.

Completely rebuilt Chef's kitchen features all new custom cabinetry, quartz counters and top-of-line Bosch and Whirlpool SS appliances. Kitchen balcony overlooks private rear patio. Full sized stacked laundry alongside kitchen.

Expansive open floorplan living/dining room with fireplace enjoys fantastic views of city skyline thru panoramic view bay windows. Plenty of light streams into this corner unit.

Large 1st floor family room with rebuilt gas fireplace and rebuilt half bath opens to private enclosed 20x12 patio. All new heated flooring has been installed on this level.

Spacious master bedroom suite features 18' vaulted ceilings, oversized walk-in closet and rehabbed master bath with double bowl vanity, granite counters & oversize shower. Stairway from master suite leads to spacious office loft area. Roomy second and third bedrooms, second bath renovated as well.

Attached garage with significant storage, new driveway.. GFA/Central air, hot water heater and garage door all recently replaced. All new skylights and newer sliding doors thru-out. New flooring installed on 1st level, hardwood on main level, newer carpeting on 3rd floor & loft levels. Pella exterior doors replaced thru-out.

Short walk to Taylor Street retail & dining hub, blue and pink line CTA stops, UIC and Rush/UIC Medical District. Close to Expressways, Chicago Loop and lake front.





***Chef's Kitchen completely remodeled with contemporary finishes and high end appliances***



***Kitchen opens to private deck, upgraded powder adjacent. Spacious Living/Dining room with fireplace***



***Sunny city views from north & east facing bay windows provide excellent views of the entire city skyline.***



***Oversized master suite with vaulted ceilings, skylights & large walk-in closet. Plenty of sunshine.***



***All bathrooms in this home have been completely renovated. Two full sized baths on third level.***



***From master suite step up to sunny loft office space and adjacent room for storage or various uses.***

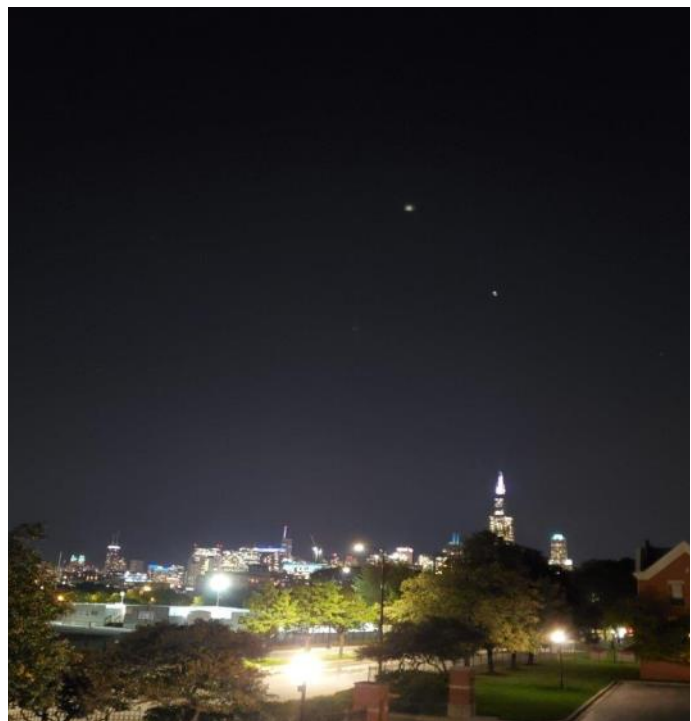




**Entry level of this home has been rebuilt: All new heated ceramic tile flooring, new bathroom & doors.**



***Finest materials used thru-out, including 1st floor powder. Large private enclosed patio,***



***Garibaldi Square townhomes are adjacent to Garibaldi park, with private access. Super urban location.***



**Attached Single**

Status: **NEW**  
Area: **8028**

MLS #: **10575770**  
List Date: **11/17/2019**  
List Dt Rec: **11/17/2019**

List Price: **\$574,900**  
Orig List Price: **\$574,900**  
Sold Price:  
SP Incl: **Yes**  
Parking:

Address: **1529 W Harrison St, Chicago, IL 60607**  
Directions: **Ashland to Harrison, east 1 block, turn in right to property**

Closed:  
Off Mkt:  
Year Built: **1988**  
Dimensions: **2300**  
Ownership: **Fee Simple w/ HO Assn.**

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

Lst. Mkt. Time: **5**  
Concessions:  
Contingency:  
Curr. Leased: **No**

Corp Limits: **Chicago**  
Coordinates: **S:500 W:1529**

Subdivision: **Garibaldi Square**  
Township: **West Chicago**

Model: **End Unit Model**

County: **Cook**  
# Fireplaces: **2**

Rooms: **9**  
Bedrooms: **3**  
Basement: **None**

Bathrooms: **2/2**  
(Full/Half):  
Master Bath: **Full**  
Bsmnt. Bath: **No**

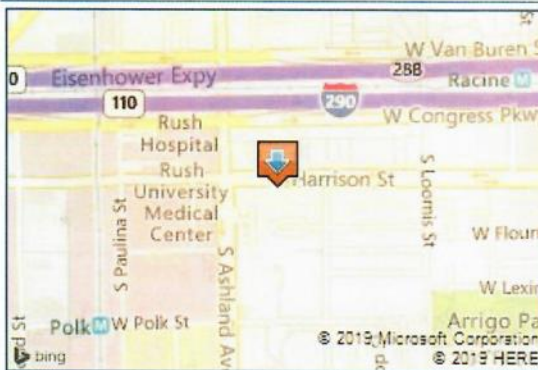
Parking: **Garage**

# Spaces: **Gar:1**  
Parking Incl: **Yes**

Waterfront: **No**  
Total Units: **1**  
# Stories: **4**  
% Own. Occ.:  
Utility Costs:  
Mobility Score: **78 - Good Mobility!**

Appx SF: **2300**  
Bldg. Assess. SF:  
Unit Floor Lvl.: **1**  
% Cmn. Own.:

In Price:  
SF Source: **Estimated**  
# Days for  
Bd Apprvl: **0**  
Fees/Approvals:



Remarks: **Awesome renovation in Garibaldi Square! All brick corner 3 Bedroom, 2 full and 2 half baths plus den. Townhome recently remodeled thru-out with contemporary finishes and upgrades. Move-in ready! 2300 square feet. This sun-drenched home enjoys fantastic city views and a superb urban location in the Tri-Taylor/Little Italy/University Village neighborhood. Completely rebuilt Chef's kitchen features all new custom cabinetry, quartz counters and top-of-line Bosch and Whirlpool SS appliances. Kitchen balcony overlooks private rear patio. Full sized stacked laundry alongside kitchen. Expansive open floorplan living/dining room with fireplace enjoys fantastic views of city skyline thru panoramic view bay windows. Plenty of light streams into this corner unit. Large 1st floor family room with rebuilt gas fireplace and rebuilt half bath opens to private enclosed 20x12 patio. All new heated flooring has been installed on this level. Spacious master bedroom suite features 18' vaulted ceilings, oversized walk-in closet and rehabbed master bath with double bowl vanity, granite counters & oversize shower. Stairway from master suite leads to spacious office loft area. Roomy second and third bedrooms, second bath renovated as well! Attached garage with significant storage, new driveway.. GFA/Central air, hot water heater and garage door all recently replaced. All new skylights and newer sliding doors thru-out. New flooring installed on 1st level, hardwood on main level, newer carpeting on 3rd floor & loft levels. Pella exterior doors replaced thru-out. Short walk to Taylor Street retail & dining hub, blue and pink line CTA stops, UIC and Rush/UIC Medical District. Close to Expressways, Chicago Loop and lake front.**

**School Data**

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

**Assessments**

Amount: **\$440**  
Frequency: **Monthly**

Special Assessments: **No**  
Special Service Area: **No**  
Master Association: **No**

**Tax**

Amount: **\$9,270.50**  
PIN: **17173000700000**  
/ Mult PINs:

Tax Year: **2018**  
Tax Exmps: **Homeowner**  
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	24X23	2nd Level	Hardwood		Master Bedroom	18X16	3rd Level	Carpet	
Dining Room	COMBO	2nd Level	Hardwood		2nd Bedroom	12X9	3rd Level	Carpet	
Kitchen	14X13	2nd Level	Hardwood		3rd Bedroom	12X9	3rd Level	Carpet	
Family Room	20X12	Main Level	Ceramic Tile		4th Bedroom		Not Applicable		
Laundry Room	8X5	2nd Level			Office	14X11	4th Level	Carpet	
Attic	9X13	4th Level	Carpet		Foyer	7X10	Main Level	Ceramic Tile	
Deck	20X12	Main Level							

Interior Property Features: **Vaulted/Cathedral Ceilings, Skylight(s), Hardwood Floors, Heated Floors, 2nd Floor Laundry, Laundry Hook-Up in Unit, Storage**

Exterior Property Features: **Balcony, Deck, Patio, Storms/Screens, End Unit, Cable Access**

Age: **31-40 Years, Rehab in 2018**

Type: **Townhouse 3+ Stories**

Exposure: **N (North), E (East), W (West), City**

Exterior: **Brick, Stone**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen: **Eating Area-Table Space, Island, Pantry-Closet**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances**

Dining: **Combined w/ LivRm**

Laundry Features:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details: **Garage Door Opener(s), Transmitter(s), Heated**

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): **/**

Driveway: **Concrete**

Basement Details: **None**

Sewer: **Sewer-Public, Sewer-Storm**

Water: **Lake Michigan, Public**

Const Opts:

General Info: **School Bus Service, Commuter Bus, Commuter Train, Interstate Access**

Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**

Asmt Incl: **Common Insurance, TV/Cable, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal, Internet Access**

HERS Index Score:

Green Disc:

Green Rating Source: