



855 N May unit F - \$649,900

Extraordinary town home in St. John's Park

BILL WENTHEN, BROKER OWNER

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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. 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.



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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. 2nd 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 Incl: **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**

Contract:
Financing:
Blt Before 78: **No**
Subdivision:
Township: **West Chicago**
Bathrooms **2/1**
(Full/Half):
Master Bath: **Full**
Bsmnt. Bath: **No**

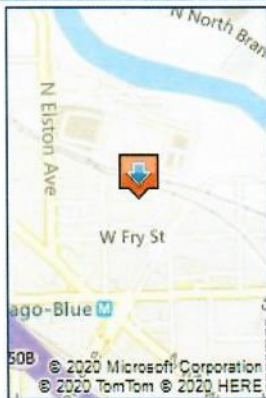
Lst. Mkt. Time: **4**
Concessions:
Contingency:
Curr. Leased: **No**

Model:
County: **Cook**
Fireplaces: **1**
Parking: **Garage**

Spaces: **Gar:2**
Parking Incl: **Yes**
In Price:
SF Source: **Estimated**
Days for
Bd Apprvl: **30**
Fees/Approvals:

Waterfront: **No**
Total Units: **81**
Stories: **4**
% Own. Occ.:
Utility Costs:
Mobility Score: **73 - Good Mobility!**

Appx SF: **2520**
Bldg. Assess. SF:
Unit Floor Lvl.: **1**
% Cmn. Own.:



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 Assc. Freq.: **Not Required**

Tax

Amount: **\$11,725**
PIN: **17054130920000 /**
Mult PINs:
Tax Year: **2019**
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	17X15	2nd Level	Hardwood	Blinds, Drapes	Master Bedroom	14X12	3rd Level	Carpet	Blinds
Dining Room	13X08	2nd Level	Hardwood		2nd Bedroom	19X10	3rd Level	Carpet	Blinds
Kitchen	13X13	2nd Level	Hardwood	Blinds, Window Coverings	3rd Bedroom	17X15	4th Level	Carpet	Blinds
Family Room	13X10	Main Level	Carpet	Blinds	4th Bedroom		Not Applicable		
Laundry Room					Deck	17X15	4th Level		
Balcony	5X12	2nd Level	Sustainable						

Interior Property Features: **Hardwood Floors, 2nd Floor Laundry**
Exterior Property Features: **Balcony, Patio, Roof Deck**

Age: **16-20 Years**
Type: **Townhouse 3+ Stories, Townhouse-TriLevel**
Exposure: **N (North), E (East), W (West)**
Exterior: **Brick**
Air Cond: **Central Air**
Heating: **Gas, Forced Air**
Kitchen: **Eating Area-Breakfast Bar, Island, Pantry-Closet**
Appliances: **Oven/Range, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances**
Dining: **Combined w/ LivRm**
Bath Amn: **Double Sink**
Fireplace Details: **Gas Logs**
Fireplace Location: **Living Room**
Electricity:
Equipment:
Additional Rooms: **Balcony, Deck**
Other Structures:
Door Features:
Window Features:

Laundry Features:
Garage Ownership:
Garage On Site: **Yes**
Garage Type: **Attached**
Garage Details: **Garage Door Opener(s)**
Parking Ownership:
Parking On Site:
Parking Details:
Parking Fee (High/Low): **/**
Driveway: **Asphalt**
Basement Details: **None**
Foundation: **Concrete**
Ext Bas/Fnd:
Roof: **Rubber**
Disability Access: **No**
Disability Details:
Lot Desc:
Lot Size Source:

Sewer: **Sewer-Public**
Water: **Lake Michigan**
Const Opts:
General Info: **None**
Amenities:
Asmt Incl: **Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Sale Terms: **Conventional**
Possession: **Closing**
Est Occp Date:
Management:
Rural:
Addl. Sales Info.: **None**
Broker Owned/Interest: **No**
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: