

# FOR SALE



**4752 N PAULINA STREET  
UNIT 1  
CHICAGO, IL 60640**

**Bedrooms: 4**

**Bathrooms: 3**

**Taxes: \$7,287.85 (2018)**

**PIN: 14-18-204-039-1001**

**Monthly Assessments: \$175**

**Parking: 1 Garage Space, Deeded**

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## HIGHLIGHTS

- **Fabulously updated 4-bedroom / 3-bathroom condo available in the heart of Ravenswood**
- **Parlor boasts gorgeous wood-work, sconces and fireplace**
- **Original pocket doors reveal formal dining room with intricate built-in shelving**
- **Updated kitchen features white cabinetry, black granite counter tops, and a full stainless steel GE appliance package**



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- Gourmet kitchen also includes ample storage, nook for dining table, and easy access to deck and grill
- 1st floor includes master bedroom with en suite bathroom, a spacious guest room, and full wash room
- Lower level features a fantastic great room, 2 additional queen-sized bedrooms with ample storage, and powder room with a standing shower
- 3 large closets, a utility room, and a laundry room complete the lower level floor plan
- Private 15' x 15' deck overlooks a shared patio, large fenced-in yard, and shared garage featuring 1 deeded parking spot

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- Convenient Ravenswood location bustling with ample dining, entertainment & shopping options such as Marianos, Chase Park, Band of Bohemia, M Bakery, and much more
- Monthly assessments of \$175 include water, insurance, and common area maintenance
- Property taxes reflect a 2018 homeowner exception



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