



LIVING ROOM



KITCHEN



DINING ROOM

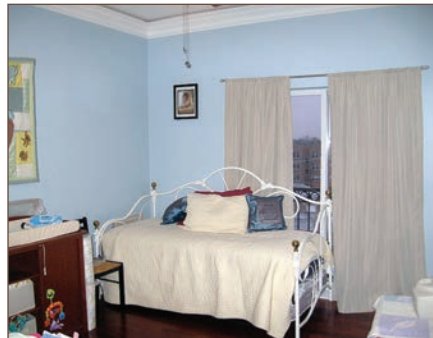
4235 NORTH KEDZIE AVENUE, UNIT 4-F



Newer Quality elevator building, SE corner 2 bedroom, 2 bath, split bedroom floor plan. Gourmet kitchen with granite. Steam shower, marble baths, tray lighting, in-unit laundry room, two private balconies, Cherry Hardwood floors throughout, best indoor garage spot, close to Kedzie brown line, 90/94. Great area & unit!



MASTER BEDROOM



2ND BEDROOM



MASTER BATH



ELDORRADO
CHICAGO REAL ESTATE

Phone: 312.612.9060

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Residential Rental

Status: **NEW**
 Area: **8016**
 Address: **4235 N Kedzie AVE Unit 4-F, Chicago, Illinois 60618**
 Directions: **2 Blocks N of Irving Park Rd, Between Berteau and Cullom Ave.**
 Sold by:
 Rented:
 Off Mkt:
 Year Built: **2007**
 Dimensions: **COMMON**
 Subdivision:
 Corp Limits: **Chicago**
 Coordinates: **N:4235 W:3188**
 Rooms: **5**
 Bedrooms: **2**
 Basement: **None**
 Total Units: **18**
 Unit Floor Lvl.: **4**
 Avail Furnished?:

MLS #: **07755185**
 List Date: **03/15/2011**
 List Dt Rec: **03/16/2011**
 Financing:
 Built B4 78: **No**
 Model:
 Township: **North Chicago**
 Bathrooms **2/0**
 (Full/Half):
 Master Bath: **Full**
 Bmt Bath: **No**
 Board Approval:
 # Days for
 Bd Apprvl:
 Furnished Rate:

Rent Price: **\$1,800**
 Orig Rent Price: **\$1,800**
 Rented Price:
 List. Mkt. Time: **3**
 Contingency:
 Curr. Leased: **No**
 Lease Expires:
 County: **Cook**
 # Fireplaces: **1**
 Parking: **Garage**
 # Spaces: **Gar:1**
 Parking Incl. **Yes**
 In Price:
 Waterfront: **No**
 Appx SF: **1300**
 SF Source: **Estimated**
 Short Term Lease?:
 Short Term Rate:
 Security Deposit: **1800**

Remarks: **Newer Quality elevator building, SE corner 2 bedroom, 2 bath, split bedroom floor plan. Gourmet kitchen with granite. Steam shower, marble baths, tray lighting, in-unit laundry room, two private balconies, Cherry Hardwood floors throughout, best indoor garage spot, close to Kedzie brown line, 90/94, great area and unit.**

School Data

Elementary: **North River (299)**
 Junior High: **Bateman (299)**
 High School: **Von Steuben Metro Science Senior (299)**
 Other:

Pet Information

Pets Allowed: **Cats OK, Dogs OK**
 Max Pet Weight:

Room Name Size	Level	Flooring	Win Trmt	Room Name Size	Level	Flooring	Win Trmt
Living Room 19X18	Main Level	Hardwood		Master Bedroom 14X13	Main Level	Hardwood	
Dining Room COMBO	Main Level	Hardwood		2nd Bedroom 13X11	Main Level	Hardwood	
Kitchen 18X11	Main Level	Hardwood		3rd Bedroom	Not Applicable		
Family Room	Not Applicable			4th Bedroom	Not Applicable		
Laundry Room							

Interior Property Features: **Sauna/Steam Room, Elevator, Hardwood Floors, Laundry Hook-Up in Unit**
 Exterior Property Features: **Balcony, Deck, End Unit**

Age: **1-5 Years**
 Type: **Condo**
 Exposure: **N (North), E (East)**
 Exterior: **Brick, Stone**
 Air Cond: **Central Air**
 Heating: **Gas**
 Kitchen:
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Compactor-Trash**
 Dining: **Combined w/ LivRm**
 Bath Amn: **Whirlpool, Separate Shower, Steam Shower, Double Sink**
 Fireplace Details: **Wood Burning, Gas Starter**
 Fireplace Location: **Living Room**
 Electricity: **Circuit Breakers**
 Equipment: **Humidifier, Intercom**
 Additional Rooms: **No additional rooms**
 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: **Concrete**
 Basement Details: **None**
 Foundation:
 Roof:
 Disability Access: **No**
 Disability Details:
 Lot Desc:
 Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 General Info: **None**
 Amenities: **Elevator, Storage, Sundeck**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Lease Terms: **Lease/Purchase, 1 Year Lease**
 Possession: **Negotiable**
 Management:
 Fees/Approvals:
 Monthly Rent Incl: **Scavenger, Exterior Maintenance, Lawn Care, Snow Removal**
 Available As Of: **03/16/2011**

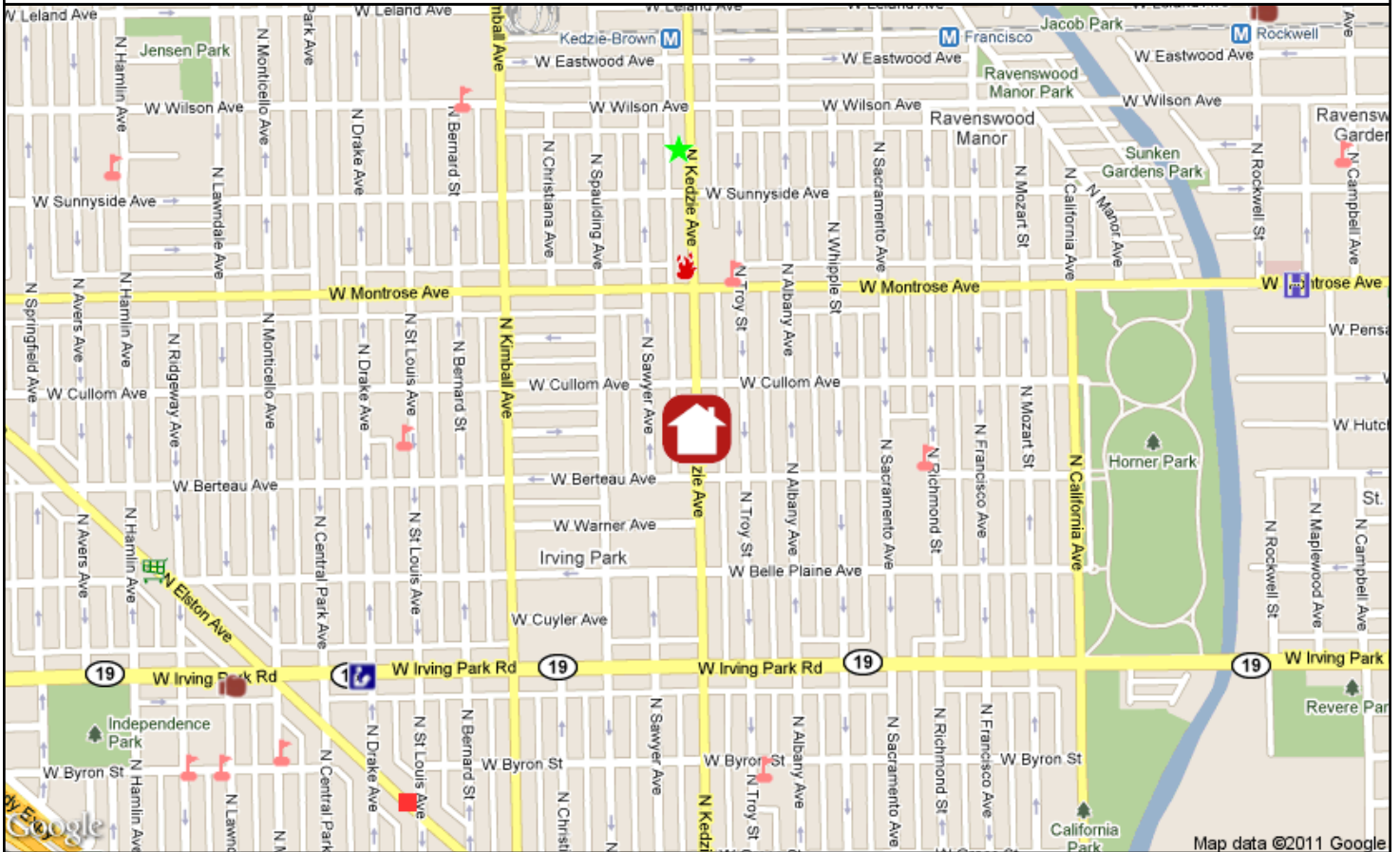
Agent Remarks: **Quality abounds throughout this unit. Any serious renter will want to lease it. Show and lease. Absolutely stunning with very gracious room sizes. Video Intercom, only 4 cars in garage and best spot. Ideal location!**

Internet Listing: **All** Remarks on Internet?: **Yes** Addr on Internet?: **Yes**
 VOW AVM: **Yes** VOW Comments/Reviews: **Yes** Lock Box:
 Listing Type: **Exclusive Right to Lease** Special Comp Info: **None**
 Coop Comp: **1/2 MONTH - \$195 (on Net SP)** Additional Sales Information: **None** Expiration Date: **09/15/2011**
 Showing Inst: **Call 24/7 Appointment Desk at 1-877-677-1945.**
 Mgmt. Co:
 Owner: **OOR** Contact Name:
 Ph #:
 Broker: **Eldorado Chicago Real Estate (18454)** Ph #: **(312) 612-9060**
 List Agent: **Alexis Eldorado (134403)** Ph #: **(312) 612-9061**
 Co-lister: Ph #:
 Phone:
 Agent Owned/Interest?: **No**
 Team:
 Email: **Alexis@Eldorado.com**
 More Agent Contact Info:

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MLS #: 07755185

Home-Turf Report for 4235 N Kedzie Av, Chicago IL 60618



Prepared by: Alexis Eldorado // Eldorado Chicago Real Estate LLC // (312) 612-9060 // Alexis@Eldorado.com

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City Ward#: 33

Alderman: Richard F. Mell
3649 N. Kedzie Ave., 60618, 773-478-8040

Nearest Public High Schools:

Roosevelt High, 3436 W Wilson Av, 0.5mi NW
Von Steuben Hs, 5039 N Kimball Av, 1.0mi N

Nearest Private High Schools:

Lawrence Hall Youth Services, 4833 N Francisco Ave, 0.8mi NE
Gordon Tech High, 3633 N California Av, 0.9mi SE
Telshe High, 3535 W Foster Ave, 1.3mi N

Nearest Public Elementary Schools:

North River Elem., 4416 N Troy St, 0.2mi N
Bateman Elem., 4220 N Richmond St, 0.3mi E

Nearest Private Elementary Schools:

Park View Lutheran, 3919 N Monticello Av, 0.7mi SW
Kidwatch Plus Inc, 3901 N Ridgeway, 0.8mi SW

Nearest Daycare Centers:

KinderCare, 3855 N. Elston, 0.6mi SW
Adler Schools, 2239 W Lawrence Ave, 1.3mi NE
Little Angels Day Care II, 5117 N Lincoln Ave, 1.4mi NE

Nearest Public Library:

Independence, 3548 W Irving Park Rd, 312-744-0900, 0.6mi SW

Nearest Hospital:

Kindred Hospital Chicago North, 2544 W Montrose Ave, 0.8mi E

Nearest Major Grocery Stores:

Tony's Finer Foods, 4137 N Elston Ave, 0.7mi W
Jewel, 3570 N Elston Ave, 0.9mi S
Aldi, 2431 W Montrose Ave, 1.0mi E

Nearest Movie Theaters:

Davis Theatre, 4614 N Lincoln Ave, 1.2mi NE
Logan Theatre, 2646 N Milwaukee Ave, 2.0mi S

Nearest Health Clubs:

Curves, 3701 W Irving Park Rd, 0.7mi SW
Bloom Yoga Studio, 4663 N Rockwell, 0.9mi NE

Nearest Starbucks:

4558 N Kedzie Ave, 0.4mi N

Nearest CTA Station:


Kedzie, Brown Line, 0.5mi N

Nearest Metra Station:

Irving Park, 1.2mi W

Nearest Fire Station:

0.2mi N

-  Starbucks
-  Health Club
-  Dog Park
-  Day Care
-  Major Grocery
-  Library
-  Hospital
-  Post Office
-  Theater
-  Fire Station
-  School
-  CTA Station
-  Metra Station
-  City Park

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