



MAIN PARLOR



FORMAL DINING ROOM



2ND PARLOR

437 WEST ARLINGTON PLACE



Majestic Greystone nestled on famed Arlington Place with 4+ bedrooms, 3.5 baths, and located in Lincoln Elementary School District. Updated Gourmet Kitchen with SubZero, Updated baths including steam shower. Original vintage details abound: floors, moldings, stairs, pocket doors, pier mirrors, stained glass, fireplaces, and more. Three floors plus full unfinished dry basement, high ceilings. North Pond ½ block away & walk to everything.

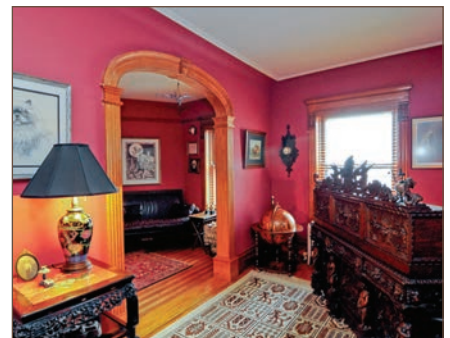
Virtual Tour at www.Eldorado.com



MASTER BEDROOM



KITCHEN



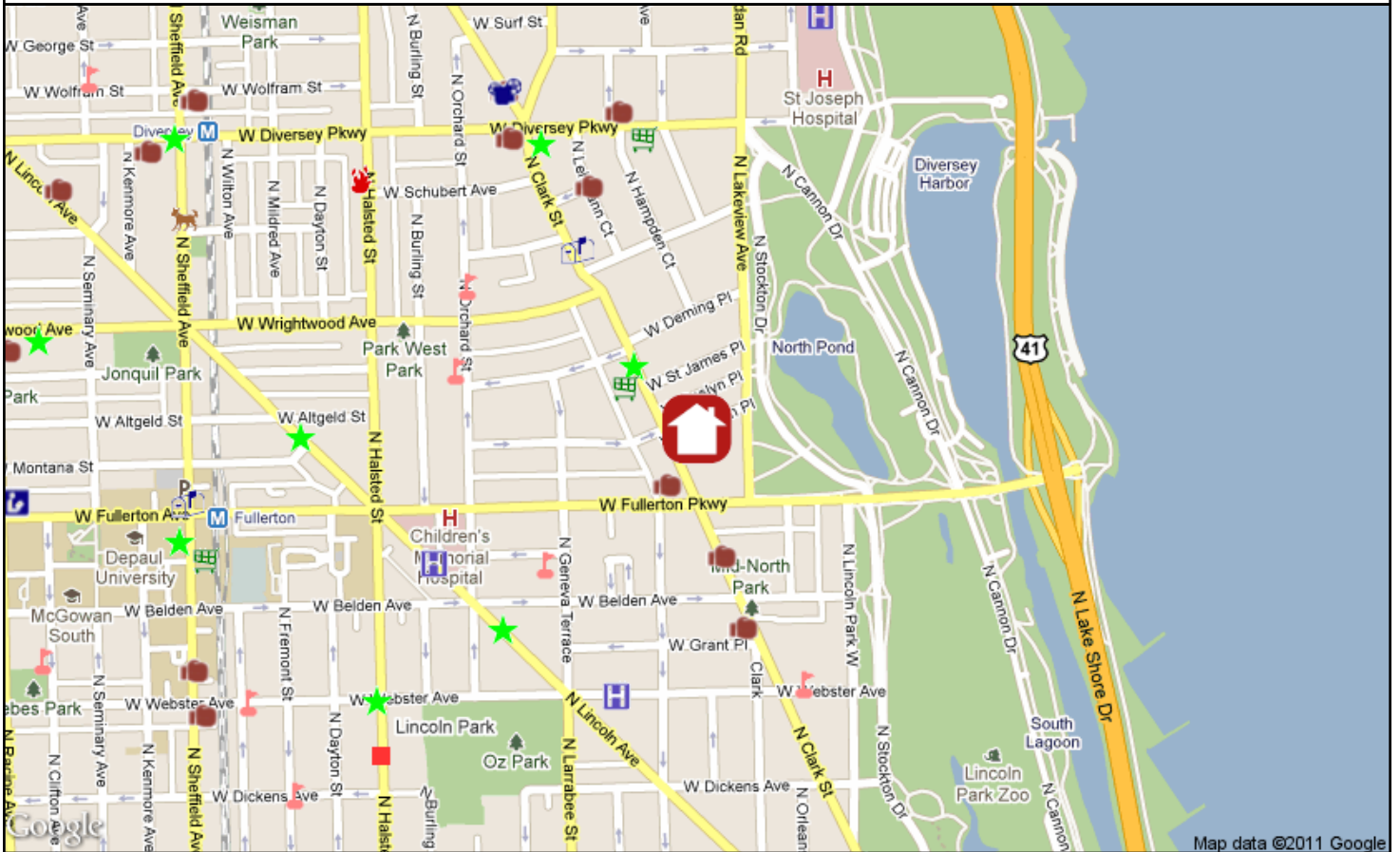
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ELDORRADO
CHICAGO REAL ESTATE

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www.Eldorado.com

Home-Turf Report for 437 West Arlington Place, Chicago, IL 60614



Prepared by: 5`YI Jg`9`XcffiUXc`#9`XcffUXc`7\`JWU`c`FYU`9`ghUy`@`#`fl`%&L`*`%&L`-\$`\$`

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City Ward#: 43

Alderman: Vi Daley
735 W. Wrightwood Ave., 60614, 773-327-9111

Nearest Public High Schools:

Lincoln Park High, 2001 N Orchard St, 0.7mi SW
Payton Prep HS, 1034 N Wells St, 1.8mi S

Nearest Private High Schools:

Francis Parker HS, 330 W Webster Ave, 0.4mi SE
Latin School Of Chicago Upper, 59 W North Blvd, 1.3mi SE
Prologue, 640 W Irving Park Rd, 1.9mi N

Nearest Public Elementary Schools:

Lincoln Elem., 615 W Kemper Pl, 0.3mi SW
Alcott Elem., 2625 N Orchard St, 0.4mi NW

Nearest Private Elementary Schools:

St Clement, 2524 N Orchard St, 0.3mi W
Francis Parker, 330 W Webster Ave, 0.4mi SE

Nearest Daycare Centers:

St. Vincent DePaul Center, 2145 N Halsted St, 0.5mi SW
KinderCare, 1733 N. Marcey St., 1.2mi SW
Lake Shore Preparatory School, 300 W Hill St, 1.7mi S

Nearest Public Library:

Lincoln Park, 1150 W Fullerton Ave, 312-744-1926, 0.9mi W

Nearest Hospital:

Children's Memorial Hospital, 2300 N Childrens Plz, 0.4mi SW

Nearest Major Grocery Stores:

Lincoln Park Market, 2500 N Clark St, 0.1mi NW
Market Place Foods, 521 W Diversey Pkwy, 0.4mi N
Carnival Foods, 458 W. Dickens Ave., 0.5mi S

Nearest Movie Theaters:

Landmark Century Centre Cinema, 2828 N Clark St, 0.5mi NW
Brew & View, 3145 N Sheffield Ave, 1.1mi NW

Nearest Health Clubs:

Lincoln Park Fitness Center, 444 W Fullerton Pkwy, 0.1mi SW
Lincoln Park Barbell, 2342 N Clark St, 0.2mi S

Nearest Starbucks:

2525 N Clark St, 0.1mi NW

Nearest CTA Station:

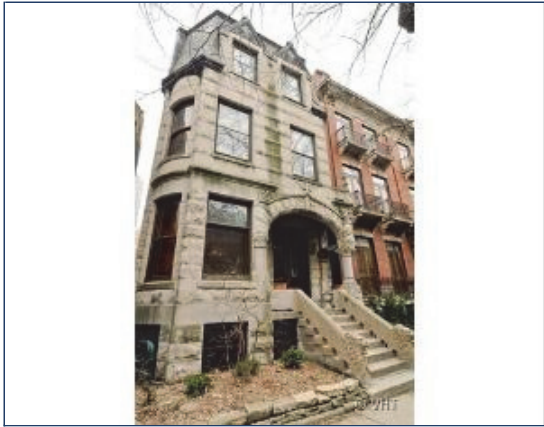
Fullerton, Red, Brown, Purple (Express), 0.7mi W

Nearest Metra Station: Clybourn, 1.6mi SW

Nearest Fire Station: 0.6mi NW

- 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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Detached Single
 Status: **PCHG**
 Area: **8007**
 Address: **437 W Arlington Pl , Chicago, Illinois 60614**
 Directions: **CLARK TO ARLINGTON-EAST TO PROPERTY.**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1888**
 Dimensions: **25X125**
 Ownership: **Fee Simple**
 Corp Limits: **Chicago**
 Coordinates: **N:2445 W:437**
 Rooms: **8**
 Bedrooms: **4**
 Basement: **Full**

MLS #: **07905840**
 List Date: **09/19/2011**
 List Dt Rec: **09/19/2011**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision:
 Township: **Lake View**
 Bathrooms **3 / 1**
 (full/half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**

List Price: **\$1,090,000**
 Orig List Price: **\$1,550,000**
 Sold Price:
 Lst. Mkt. Time: **36**
 Points:
 Contingency:
 Curr. Leased:
 Model:
 County: **Cook**
 # Fireplaces: **3**
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl. **No**
 In Price:

Remarks: **Reduced \$400K! Majestic Greystone on Arlington Place, 4+ bedrooms, 3.5 baths, located in Lincoln Park School Dist. Updated Gourmet Kitchen, SubZero, Updated baths, steam shower. Original vintage details: floors, moldings, stairs, pocket doors, pier mirrors, stained glass, fireplaces. 3 floors + full unfinished dry basement, high ceilings. North Pond 1/2 block, walk to everything. Nearby Rental Parking or buy 2 spaces.**

School Data		Assessments		Tax		Miscellaneous			
Elementary: Lincoln (299)	Amount: \$0	Amount: \$15,006.29	Waterfront: No			Appx SF: 3000			
Junior High: Lincoln Park (299)	Frequency: Not Applicable	PIN: 14283220040000	SF Source: Landlord/Tenant/Seller			Acreage: 0.0442			
High School: Lincoln Park (299)	Special Assessments: No	Mult PINs:							
Other:	Special Service Area: No	Tax Year: 2009							
	Master Association: No	Tax Exmps:							
Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	16X10	Main Level	Hardwood		Master Bedroom	20X16	2nd Level	Hardwood	
Dining Room	20X12	Main Level	Hardwood		2nd Bedroom	19X11	2nd Level	Hardwood	
Kitchen	12X11	Main Level			3rd Bedroom	16X13	3rd Level	Hardwood	
Family Room		Not Applicable	Hardwood		4th Bedroom	13X10	3rd Level	Hardwood	
Laundry Room	6X6	2nd Level			Pantry	8X6	Main Level	Hardwood	
Other	20X11	Main Level	Hardwood						
Office	20X12	3rd Level	Hardwood						

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

Age: **100+ Years**
 Type: **3 Stories**
 Style: **Greystone**
 Exterior: **Stone**
 Air Cond: **Central Air**
 Heating: **Gas, Hot Water/Steam**
 Kitchen: **Pantry-Butler**
 Appliances: **Oven/Range, Dishwasher, High End Refrigerator, Washer, Dryer**
 Dining: **Separate**
 Attic:
 Basement Details: **Unfinished**
 Bath Amn: **Whirlpool, Separate Shower, Steam Shower**
 Fireplace Details: **Gas Logs, Decorative Only**
 Fireplace Location: **Living Room, Master Bedroom, Other**
 Electricity: **Circuit Breakers, 200+ Amp Service**
 Equipment: **Security System**

Additional Rooms: **Other, Office, Pantry**
 Garage Ownership: **Transferrable Lease**
 Garage On Site: **No**
 Garage Type: **Detached**
 Garage Details:
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Driveway:
 Foundation:
 Exst Bas/Fnd:
 Disability Access: **No**
 Disability Details:
 Exposure: **N (North), S (South)**
 Lot Size: **Less Than .25 Acre**
 Lot Desc: **Forest Preserve Adjacent**

Roof: **Tar and Gravel**
 Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **Commuter Bus**
 Amenities: **Park/Playground, Pond/Lake, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
 Asmt Ind: **None**
 HERS Index Score:
 Green Discl:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Occ Date:

Agent Remarks: **Must see Greystone, maintenance free, house abuts Audobon Bird Sanctuary in rear, 90% original architectural details, double parlor, good home for entertaining, two outdoor decks. Parking Garage 1/2 block away. Permit Street Parking PM.**

Internet Listing: **All**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2.5% - \$295 (on Net SP)**
 Showing Inst: **Call 24/7 Appt. Desk at 1-877-677-1945.**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Holds Earnest Money: **Yes**
 Addl. Sales Info.: **None**
 Expiration Date:

Addr on Internet?: **Yes**
 Lock Box:
 Special Comp Info: **None**

Mgmt. Co:
 Owner: **OR**
 Broker: **Eldorado Chicago Real Estate (18454)**
 List Agent: **Alexis Eldorado (134403)**
 Co-lister:

Contact Name:
 Ph #:
 Ph #: **(312) 612-9060**
 Ph #: **(312) 612-9061**
 Ph #:

Phone:
 Agent Owned/Interest?: **No**
 Team:
 Email: **Alexis@Eldorado.com**
 More Agent Contact Info:

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MLS #: 07905840

Prepared By: Eldorado Chicago Real Estate | 10/24/2011 06:42 PM