



Detached Single

Status: **NEW**
 Area: **8014**
 Address: **4537 N Mozart St , Chicago, Illinois 60625**
 Directions: **MONTROSE TO MOZART - ONE WAY NORTH TO 4537.**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1913**
 Dimensions: **30 X 125**
 Ownership: **Fee Simple**
 Corp Limits: **Chicago**
 Coordinates: **N:4537 W:2834**
 Rooms: **9**
 Bedrooms: **3**
 Basement: **Full, Walkout**

MLS #: **07939072**
 List Date: **11/05/2011**
 List Dt Rec: **11/05/2011**
 Contract:
 Financing:
 Blt Before 78: **Yes**

List Price: **\$529,000**
 Orig List Price: **\$529,000**
 Sold Price:

Lst. Mkt. Time: **1**
 Points:
 Contingency:
 Curr. Leased: **No**

Subdivision: **Ravenswood Manor**
 Township: **Jefferson**
 Bathrooms: **1 / 1**
 (full/half):
 Master Bath: **Shared**
 Bsmnt. Bath: **No**

Model:
 County: **Cook**
 # Fireplaces: **1**
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl. **Yes**
 In Price:

Remarks: **3BR/1.5BA home in historic Ravenswood Manor, spacious LR w/wood burning FP, oak HDWD flrs thruout, maple kitchen flr, 9' ceilings, many recent improvements incl: new detached 2-car garage, new high efficiency boiler, new hot water heater, new deck, remodeled 1st floor office & powder room. 1 blk to CTA Brown Line & Ravenswood Manor Park, Lane Tech, Gordon Tech, Waters school, & Lincoln Square. Oversized 30x125 lot.**

School Data

Elementary: **Waters (299)**
 Junior High: **Waters (299)**
 High School: **Lane Technical (299)**
 Other:

Assessments

Amount: **\$0**
 Frequency: **Not Applicable**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**

Tax

Amount: **\$8,891**
 PIN: **13131240030000**
 Mult PINs:
 Tax Year: **2009**
 Tax Exmps: **Homeowner**

Miscellaneous

Waterfront: **No**
 Appx SF: **2300**
 SF Source: **Landlord/Tenant/Seller**
 Acreage:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	22X23	Main Level	Hardwood	All	Master Bedroom	12X13	2nd Level	Hardwood	All
Dining Room	13X17	Main Level	Hardwood	None	2nd Bedroom	12X13	2nd Level	Hardwood	All
Kitchen	10X20	Main Level	Hardwood	All	3rd Bedroom	10X13	2nd Level	Hardwood	All
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Office	8X13	Main Level	Carpet	All	Play Room	13X19	3rd Level	Carpet	None
Sun/Florida Room	8X23	2nd Level	Carpet	All					

Interior Property Features: **Hardwood Floors**
 Exterior Property Features: **Deck**

Age: **91-100 Years**
 Type: **3 Stories**
 Style: **American 4-Sq.**
 Exterior: **Brick**
 Air Cond: **3+ (Window/Wall Unit)**
 Heating: **Gas, Hot Water/Steam, Radiators**
 Kitchen: **Eating Area-Table Space**
 Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer**
 Dining: **Separate**
 Attic:
 Basement Details: **Unfinished**
 Bath Amn:
 Fireplace Details: **Wood Burning**
 Fireplace Location: **Living Room**
 Electricity:
 Equipment: **Ceiling Fan**

Additional Rooms: **Office, Play Room, Sun/Florida Room Heated**
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details: **Garage Door Opener(s), Transmitter(s)**
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Driveway:
 Foundation:
 Exst Bas/Fnd:
 Disability Access: **No**
 Disability Details:
 Exposure:
 Lot Size: **Oversized Chicago Lot**
 Lot Desc: **Fenced Yard**

Roof:
 Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **Commuter Bus, Commuter Train**
 Amenities:
 Asmt Incl: **None**
 HERS Index Score:
 Green Discl:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing, Negotiable**
 Occ Date:

Agent Remarks: **Call owner directly for an appointment @ 312.909.7174 and ask for Ray. Fax offers to 847.986.3520. Listing company does not hold earnest money.**

Internet Listing: **All**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Agency**
 Coop Comp: **2%-200 (on Net SP)**
 Showing Inst: **Call owner directly for an appointment @ 312.909.7174 and ask for Ray.**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Holds Earnest Money: **No**
 Addl. Sales Info.: **None**
 Expiration Date:

Addr on Internet?: **Yes**
 Lock Box:
 Special Comp Info: **Variable**

Mgmt. Co:
 Owner: **Cathie & Ray Karenas**
 Broker: **4 Sale Realty, Inc. (24451)**
 List Agent: **Quin O'Brien, CNC (256870)**
 Co-lister:

Contact Name:
 Ph #: **312.909.7174**
 Ph #: **(847) 298-4663**
 Ph #: **(847) 298-4663**
 Ph #:

Phone:
 Agent Owned/Interest?: **No**
 Team:
 Email: **Quino@4salerealty.com**
 More Agent Contact Info: **Offers 847.986.3520**