



**Detached Single** Status: **ACTV** MLS #: **07230602**  
 Address: **4663 N LeClaire Ave, Chicago, 60630**  
 Bedrooms: **3** List Price: **\$329,000**  
 Baths: **2**  
 Total Rms: **6** Area: **8011**  
 Master Bedroom Bath: **No** HO Assessments:  
 # Fireplaces: **0** Frequency: **Not Applicable**  
 PIN: **13162100030000** Taxes: **\$3,369.30**  
 Special Assessment/Service Area: **No** Tax Year: **2007**  
 Type Ownership: **Fee Simple** Tax Exemptions: **Homeowner**  
 Agent Owned/Interest: **No** Year Built: **1928**  
 Basement: **Yes** Built Before 1978: **Yes**  
 Parking Type: **Garage** # Cars: **1**  
 Subdivision: Model: **BUNGALOW**  
 Type: **1.5 Story** Contract Date:  
 Style: **Bungalow** Closed Date:  
 Approx SF: Sold Price:  
 Exterior: **Brick** Currently Leased:  
 Age: **51-100 Years, Recent Rehab** Lease Exp Date:  
 Elementary: **BEAUBIEN** District #: **299**  
 Middle: District #: **299**  
 High: **TAFT** District #: **299**

Lot Dimensions: **25X125** Lot Size: **Standard Chicago Lot** Acres:  
 Waterfront: **No** North: **4663** South: **0** East: **0** West  
 Directions: **LAWRENCE TO AVONDALE SOUTH(EAST) TO LECLAIRE**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	16X12	Main Level	Hardwood						
Dining Room:	13X11	Main Level	Hardwood						
Kitchen:	19X12	Main Level	Ceramic Tile						
Family Room:		Not Applicable							
Master Bedroom:	12X09	Main Level	Hardwood						
2nd Bedroom:	11X09	Main Level	Hardwood						
3rd Bedroom:	15X08	2nd Level	Hardwood						
4th Bedroom:									
Air:	2 (Window/Wall Unit)								
Appliances:	Oven/Range, Microwave, Dishwasher-Portable, Refrigerator, Washer, Dryer								
Assessments Include:	None								
Basement:	Full, Walkout, Partially Finished								
Existing Bas./Fnd.:									
Bath Amenities:									
Dining Room:	Separate								
Features:	Porch								
Fireplace:									
Garage:	Detached, 1 Car Garage								
Heat/Fuel:	Radiators								
Lot Description:	Fenced Yard								
Sewer:	Sewer-Public								
					Kitchen:	Eating Area-Table Space, Pantry-Walk-in			
					Other Rooms:				
					Water:	Lake Michigan			

Remarks: **COME SEE THIS KNOCKOUT CHICAGO BRICK BUNGALOW WITH AN AWARD WINNING PERENNIAL GARDEN THAT MARRIES ORIGINAL CHARM PLUS FANTASTIC UPDATES. UNTOUCHED BEAUTIFUL WOODWORK, A GORGEOUS NEW KITCHEN AND UPDATED BATHS WITH RADIANT FLOOR HEAT, NEW ROOF, NEWER FURNACE. ROOM FOR FURTHER EXPANSION! A COMMUTER'S DREAM, LOCATED ON A LOVELY TREE LINED STREET RIGHT BY CTA, METRA, AND 90/94. BEAUBIEN SCHOOL DISTRICT.**

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Prepared By: Lee Diamond - Big Shoulders Realty, LLC 08/13/2009 04:17 PM