



Detached Single
 Status: **NEW**
 Area: **8007**
 Address: **1932-1934 N Seminary Ave, Chicago, IL 60614**
 Directions: **ARMITAGE TO SEMINARY, TO PROPERTY**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1894**
 Dimensions: **86 X 119**
 Ownership: **Fee Simple**
 Corp Limits: **Chicago**
 Coordinates: **N:1932 W:1100**
 Rooms: **10**
 Bedrooms: **4+1 bsmt**
 Basement: **Full**
 Utility Costs:
 Mobility Score: **79 - Good Mobility!**

MLS #: **10891038**
 List Date: **10/02/2020**
 List Dt Rec: **10/03/2020**
 Offered for Sale/Rent: **Yes**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision:
 Township: **North Chicago**
 Bathrooms **4 / 0**
 (full/half):
 Master Bath: **Full**
 Bsmnt. Bath: **Yes**

List Price: **\$2,499,500**
 Orig List Price: **\$2,499,500**
 Sold Price:
 Rental MLS#:

Mkt. Time (Lst./Tot.): **5/5**
 Concessions:
 Contingency:
 Curr. Leased: **Yes Exp:10/23/2020**

Model:
 County: **Cook**
 # Fireplaces: **3**
 Parking: **Garage, Exterior Space(s)**
 # Spaces: **Gar:2 Ext:2**
 Parking Incl. **Yes**
 In Price:

Some photos may be virtually staged

Remarks: **Live in Lincoln Park - Have you ever wanted to customize your own home in every last detail? This is a once in a lifetime opportunity and your chance to go from fixer to fabulous! This One of a kind Victorian Gem in the Heart of Lincoln Park/DePaul community is across the street from Adams Playground Park, the home features 3 gas fireplaces, gorgeous woodwork throughout, hardwood floors, high ceilings, pocket doors and original stained glass windows. Easy access to all shopping, restaurants, lakefront and CTA Brownline. This property boasts a beautiful side yard that is an Oasis away from City Living and perfect for social distancing, entertaining or relaxing. Property includes a one bedroom coach house. 2 -Garage Spots. 2- Exterior Spots.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Oscar Mayer (299) 2nd/Alternate: Burr Junior High: Agassiz (299) 2nd/Alternate: Alcott High School: Lincoln Park (299) 2nd/Alternate: Noble Street Charter Square Footage Comments: 4,166 sq ft for main house. 1,368 sq ft for coach house.	Amount: \$0 Frequency: Not Applicable Special Assessments: No Special Service Area: No Master Association: No Master Assc. Freq.: Not Required	Amount: \$45,693.31 PIN: 14324000620000 Mult PINs: (See Agent Remarks) Tax Year: 2019 Tax Exmps: None	Waterfront: No Appx SF: 5534 SF Source: Appraiser Bldg. Assess. SF: Acreage: 0.1481

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X13	Main Level	Hardwood	Blinds	Master Bedroom	13X13	2nd Level	Hardwood	Blinds
Dining Room	13X15	Main Level	Hardwood	Blinds	2nd Bedroom	17X14	2nd Level	Hardwood	Blinds
Kitchen	11X17	Main Level	Stone	Blinds	3rd Bedroom	13X12	2nd Level	Hardwood	Blinds
Family Room	16X12	2nd Level	Hardwood		4th Bedroom	13X12	2nd Level	Hardwood	Blinds
Laundry Room	14X11	Basement	Ceramic Tile	Blinds	Foyer	13X12	Main Level	Hardwood	Blinds
5th Bedroom	16X13	Basement	Ceramic Tile	Blinds	Office	13X15	Basement	Hardwood	Blinds
Deck	9X9	3rd Level			Sun/Florida Room	13X15	2nd Level	Ceramic Tile	Blinds
Sun/Florida Room	9X17	Main Level	Ceramic Tile	Blinds					

Interior Property Features: **Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Full Bath**
 Exterior Property Features: **Porch, Roof Deck**

Age: 100+ Years Type: 2 Stories Style: Victorian Exterior: Brick Air Cond: Central Air, Partial, 2 (Window/Wall Unit) Heating: Gas, Forced Air, Baseboard, Radiant Kitchen: Eating Area-Breakfast Bar Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, All Stainless Steel Kitchen Appliances Dining: Separate Attic: Basement Details: Finished Bath Amn: Fireplace Details: Gas Starter Fireplace Location: Family Room, Living Room, Dining Room Electricity: Equipment: Other Structures: Door Features: Window Features:	Laundry Features: Additional Rooms: 5th Bedroom, Deck, Foyer, Office, Sun/Florida Room Garage Ownership: Owned Garage On Site: Yes Garage Type: Detached Garage Details: Parking Ownership: Owned Parking On Site: Yes Parking Details: Driveway: Foundation: Exst Bas/Fnd: Disability Access: No Disability Details: Exposure: Lot Size: Less Than .25 Acre Lot Size Source: Appraisal Lot Desc:	Roof: Sewer: Sewer-Public Water: Public Const Opts: General Info: None Amenities: Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved Asmt Ind: None HERS Index Score: Green Discl: Green Rating Source: Green Feats: Sale Terms: Possession: Closing, Specific Date Occ Date: Rural: No Vacant: No Relist: Zero Lot Line:
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Broker Private Remarks: **The Main house's lease expires 10/23/2020. Both properties are tenant occupied. DO NOT Disturb Tenants or enter the yard - PRIVATE PROPERTY. Room w/ built in closets 11x9. Sun porches are off the Kitchen and off the 2nd level family room. The 2nd level sun porch leads up to the deck. See Additional Info for Brochure, survey, Offer Contract, & Disclosures. If your client would like to make an offer, email the completed & signed offer contract and disclosures to don@donfelton.com -NO MULTI-BOARD CONTRACTS WILL BE ACCEPTED. Multiple Pins: 1932 N. Seminary (mansion); PIN#: 14-32-400-062-0000. 1934 N. Seminary (coach house) - 14-32-400-064-0000. Total Taxes: \$45,693.31. When communicating please email: Don@DonFelton.com. It copies me and my office assistant -Lakeisha Henderson. Multiple Parcels - Tax amount includes: 14324000620000/\$28,081.71, 14324000640000/\$17,611.60**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2% - \$375 (on Gross SP) Showing Inst: Use Showing Assist for showings. For any questions please email: Don@DonFelton.com Mgmt. Co: Owner: ORR Broker: Chicago's Real Estate Agency (18969) / (312) 244-3728 List Broker: Don Felton (176924) / (312) 244-3728 / don@creahomes.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: No Addl. Sales Info.: None Cont. to Show?:	Addr on Internet?: Yes Broker Notices: Lock Box: Special Comp Info: None Expiration Date: 09/30/2022 Phone: Broker Owned/Interest: No More Agent Contact Info:
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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.