



**Attached Single** MLS #: **11922524** List Price: **\$255,000**  
 Status: **ACTV** List Date: **11/02/2023** Orig List Price: **\$255,000**  
 Area: **8005** List Dt Rec: **11/02/2023** Sold Price:  
 SP Incl: **Yes**  
 Parking:  
 Address: **2335 W Belle Plaine Ave Unit 413, Chicago, IL 60618**  
 Directions: **Guest parking access via Western north of Irving Park and south of Belle Plaine.**  
 Lst. Mkt. Time: **40**  
 Closed: Contract:  
 Off Mkt: Financing:  
 Year Built: **2006** Blt Before 78: **No** Concessions:  
 Dimensions: **CONDO** Contingency:  
 Ownership: **Condo** Subdivision: Curr. Leased: **No**  
 Corp Limits: **Chicago** Township: **North Chicago** Model:  
 County: **Cook** # Fireplaces:  
 Coordinates: **N:4000**  
**W:2335** Rooms: **5** Bathrooms **1/0** Parking: **Exterior Space(s)**  
 Bedrooms: **1** (Full/Half): Master Bath: **Shared** # Spaces: **Ext:1**  
 Basement: **None** Bsmnt. Bath: **No** Parking Incl. **Yes**  
 Waterfront: **No** Appx SF: **0** SF Source: **Not Reported**  
 Total Units: **92** Bldg. Assess. SF: # Days for  
 # Stories: **5** Unit Floor Lvl.: **4** Bd Apprvl: **30**  
 % Own. Occ.: **100** % Cmn. Own.: Fees/Approvals:  
 Utility Costs: **Elec. - Not Applicable; Gas - \$820.27/yr, \$68.36/mo**  
 Buyer Ag. Comp.: **2.5%-\$425 (% of Net Sale Price)**  
**Check FHA Eligibility** Mobility Score: -

Remarks: **Welcome to Belle Plaine Commons, a vibrant 55+ community, where you'll find this delightful and sunlit 1-Bed + Den, 1-Bath condo. Unwind in the comfort of your generously sized living room, adorned with freshly steamed carpeting, and step out onto the balcony to enjoy the peace and quiet of this community. The open layout kitchen offers a convenient two-seater island - New Fridge 2020. The den offers ample space for a home office, a cozy second living area or additional storage. Retreat to the sizable primary bedroom featuring a roomy walk-in closet, while the main bathroom features a safe and accessible step-in shower. For your convenience, the unit includes a washer and dryer, as well as a separate storage locker. An exterior parking space is included in the listing. Take advantage of the building's excellent amenities, including a library, club/party room, fitness center, and two charming parks just moments away from the entrance. With its proximity to various shops, restaurants, and public transportation, this prime location in North Center ensures convenience at your doorstep. Pets are welcome (some pet count/weight restrictions apply), and the building offers professional management and the convenience of an elevator. Please Note: THIS IS A TIF UNIT. Buyers must meet eligibility requirements - please ask agent for more info.**

School Data	Assessments	Tax	Pet Information
Elementary: <b>(299)</b>	Amount: <b>\$394</b>	Amount: <b>\$3,320.19</b>	Pets Allowed: <b>Cats OK, Dogs OK, Pet Count</b>
Junior High: <b>(299)</b>	Frequency: <b>Monthly</b>	PIN: <b>14183230121067 / Mult PINs:</b>	<b>Limitation, Pet Weight Limitation</b>
High School: <b>(299)</b>	Special Assessments: <b>No</b>	Tax Year: <b>2021</b>	
	Special Service Area: <b>No</b>	Tax Exmps: <b>Homeowner, Senior</b>	
	Master Association:	Coop Tax Deduction:	Max Pet Weight: <b>40</b>
	Master Assc. Freq.: <b>Not Required</b>	Tax Deduction Year:	

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>14X20</b>	<b>Main Level</b>			Master Bedroom	<b>15X11</b>	<b>Main Level</b>	<b>Carpet</b>	
Dining Room	<b>COMB</b>	<b>Main Level</b>			2nd Bedroom		<b>Not Applicable</b>		
Kitchen	<b>12X9</b>	<b>Main Level</b>	<b>Porcelain Tile</b>		3rd Bedroom		<b>Not Applicable</b>		
Family Room		<b>Not Applicable</b>	<b>Carpet</b>		4th Bedroom		<b>Not Applicable</b>		
Laundry Room					Den	<b>9X10</b>	<b>Main Level</b>	<b>Carpet</b>	

Interior Property Features: **1st Floor Laundry, Walk-In Closet(s), Open Floorplan, Some Carpeting, Some Wall-To-Wall Cp**  
 Exterior Property Features:

Age: <b>16-20 Years</b>	Laundry Features: <b>In Unit</b>	Sewer: <b>Sewer-Public</b>
Type: <b>Condo</b>	Garage Ownership:	Water: <b>Lake Michigan, Public</b>
Exposure:	Garage On Site:	Const Opts:
Exterior: <b>Brick</b>	Garage Type:	General Info: <b>Adult Community</b>
Air Cond: <b>Central Air</b>	Garage Details:	Amenities: <b>Bike Room/Bike Trails, Elevator, Exercise Room, Storage, On Site Manager/Engineer, Park/Playground, Party Room, Curbs/Gutters, Street Lights, Street Paved</b>
Heating: <b>Gas</b>	Parking Ownership: <b>Owned</b>	Asmt Incl: <b>Water, Parking, Common Insurance, TV/Cable, Exercise Facilities, Lawn Care, Scavenger, Snow Removal</b>
Kitchen:	Parking On Site: <b>Yes</b>	HERS Index Score:
Appliances:	Parking Details: <b>Assigned Spaces</b>	Green Disc:
Dining:	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn:	Driveway:	Green Feats:
Fireplace Details:	Basement Details: <b>None</b>	
Fireplace Location:	Foundation:	
Electricity:	Ext Bas/Fnd:	
Equipment:	Roof:	
Additional Rooms: <b>Den</b>	Disability Access: <b>Yes</b>	
Other Structures:	Disability Details: <b>Doors w/Lever Handles,</b>	

Door Features:  
Window Features:

**Lowered Light Switches, No Interior Steps**

Lot Desc:  
Lot Size Source:

Sale Terms:  
Possession:**Closing**  
Est Occp Date:  
Management:**Manager Off-site**  
Rural:  
Addl. Sales Info.:**None**  
Broker Owned/Interest:**No**  
Relist:  
Zero Lot Line:

---

Broker: **Jameson Sotheby's Intl Realty (10646) / (312) 751-0300**  
List Broker: **Chris Gomes (881929) / (641) 781-9151 / cgomes@jamesonsir.com**  
CoList Broker: **More Agent Contact Info:**

Copyright 2023 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.  
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11922524

Prepared By: Chris Gomes | Jameson Sotheby's Intl Realty | 12/11/2023 04:25 PM