



Some photos may be virtually staged



Attached Single
 Status: **NEW**
 Area: **8005**

MLS #: **11830199**
 List Date: **08/08/2023**
 List Dt Rec: **08/08/2023**

List Price: **\$236,900**
 Orig List Price: **\$236,900**
 Sold Price:
 SP Incl. Parking: **Yes**

Address: **2335 W Belle Plaine Ave Unit 109, Chicago, IL 60618-2985**
 Directions: **Western North of Irving Park-Just South of Belle Plaine -Turn East Into Parking Lot- Guest Parking At End Of Lot.**

Sold by:
 Closed:
 Off Mkt:
 Year Built: **2007**
 Dimensions: **COMMON**
 Ownership: **Condo**
 Corp Limits: **Chicago**
 Coordinates: **N:4100 W:2335**

Contract:
 Financing:
 Blt Before 78: **No**
 Subdivision:
 Township: **Lake View**

Mkt. Time (Lst./Tot.): **2/2**
 Concessions:
 Contingency:
 Curr. Leased: **No**

Model:
 County: **Cook**
 # Fireplaces: **0**

Rooms: **4**
 Bathrooms **1/0**
 (Full/Half):
 Master Bath: **Full**
 Bsmnt. Bath: **No**

Parking: **Exterior Space(s)**
 # Spaces: **Ext:1**
 Parking Incl. **Yes**
 In Price:
 SF Source: **Estimated**
 # Days for Bd Apprvl: **30**

Bedrooms: **1**
 Basement: **Full**

Waterfront: **No**
 Total Units: **92**
 # Stories: **5**
 % Own. Occ.: **100**

Appx SF: **920**
 Bldg. Assess. SF:
 Unit Floor Lvl.: **1**
 % Cmn. Own.:

Fees/Approvals: **Move-in Mon-Fri, Move Out Fee**

Utility Costs:



Mobility Score: - ?

Remarks: **Rarely available North Center bright & sunny first floor condo ready for a new owner, age 55+, to enjoy easy living at Belle Plaine Commons! This unit offers: open concept floor plan with kitchen island open to living area with ample counter space & plenty of cabinets. This unit also has the convenience of a full side by side washer/dryer in its own laundry room. There is additional storage cage and an assigned exterior parking space included in price. This home has a beautiful large tranquil terrace off the living room. A park & fountain surround this friendly, well maintained adult community complex with convenient services on campus with a senior center. Building amenities include a library, common room with kitchen & fitness room. Located near public transportation, shopping, etc. This is the perfect placement in the building as no elevator ride is necessary! This is a TIF unit.**

| School Data | Assessments | Tax | Pet Information |
|---|--|--|--|
| Elementary: (299) Junior High: (299) High School: (299) Other: 299 | Amount: \$390 Frequency: Monthly Special Assessments: No Special Service Area: No Master Association: No Master Assc. Freq.: Not Required | Amount: \$4,564 PIN: 14183230121007 / Mult PINs: No Tax Year: 2021 Tax Exmp: None Coop Tax Deduction: Tax Deduction Year: | Pets Allowed: Cats OK, Dogs OK, Pet Count Limitation, Pet Weight Limitation Max Pet Weight: 999 |

Square Footage Comments:

| Room Name | Size | Level | Flooring | Win Trmt | Room Name | Size | Level | Flooring | Win Trmt |
|--------------|-------|----------------|---------------|----------|----------------|-------|----------------|---------------|----------|
| Living Room | 17X13 | Main Level | Wood Laminate | Blinds | Master Bedroom | 17X11 | Main Level | Wood Laminate | Blinds |
| Dining Room | COMBO | Main Level | Wood Laminate | Blinds | 2nd Bedroom | | Not Applicable | | |
| Kitchen | 13X09 | Main Level | Wood Laminate | None | 3rd Bedroom | | Not Applicable | | |
| Family Room | | Not Applicable | | | 4th Bedroom | | Not Applicable | | |
| Laundry Room | 08X05 | Main Level | Wood Laminate | None | | | | | |

Interior Property Features: **Wood Laminate Floors, 1st Floor Bedroom, 1st Floor Laundry, 1st Floor Full Bath, Storage, Flexicore**
 Exterior Property Features: **Balcony, Patio, Storms/Screens, Door Monitored By TV, Cable Access**

Age: **16-20 Years**
 Type: **Condo, Mid Rise (4-6 Stories)**
 Exposure: **S (South), W (West), Park**
 Exterior: **Brick**
 Air Cond: **Central Air**
 Heating: **Gas, Forced Air**
 Kitchen: **Eating Area-Breakfast Bar**
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer**
 Dining: **Combined w/ LivRm**
 Bath Amn:
 Fireplace Details:
 Fireplace Location:
 Electricity: **Circuit Breakers**
 Equipment: **TV-Cable, Intercom, CO Detectors**
 Additional Rooms: **No additional rooms**
 Other Structures: **None**
 Door Features:
 Window Features:
 Gas Supplier: **Other**
 Electric Supplier: **Commonwealth Edison**

Laundry Features: **Gas Dryer Hookup, Electric Dryer Hookup, In Unit**
 Garage Ownership:
 Garage On Site:
 Garage Type:
 Garage Details:
 Parking Ownership: **Owned**
 Parking On Site: **Yes**
 Parking Details: **Assigned Spaces, Off Street, Visitor Parking**
 Parking Fee (High/Low): /
 Driveway: **Concrete**
 Basement Details: **Unfinished**
 Foundation: **Concrete**
 Exst Bas/Fnd:
 Roof: **Rubber**
 Disability Access: **Yes**
 Disability Details: **Grab Bars in Bathroom(s), Main Level Entry, No Interior Steps**
 Lot Desc: **Common Grounds, Corner, Fenced Yard, Landscaped Professionally, Park Adjacent, Mature Trees**
 Lot Size Source:

Sewer: **Sewer-Public**
 Water: **Lake Michigan**
 Const Opts:
 General Info: **Commuter Bus, Adult Community, Non-Smoking Building**
 Amenities: **Elevator, Exercise Room, Storage, Party Room, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
 Asmt Incl: **Water, Parking, Common Insurance, TV/Cable, Exercise Facilities, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Sale Terms: **Conventional**
 Possession: **Closing**
 Est Occp Date:
 Management: **Manager Off-site, Monday through Friday**
 Rural:
 Vacant: **Yes**
 Relist:
 Zero Lot Line:

Broker Private Remarks: **24 Hour notice required for showing requests. HOA Information- There is approximately \$862,414.37 in reserves as of 6/30/2023. Rentals are not allowed. This is a 55 and over condo association. Additionally, any other resident residing in the unit must be at least 48 years of age; 2 weeks or more is considered a resident. There is a \$100 non-refundable fee per move out and/or move in. Exterior parking spot #75 and storage #56. 36 of the 92 units are TIF Units- this is an income restricted, City of Chicago Affordable Housing Unit (TIF). Applicants can't exceed 80% of the Area Median Income (AMI) for 2022, which is \$58,350 (single) or \$66,700 (couple). At closing the buyer(s) will be required to state they will also sell the property to a Qualified Household for an affordable price.**

| | | |
|---|---|---|
| Internet Listing: Yes | Remarks on Internet?: Yes | Addr on Internet?: Yes |
| VOW AVM: No | VOW Comments/Reviews: No | Lock Box: |
| Listing Type: Exclusive Agency | Holds Earnest Money: Yes | Special Comp Info: None |
| Buyer Ag. Comp.: 2.5%-\$475 (% of Net Sale Price) ? | Additional Sales Information: List Broker Must Accompany | Broker Notices: |
| Showing Inst: Lister to Accompany- 24 Hour Notice | Cont. to Show?: | Expiration Date: 10/19/2023 |
| Mgmt. Co: Cagan Management Group | Contact Name: Lidia Schahczinski | Phone: (847) 324-8986 |
| Owner: OOR | Ph #: | Broker Owned/Interest: No |
| Broker: Coldwell Banker Realty (10115) / (312) 266-7000 | | |
| List Broker: Mary Ellen Considine (107948) / (773) 704-4250 / maryellen.considine@cbexchange.com | | More Agent Contact Info: Cell 773-704-4250 |
| CoList Broker: | | Owner Can Rent: No |

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11830199

Prepared By: Mary Ellen Considine | Coldwell Banker Realty | 08/09/2023 02:31 PM