



☆☆☆ Introducing ☆☆☆

[www.547SheridanRoad-Unit2W.com](http://www.547SheridanRoad-Unit2W.com), Evanston, IL 60202

ConnectMLS #07110570

**\$172,000**

**Monthly Assessments \$242.50**

ATTACHED RESIDENTIAL SINGLE FAMILY

Zip: 60202-3129 Cit/Crp: EVANSTON/EVANSTON Sub: **545-547SHERIDAN** Model: 2-BR Cty: COOK T: EVANSTON  
 Area: 201 Dim: COMMON GRNDS Blt: 1965 B78: Y Age: 44 UFL: 2 OWN: CONDO LEASED: N CT: 8100.00  
 Tx: \$1,653.37 (2007) Txc: H SAS: N HEM: Y SCI: N List: E PTA: Y DAY: 30 PIN: 11201030381007 MP: N

Dir: NORTH OF SOUTH BLVD & SOUTH OF MAIN ON SHERIDAN Coord: W: 1 N: 10

Rms: 4 BR: 2 BTH: 1 MBB: N FP: 0 BMT: N BB: N PKN: S CARS: 1 WF: N

	L	C	W		L	C	W				
LR:	18X13	2	H	Y	MBR:	13X13	2	H	Y	CC:	2.5% - \$350
DR:	COMBO	2	H	Y	BR2:	12X10	2	H	Y	SHO:	CALL LIST OFFC. SHOES OFF/USE COVERS.
KIT:	12x11	2	W	Y						GRS:	LINCOLN 65
:										MDL:	NICHOLS 65
										HS:	EVANSTON 202

*Picture Perfect top to toe -- a fully remodeled end unit in prime South Beach locale! Combine amazing value with stunning updates, low taxes, association fees and easy commuter access to Metra and CTA in this quality-appointed condo featuring oak floors; total kitchen rehab with stainless steel appliances; new thermopane windows and high-efficiency wall-unit air conditioners; fabulous new Italian-tile bath with glass-vessel sink, new vanity and granite countertop; new lighting fixtures and paint; large closets and extra storage; convenient assigned off-street parking; North, South & West exposures; convenient front & back entries; & potential in-unit laundry capability – approved by Association! Make dreams reality here!*

Owner: OF RECORD	AON: N	Ph: 847-272-7070
Broker: RE/MAX NORTH	Id#4018	Ph: 847-272-7070
Agent: ALLYSON HOFFMAN	Id#33055	Ph: 847-849-8016
ABR ACRE CRP CRS E-PRO GRI RECS SRES		Email: allyson@allyson.com

AGE	26-50 YEARS, RECENT REHAB	FPL	NONE	MGT	SELF-MANAGED
AIR	2 WALL UNITS - NEW IN 2007	GAR	NONE	OTR	STORAGE LOCKER
APP	OVEN-RANGE, REFRIGERATOR DISHWASHER, DISPOSAL, MICRO	HEA	GAS, BASEBOARD, INDIVIDUAL CONTROLS	POS	CLOSING
BAS	UNIT NONE; BLDG - INT/EXT ACCESS W/STORAGE & LNDRY	IMPO	CURBS/GUTTERS, SIDEWALKS STRTS PAVED, STRT LIGHTS	PRK	ASSIGNED SPACE - 1 OFF STREET, ONSITE
CAA	BIKE RM/BIKE TRLS, COIN LNDRY STORAGE - INDIVIDUAL UNITS	IMPS	SEWER-PUBLIC	PET	CATS OK, DOGS OK
DIN	COMBINED W/LR	IMPW	LAKE MICHIGAN, PUBLIC	ROF	TAR AND GRAVEL
DRV	ASPHALT	INF	COMMUTER BUS/TRAIN	TPC	CONDO
DRV	ASPHALT	KIT	EATING AREA-TABLE SPACE	TRM	CONVENTIONAL
ELE	CIRCUIT BREAKRS	LDS	CMN GRNDS	UFE	END UNIT, STORAGE
EQP	TV-CABLE, CO DETECTORS, CEILING FANS (2)	MAI	LANDSCPD PROFESSIONALLY HEAT, WATER, GAS, PARKING		HARDWOOD FLOORS
EXP	NORTH, SOUTH, WEST		COMMON INS, LAWN CARE,		
EXT	BRICK		SCAVENGER, SNOW RMVL		
FND	CONCRETE				

**ALLYSON HOFFMAN**  
**RE/MAX NORTH**  
**847-849-8016**

INFO NOT GUARANTEED-CHECK FLOOD INSURANCE  
 RM SZ ROUNDED TO NEAREST FOOT