



## *Features and Special Highlights ...*

***547 Sheridan Rd. #2W, Evanston***

***This exceptional updated condominium, one-half block to prime South Boulevard Beach on Lake Michigan's shore is a stunning example of pride of ownership featuring improvements, updates and décor worthy of HG-TV! Combine an ultra-convenient location with nearby commuter lines and move-in/do nothing condition in this spectacular value. It's the GOLD RING and BLUE RIBBON quality winner you've been awaiting to make your dreams a reality!***

### **ROOM-BY-ROOM FEATURES INCLUDE:**

- ★ ***Living Room - 18'x13'***: Natural Oak Floors, 2007 Custom Halogen Lighting Fixture, Large window with sunny South exposure, Convenient Coat Closet -- large and deep, 2007 New Energy-Efficient Friedrich Wall Unit Air Conditioner -- cools 1000 Square Feet
- ★ ***Dining Area:*** In combination with Living Room, Natural Oak Floors, Convenient Pass-through to Kitchen -- Great for Entertaining
- ★ ***Kitchen - 12'x11'***: Fully Updated with Eating Area or Alternate Center-Island Option; 2007 Frigidaire energy-efficient Stainless Steel Appliances including large refrigerator, under cabinet microwave, ceramic cooktop with electric stove/oven, very quiet dishwasher; 2007 Updated raised-panel white cabinets & drawers with stainless steel door pulls -- lots of storage; 2007 Updated Countertops -- lots of counter space; 2007 Lazy Susan storage cabinet; 2007 Custom Halogen Lighting fixture; Pass-through Serving Counter opens to Dining Area and Living Room; Lighted Ceiling Fan; Natural Oak Pergo Wood Laminate Flooring -- easy-clean and durable; Sunny Large Window
- ★ ***Master Bedroom - 13'x13'***: Spacious -- ample space for king-sized bedroom furniture, Ten-foot Closet with Mirrored Closet Doors -- Great Storage Space, Lighted Ceiling Fan, Natural Oak Floors, 2007 New Energy-Efficient Friedrich Wall Unit Air Conditioner -- cools 1000 Square Feet
- ★ ***Family Bedroom, Office or Den - 12'x10'***: Natural Oak Floors, Overhead Lighting, Ten-Foot Closet with lots of storage, Accommodates queen-sized furniture
- ★ ***Bathroom - New in 2007:*** Total Update -- absolutely stunning, Italian Tile Floor & Tub Surround, Brushed Stainless Steel Plumbing Fixtures, Glass vessel sink with granite countertop & new vanity, Brushed stainless custom lighting fixture, New commode
- ★ ***Unit Features:*** 2008 Custom Paint in style-'n'-furnishing friendly neutral tones, 2007 Refinished Natural Oak Floors, 2006 Thermopane Window -- energy efficient, Sunny -- North, South and West exposures, Convenient Front and Back entries, Assigned Off-street Parking and easy parking for guests, Individual locked storage area, LOW Taxes, LOW Assessments that include Heat, Water, Storage, Maintenance & Parking

★ ***Location Features:*** Located in popular South Beach neighborhood, one-half block to Evanston's South Beach; Metra/CTA 'el' nearby at Chicago and South Blvd. or Main St. ; Four parks within one mile

★ ***Bonus:*** Large Linen Closet, Will accommodate future "In-Unit Laundry" facility

★ ***Assessments Include:***

- \* HEAT -- individually controlled
- \* WATER
- \* PARKING
- \* STORAGE
- \* Snow removal
- \* Exterior maintenance
- \* Professional landscaping
- \* Scavenger service
- \* Low Fees at only \$242.50 month