



Virtual Tour

**Attached Single**      MLS #: **11919402**      List Price: **\$219,200**  
 Status: **PCHG**      List Date: **11/18/2023**      Orig List Price: **\$239,000**  
 Area: **8036**      List Dt Rec: **11/18/2023**      Sold Price:  
 SP Incl. Parking: **Yes**

Address: **4108 S Drexel Blvd Unit 1A, Chicago, IL 60653**  
 Directions: **EAST OR WEST TO DREXEL BLVD ON 43RD ST, NORTH TO 4108**  
 Sold by:      Mkt. Time (Lst./Tot.): **115/115**  
 Closed:      Contract:      Concessions:  
 Off Mkt:      Financing:      Contingency:  
 Year Built: **2003**      Blt Before 78: **No**      Curr. Leased:

Dimensions: **COMMON**      Subdivision: **Jazz on the Boulevard**      Model:  
 Ownership: **Condo**      Township: **Hyde Park**      County: **Cook**  
 Corp Limits: **Chicago**      Coordinates: **S:4108 E:900**      # Fireplaces: **0**

Rooms: **5**      Bathrooms **1/0**      (Full/Half):      Parking: **Exterior Space(s)**  
 Bedrooms: **2**      Master Bath: **Shared**      # Spaces: **Ext:1**  
 Basement: **None**      Bsmnt. Bath: **No**      Parking Incl. **Yes**  
 Waterfront: **No**      Appx SF: **1200**      In Price:  
 Total Units: **6**      Bldg. Assess. SF: **0**      SF Source: **Estimated**  
 # Stories: **3**      Unit Floor Lvl.: **1**      # Days for  
 % Own. Occ.:      % Cmn. Own.:      Bd Apprvl: **30**  
 Utility Costs:      Fees/Approvals:

**Check FHA Eligibility**      Mobility Score: - ?

Remarks: **Live on historic tree-lined Drexel Blvd, one of Chicago's hidden gems, and enjoy the move-in ready two-bedroom condo in Kenwood. Updated open kitchen with a breakfast island, stainless steel appliance suite, butcher block and granite countertops, and a large living and dining room combination. Hardwood floors, updated bath, and in-unit washer/dryer. 8 minutes from downtown. Mariano's, Trader Joe's, Whole Foods, Target, Hyde Park, University of Chicago, Public transportation (Metra & CTA), the lakefront, and other amenities are a few minutes away. Enjoy your private patio, and one parking space is included. A MUST SEE!!**

School Data	Assessments	Tax	Pet Information
Elementary: <b>(299)</b> Junior High: <b>(299)</b> High School: <b>(299)</b>	Amount: <b>\$273</b> Frequency: <b>Monthly</b> Special Assessments: <b>No</b> Special Service Area: <b>No</b> Master Association: Master Assc. Freq.: <b>Not Required</b>	Amount: <b>\$1,919.93</b> PIN: <b>20021280214007 /</b> <b>Mult PINs: No</b> Tax Year: <b>2022</b> Tax Exmps: <b>Homeowner, Senior</b> Coop Tax Deduction: Tax Deduction Year:	Pets Allowed: <b>Cats OK, Dogs OK, Pet Weight Limitation</b> Max Pet Weight: <b>40</b>

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>14X22</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>Window Coverings</b>	Master Bedroom	<b>19X11</b>	<b>Main Level</b>	<b>Carpet</b>	<b>Window Coverings</b>
Dining Room	<b>COMBO</b>	<b>Main Level</b>	<b>Hardwood</b>	<b>Window Coverings</b>	2nd Bedroom	<b>10X11</b>	<b>Main Level</b>	<b>Carpet</b>	<b>Window Coverings</b>
Kitchen	<b>8X11</b>	<b>Main Level</b>	<b>Ceramic Tile</b>	<b>Blinds</b>	3rd Bedroom		<b>Not Applicable</b>		
Family Room		<b>Not Applicable</b>			4th Bedroom		<b>Not Applicable</b>		
Laundry Room	<b>3X10</b>	<b>Main Level</b>	<b>Ceramic Tile</b>	<b>None</b>	Foyer	<b>5X9</b>	<b>Main Level</b>	<b>Ceramic Tile</b>	<b>None</b>
Utility Room-1st Floor	<b>3X10</b>	<b>Main Level</b>	<b>Ceramic Tile</b>	<b>None</b>	Walk In Closet	<b>6X6</b>	<b>Main Level</b>	<b>Carpet</b>	<b>None</b>

Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, Laundry Hook-Up in Unit, Walk-In Closet(s), Open Floorplan, Some Carpeting, Dining Combo, Granite Counters**

Exterior Property Features: **Patio, Rear Porch**

Age: **21-25 Years, Rehab in 2023**      Laundry Features: **Gas Dryer Hookup, In Unit, Laundry Closet**      Sewer: **Public**  
 Type: **Condo**      Garage Ownership:      Water: **Lake Michigan**  
 Exposure: **E (East)**      Garage On Site:      Const Opts:  
 Exterior: **Brick**      Garage Type:      General Info: **None**  
 Air Cond: **Central Air**      Garage Details:      Amenities: **Curbs/Gutters, Gated Entry, Sidewalks**  
 Heating: **Gas**      Parking Ownership: **Owned**      Asmt Incl: **Water, Parking, Common Insurance, Doorman, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**  
 Kitchen: **Island, Granite Counters, SolidSurfaceCounter, Updated Kitchen**      Parking On Site: **Yes**      HERS Index Score:  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances**      Parking Details: **Assigned Spaces**      Green Disc:  
 Dining: **Combined w/ LivRm**      Parking Fee (High/Low): /      Green Rating Source:  
 Bath Amn: **Separate Shower, Double Sink, No Tub**      Driveway: **Concrete**      Green Feats:  
 Fireplace Details:      Basement Details: **None**      Sale Terms: **Conventional, FHA, VA, Cash Only**  
 Fireplace Location:      Foundation: **Concrete**      Possession: **Closing**  
 Electricity: **Circuit Breakers**      Exst Bas/Fnd:      Est Occp Date:  
 Equipment: **Humidifier, Security System, CO Detectors, Ceiling Fan, Water Heater-Gas**      Roof: **Asphalt/Glass (Rolled)**      Management: **Manager Off-site**  
 Additional Rooms: **Foyer, Utility Room-1st Floor, Walk In Closet**      Disability Access: **Yes**      Rural: **No**  
 Other Structures: **None**      Disability Details: **Grab Bars in Bathroom(s)**      Vacant: **Yes**  
 Door Features: **Storm Door(s), 36" Minimum Entry Door, 32" Minimum Interior Door(s)**      Lot Desc: **Common Grounds**      Relist:  
 Window Features: **Window Coverings**      Lot Size Source:      Zero Lot Line:  
 Gas Supplier: **Other**

Electric Supplier: **Commonwealth Edison**

Broker Private Remarks: **This is an income-restricted City of Chicago Affordable Housing (TIF) unit. Buyer must meet 120% HUD household income guidelines and be approved by DOH staff prior to placing an offer. At the time of closing, the buyer must agree to sign an Affordable Housing Covenant and Agreement with resale restrictions. Assessments are Jazz on the Blvd Condo ASSN- \$177.29 and Jazz on the Blvd Community/grounds ASSN- \$95.44 Total -\$272.73 per month.**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Lock Box: <b>None</b> (Located at <b>None</b> )
Listing Type: <b>Exclusive Right to Sell</b>	Holds Earnest Money: <b>Yes</b>	Special Comp Info: <b>Exception(s)</b>
Buyer Ag. Comp.: <b>2.5% - \$495 (% OF NET SALE PRICE) (% of Net Sale Price)</b>	Additional Sales Information: <b>List Broker Must Accompany, 3rd Party Approval</b>	Broker Notices:
Showing Inst: <b>USE SHOWINGTIME</b>	Cont. to Show?:	Expiration Date: <b>11/17/2024</b>
Mgmt. Co: <b>First Service Residential</b>	Contact Name: <b>Brandon Clayton</b>	Phone: <b>(312) 255-5434</b>
Owner: <b>Owner of Record</b>	Ph #:	Broker Owned/Interest: <b>No</b>
Broker: <b>RE/MAX Premier (84992) / (312) 475-1717</b>	List Broker: <b>Arnett Faulkner (894152) on behalf of The HOWELL FAULKNER GROUP (T23293) / (773) 354-3889 / arnethf@ameritech.net</b>	More Agent Contact Info:
CoList Broker: <b>Gregory Faulkner (110486) / (773) 354-3398</b>		Owner Can Rent:

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

MLS #: 11919402

Prepared By: Arnett Faulkner | RE/MAX Premier | 03/11/2024 08:57 PM