



1640 E 50th #12B

Price is \$225,000.
Assessments \$323
Taxes : \$1,967.51.
3 bedroom
3Baths

Beautiful barrel-vaulted foyer
Three large en suite bedrooms
Gracious living room with decora* tive fireplace
Separate living room
One parking space included in price
Updated kitchen

BEAUTIFUL UPDATED HOME

Meliora
Real Estate Group



Exclusive Listing
Amy Gelman
agelman@melioraregroup.com
773-454-1020





Attached Single
 Status: **NEW**
 Area: **8039**

MLS #: **10796390**
 List Date: **07/27/2020**
 List Dt Rec: **07/27/2020**

List Price: **\$225,000**
 Orig List Price: **\$225,000**
 Sold Price:
 SP Incl. Parking: **Yes**

Address: **1640 E 50th St Unit 12B, Chicago, IL 60615**

Directions: **Cornell to 50th, east to property or Lake Shore Drive to Hyde Park exit, west to property**

Sold by:

Mkt. Time (Lst./Tot.): **4/4**

Closed:

Contract:

Off Mkt:

Financing:

Year Built: **1929**

Bit Before 78: **Yes**

Dimensions: **COMMON**

Ownership: **Condo**

Subdivision: **The Narragansett**

Corp Limits: **Chicago**

Township: **Hyde Park**

Coordinates: **S:5000 E:1640**

Rooms: **6**

Bathrooms **3/0**

(Full/Half):

Bedrooms: **3**

Master Bath: **Full**

Basement: **None**

Bsmnt. Bath: **No**

Waterfront: **No**

Appx SF: **2500**

Total Units: **63**

Bldg. Assess. SF: **0**

Stories: **22**

Unit Floor Lvl.: **12**

% Own. Occ.:

% Cmn. Own.:

Utility Costs: **Elec. - \$307.57/yr, \$25.63/mo; Gas - \$266.18/yr, \$22.18/mo**

Mobility Score: **62 - Good Mobility!**

Model:

County: **Cook**

Fireplaces: **1**

Parking: **Exterior Space(s)**

Spaces: **Ext:1**

Parking Incl. **Yes**

In Price:

SF Source: **Estimated**

Days for

Bd Apprvl: **30**

Fees/Approvals:

Remarks: **Welcome to this elegant and spacious three-bedroom, three-bath condominium at the historic Narragansett. Walk through the front door into the refined barrel-vaulted foyer with original plaster detailing. The grand and inviting living room has room for multiple seatings and a lovely decorative fireplace. The gracious dining room is large enough to accommodate any size gathering (and to allow plenty of space for socially distanced entertaining). The kitchen has been updated and well-maintained. All three bedrooms are en suite with bathrooms featuring classic vintage tile in beautiful condition. Great closet space. Original hardwood parquet floors throughout. 24 hour door person and additional storage room included. The Narragansett is on the National Registry of Historical Buildings. Parking space with separate PIN is included in the purchase price. Close to the lakefront, parks, shopping, and transportation.**

School Data

Elementary: **(299)**

Junior High: **(299)**

High School: **(299)**

Assessments

Amount: **\$1,780**

Frequency: **Monthly**

Special Assessments: **No**

Special Service Area: **No**

Master Association:

Tax

Amount: **\$1,967.51**

PIN: **20121030101032 /**

Multi PINs: (See Agent

Remarks)

Tax Year: **2019**

Tax Exmp:

Coop Tax Deduction:

Tax Deduction Year:

Pet Information

Pets Allowed: **Cats OK, Dogs OK**

Max Pet Weight: **999**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	25X15	Main Level	Parquet	Shades	Master Bedroom	19X12	Main Level	Parquet	Shades
Dining Room	18X12	Main Level	Parquet	Shades	2nd Bedroom	16X12	Main Level	Parquet	Shades
Kitchen	15X11	Main Level	Ceramic Tile	Shades	3rd Bedroom	17X12	Main Level	Parquet	Curtains/Drapes
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room					Foyer	20X7	Main Level	Parquet	

Interior Property Features: **Hardwood Floors, Storage**

Exterior Property Features:

Age: **91-100 Years**

Type: **Condo, High Rise (7+ Stories), Vintage**

Exposure: **S (South), E (East)**

Exterior: **Brick, Limestone, Other**

Air Cond: **2 (Window/Wall Unit)**

Heating: **Gas, Hot Water/Steam**

Kitchen: **Pantry-Butler**

Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, All Stainless Steel Kitchen Appliances**

Dining: **Separate**

Bath Amn:

Fireplace Details: **Decorative Only**

Fireplace Location: **Living Room**

Electricity:

Equipment:

Additional Rooms: **Foyer**

Other Structures:

Laundry Features:

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details: **Assigned Spaces, Off Street**

Parking Fee (High/Low): **/**

Driveway:

Basement Details: **None**

Foundation:

Exst Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Sewer-Public**

Water: **Lake Michigan, Public**

Const Opts:

General Info: **Historical District**

Amenities: **Bike Room/Bike Trails, Door Person, Coin Laundry, Elevator, Storage, Service Elevator, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**

Asmt Incl: **Heat, Water, Common Insurance, Doorman, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management: **Manager Off-site, Monday through**

Exclusive Listing

Amy Gelman

agelman@melioraregroup.com

773-454-1020



Madelaine Gerbault-Vanasse