



☆☆☆ Introducing ☆☆☆

[www.547SheridanRoad-1E.com](http://www.547SheridanRoad-1E.com), Evanston, IL 60202

ConnectMLS #07328008

**\$145,999**

**Monthly Assessments \$239.00**

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: 1 OWN: CONDO LEASED: N CT: 8100.00  
 Tx: \$2,602.60 (2007) Txc: H SAS: N HEM: Y SCI: N List: E PTA: Y DAY: 30 PIN: 11201030381009 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	1	C	Y	MBR:	13X13	1	C	Y	CC:	2.5% - \$350
DR:	COMBO	1	C	Y	BR2:	12X10	1	C	Y	SHO:	CALL LIST OFFC. SHOES OFF/USE COVERS.
KIT:	12x11	1	T	Y						GRS:	LINCOLN 65
:										MDL:	NICHOLS 65
										HS:	EVANSTON 202

**Fire Your Landlord & Step Up to Ownership Here -- Use Low Down Payment FHA/VA Financing & Current 1st Time Buyer Tax Credits in this affordable South Beach area condo featuring ultra-low taxes and association fees that include both heat and parking! This appealing 'best buy' charmer features light neutral decor, an updated bath and bright eat-in kitchen with ceramic tile flooring, large Living/Dining Room combination, a big Master Bedroom, new low-maintenance double-pane/vinyl clad windows, off street onsite parking, and a fabulous commuter-convenient location near CTA Purple Line, Metra Train and lakefront's South Boulevard Beach! Why Rent when you can own for less -- call today to schedule a private showing and rent no more!**

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	FPL	NONE	MGT	SELF-MANAGED
AIR	2 WALL UNITS	GAR	NONE	OTR	1 <sup>ST</sup> FLR BDRM
APP	OVEN-RANGE, REFRIGERATOR DISHWASHER	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 PET-WEIGHT LIMITATION
DIN	COMBINED W/LR	IMPW	LAKE MICHIGAN,PUBLIC	ROF	TAR AND GRAVEL
DRV	ASPHALT	INF	COMMUTER BUS/TRAIN	TPC	CONDO
ELE	CIRCUIT BREAKRS	KIT	EATING AREA-TABLE SPACE	TRM	CONVENTIONAL, FHA, VA
EQP	CO DETECTORS,	LDS	CMN GRNDS	UFE	END UNIT,STORAGE
			LANDSCPD PROFESSIONALLY		
		MAI	HEAT,WATER,GAS,PARKING		
EXP	NORTH,SOUTH		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