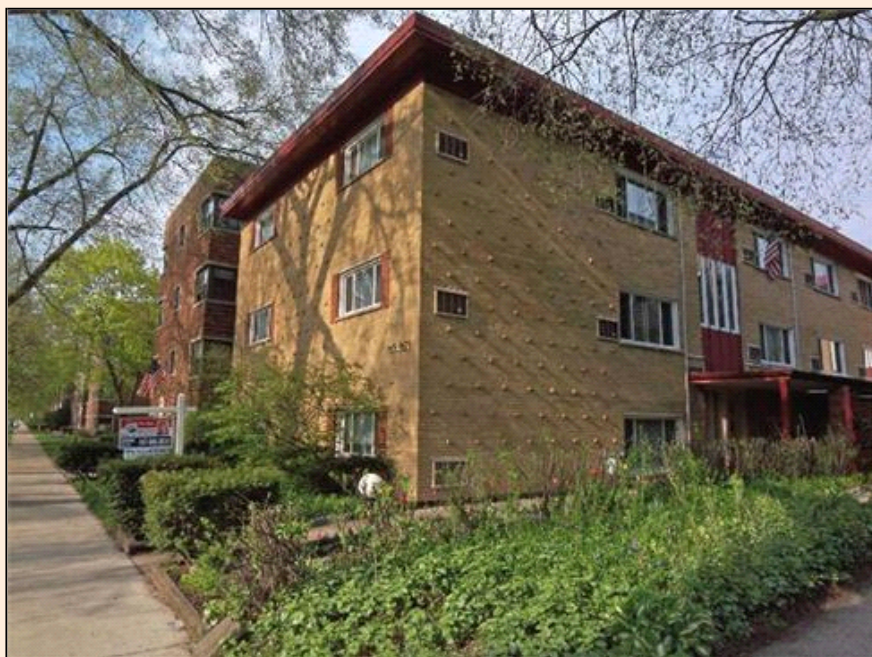


# 547 Sheridan Road #2W Evanston

*The Gold Ring! -- SOLD AUGUST 2009! --*

## PROPERTY DETAILS



**Listing Price:** **\$172,000**

**Listing Address:** 547 Sheridan Road  
#2W  
Evanston IL 60202

**Bedrooms:** 2

**Full Baths:** 1

**Partial Baths:** 0

**Lot Size:** Common Grounds

**Style:** Condo

**Heat Source:** Gas

**Schools:** 65/202

**QR Code:**

On a SmartPhone?  
Scan the QR code  
to see this listing



## PROPERTY DESCRIPTION

***SOLD AUGUST 2009!***

***Smashing Remodel, Desirable South Beach Neighborhood, & Exceptional Value All in One!***

***Ready for Prime Time HG TV -- this Picture Perfect Delight leaves nothing to do but move right in & enjoy -- located within a 1/2 block of Evanston's South Beach, don't miss this exceptional value!***

***\* THE MOST ... FOR THE LEAST RIGHT HERE***

***\* Total Remodel -- pretty as a picture!***

***\* Updated kitchen with newer cabinets, counters, wood-laminate flooring, backsplash, new stainless steel appliances and an ultra-convenient entertainment friendly pass through to the Living and Dining Area!***

***\* Brand new bath featuring Italian tile, new vanity, granite countertop & glass-vessel sink -- stunning!***

***\* Natural Oak Floors in Living Room, Dining Area, Hallway and Bedrooms!***

***\* New lighting fixtures!***

***\* Freshly painted!***

***\* Big closets with mirrored closet doors!***

***\* New thermopane windows!***

- \* *Two new high-efficiency Friedrich Wall Unit Air Conditioners!*
- \* *Convenient assigned off-street parking!*
- \* *In-unit Laundry potential!*
- \* *Front and Back Entrances!*
- \* *Sun-filled with South, North and West exposures!*
- \* *LOW taxes & LOW association fees that include HEAT, WATER, individual storage & parking!*
- \* *Fabulous half-block-to-South-Beach location with great access to Metra & CTA, a commuter's delight!*
- \* *WHY RENT when you can own for less??? Build equity here at a price that rivals all competition -- grab your blue-ribbon winner before it's too late! closets with mirrored closet doors!*

*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 and West exposures; convenient front and back entries; and potential in-unit laundry capability! Make dreams reality here!*

#### **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 'e!' nearby at Chicago and South Blvd. or Main St.*
- \* *Four parks within one mile*

#### **Dining Area**

- \* *In combination with Living Room*
- \* *Natural Oak Floors*
- \* *Convenient Pass-through to Kitchen -- Great for Entertaining*

#### **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*

### **Kitchen - 12'x11'**

- \* Fully Updated with Eating Area or Alternate Center-Island Option
- \* 2007 Frigidaire energy-efficient Stainless Steel Appliances: large refrigerator, undercabinet 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 counterspace
- \* 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**

- \* 2007 Total Update -- absolutely stunning!
- \* 2007 Italian Tile Floor & Tub Surround
- \* 2007 Brushed Stainless Steel Plumbing Fixtures
- \* 2007 Glass vessel sink with granite countertop & new vanity
- \* 2007 Brushed stainless custom lighting fixture
- \* 2007 New commode

### **Bonus**

- \* Large Linen Closet
- \* Will accommodate future "In-Unit Laundry" facility -- already approved. Call for pricing details!

### **Assessments Include**

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

Quick Tour Preview: <http://marketing.remaxdesigncenter.com/22/28922/769375/769375.swf>

## CONTACT INFORMATION

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### **Equal Housing Opportunity**

Property information deemed reliable but not guaranteed and should be verified.

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