

# Magnolia Glen Condominiums "spacious, renovated & contemporary condo living"

**Exclusive Listing Agent:** Jim Gramata

**Contact Info:** 773.252.HOME

**24/7 Recorded Description:** 1-888-877-8705 ext 2032

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Starting at \$349,000  
+\$25,000 deeded garage parking

## Property characteristics

- 3 Bedrooms, 2 Bathrooms
- Large, Sunny Living & Sun Rooms
- Renovated eat-in Kitchen
- Large, open Great Room
- Stainless Steel appliances
- Built-in Wine Rack
- Hardwood flooring throughout
- Restored stained glass windows
- Large secured storage room
- Red line "El" Stop two blocks
- Four blocks to Lake Michigan
- Close to downtown Andersonville
- Deeded parking available for \$25,000
- Upgrade: In-unit Euro laundry
- Upgrade: 3 Year Home Warranty
- Upgrade: Security system

## 5855 N Magnolia 3 Bedroom, 2 Bath Condos

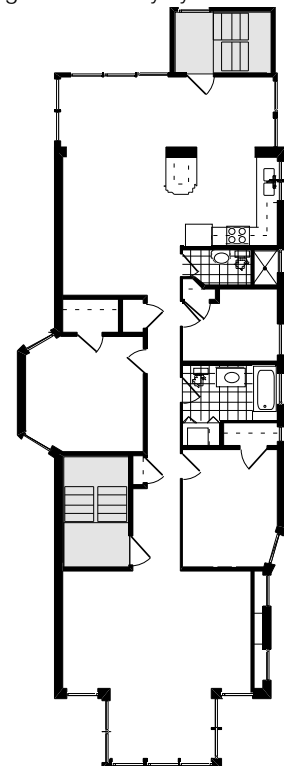
Welcome to quality living in the Edgewater community.

This spacious renovated Edgewater four-unit condo development has integrated contemporary features while maintaining the original vintage charm. Building features three jumbo 3 bedroom 2 bathroom renovated condominiums and one, 2 bedroom 2 bathroom garden residence.

The jumbo three bedroom condominiums include a spacious, open floor plan with a large living room and adjoining sunroom with excellent exposure to western sunlight. The Great Room includes a family room and dining area that are adjacent to the beautifully appointed kitchen which includes all new stainless steel appliances, granite countertops and undermount stainless steel sinks with 42" maple cabinets. There is also an eat-in island that features a built-in wine rack. As if that weren't enough, the design includes a separate breakfast area off of the kitchen for informal meals.

Some interior features include restored stained glass windows, built in vintage cabinetry, crown moulding, recessed lighting and hardwood flooring. In addition to the three generously sized bedrooms are two completely updated full bathrooms with nicely appointed fixtures and finishes including Grohe shower heads. Units also include a large secured storage room and deeded garage parking is available for an additional \$25,000. Visit our website for more info and pictures.

Only one block from the Red line el and four blocks to the lake & park, Close to restaurants & shops in Edgewater & Andersonville (4 blocks south) and Bryn Mawr corridor (2 blocks south).





**Three Bedroom Condominium Room Information**

Room Name	Size	Flooring
Living Room	21 x 13	Hardwood
Sun Room	7 x 11	Hardwood
Kitchen	10 x 10	Hardwood
Master Bedroom	13 x 12	Hardwood
2nd Bedroom	13 x 10	Hardwood
3rd Bedroom	8 x 10	Hardwood
Master Bathroom	10 x 6	Tile
Bathroom	6 x 4	Tile
Great Room	23 x 13	Hardwood
Breakfast Area	10 x 8	Hardwood



UNIT	% TOTAL ASSESSMENT	MONTHLY ASSESSMENT
Unit 1 (Garden)	18.35%	114.94
Unit 2 (1st Floor)	26.60%	165.49
Unit 3 (2nd Floor)	27.00%	167.94
Unit 4 (3rd Floor)	27.30%	169.78
Garage (per space)	0.25%	1.53



All specifications, features, designs materials and prices are subject to change without notice. Room dimensions are approximate and vary depending on residence selected. Depicted floor plans and architectural renderings only and may vary in scale and dimension. Finishes are subject to change without notice or approval unless contracted.

**JIM GRAMATA BROKER ASSOCIATE**

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