



## ***Features and Special Highlights ...***

***547 Sheridan Rd. #1E, Evanston***

***Don't miss this exceptional opportunity to step up to home ownership in this delightful move-in-ready South Beach Boulevard area condo that combines a great location in a great association with ultra-affordable fees and low taxes. This appealing two-bedroom offers so much for so little ... stop in, look, love and buy!***

### **Unit Features**

- \* Custom Window Treatments
- \* New Double Pane, Vinyl Clad, Low Maintenance, Energy-Efficient Windows
- \* Convenient Front and Back entries
- \* Assigned Off-street Parking
- \* Individual locked storage area
- \* LOW Taxes
- \* LOW Assessments that include Heat, Water, Storage, Maintenance & Parking

### **Living Room - 18'x13'**

- \* Light neutral carpeting
- \* Custom Window Treatment
- \* Crown Moulding
- \* Convenient pass-through opening to Kitchen -- entertain with ease

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

- \* Updated Light Neutral Decor
- \* 2007 - New Refrigerator
- \* Above-Sink Lighting
- \* Ceramic Tile Flooring
- \* New Faucet and Updated Hardware
- \* Sunny Large Window

### **Location Features**

- \* Located in popular South Beach neighborhood, one-half block to Evanston's South Beach!
- \* Metra/CTA 'el' nearby at Chicago and South Blvd. or Main St.
- \* Four parks within one mile

### **Dining Area**

- \* In combination with Living Room
- \* Crown Moulding
- \* Light Neutral Carpeting
- \* Convenient Pass-through window to Kitchen -- Great for Entertaining

### **Master Bedroom - 13'x13'**

- \* Spacious -- ample space for king-sized bedroom furniture
- \* Ten-foot Closet -- Great Storage Space
- \* Large Window with Custom Window Treatment
- \* Crown Moulding
- \* New six-panel door

**Second Bedroom (or Office/Den) - 12' x10'**

- \* Ten-Foot Closet with lots of storage
- \* Accommodates queen-sized furniture
- \* Crown Moulding
- \* New six-panel door
- \* New overhead lighting

**Bonus**

- \* Large Linen Closet with new six-panel door
- \* Potential "In-Unit Laundry" facility -- already Board approved

**Bathroom**

- \* New Hardware
- \* New Shower Plumbing
- \* Large Vanity
- \* Marble Floor
- \* Convenient Medicine Chest
- \* New six-panel door

**Assessments Include**

- \* HEAT -- individually controlled
- \* WATER
- \* PARKING
- \* STORAGE
- \* Snow removal
- \* Exterior maintenance
- \* Professional landscaping
- \* Scavenger service
- \* Low at \$239.00 month