

AUCTION

Lincoln Park Luxury Single Family Home 4 Bedrooms, 4 Baths

Suggested Opening Bid:

\$1,250,000

Property Highlights:

- Approx. 3,636 SF
- Built in 1876
- Beautiful vintage details
- Recently renovated
- Quarter sawn oak wood throughout
- High ceilings
- 4 bedrooms up
- 4 bathrooms
- Spacious living room
- Formal dining room w/ original built-ins
- Large recreation room w/ bar
- Lower level den / potential 5th bedroom
- Great outdoor space with a large deck & backyard
- Detached 2 car garage

For Additional Info:

Diana M. Peterson
President, AuctionWorks



1727 N. Dayton St, Chicago, IL 60614

This wonderful brick home is situated in the heart of Lincoln Park on highly desirable Dayton street. Built in 1876, it features many beautiful vintage details. Recently renovated and in move-in ready condition, it is rented for \$7,000/month through June 5, 2014. It features: 4 bedrooms up with a potential 5th bedroom on the lower level; 2 full baths; 2 half baths; quarter sawn oak wood throughout; high ceilings; hardwood floors; an enclosed backyard; a large deck accessed from the kitchen; and a detached, two car garage.

The first floor features: a foyer; a coat closet; a powder room; a formal living room; a formal dining room with original built-ins; and a gourmet kitchen with GE Profile and GE Monogram appliances, a breakfast area and a pantry.

The second floor features: 4 bedrooms and two full baths. The master bedroom suite has a large walk-in closet, a deck and a new bathroom.

The lower level, which offers separate access to the backyard, features a large recreation room with a bar; a large storage area; a laundry room; and a den that could be expanded to become a 5th bedroom, ideal for a nanny or in law arrangement. This fabulous home is within walking distance to all of the shops and restaurants Lincoln Park has to offer!

**Broker Participation is Invited. Cooperating
Broker Commission: 2.5% of Winning Bid**

Office: 312-756-7333
Mobile: 312-218-6102
E-mail: diana.peterson@svn.com

City of Chicago Limited Business License #2304441
Illinois R.E. Brokerage Firm #481.012139
Diana M. Peterson Illinois R.E. Broker #471.004909
Diana M. Peterson Illinois Auction License #441.002068

AUCTION

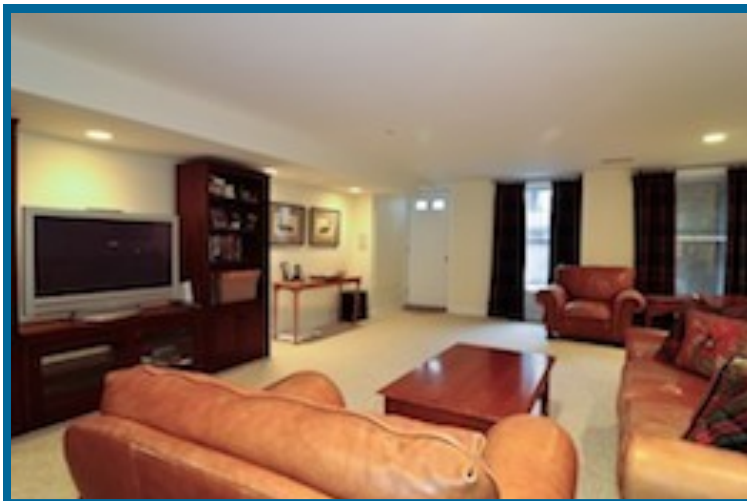
Lincoln Park Luxury Single Family Home

4 Bedrooms, 4 Baths

Formal Living Room



Lower Level Recreation Room



AUCTION

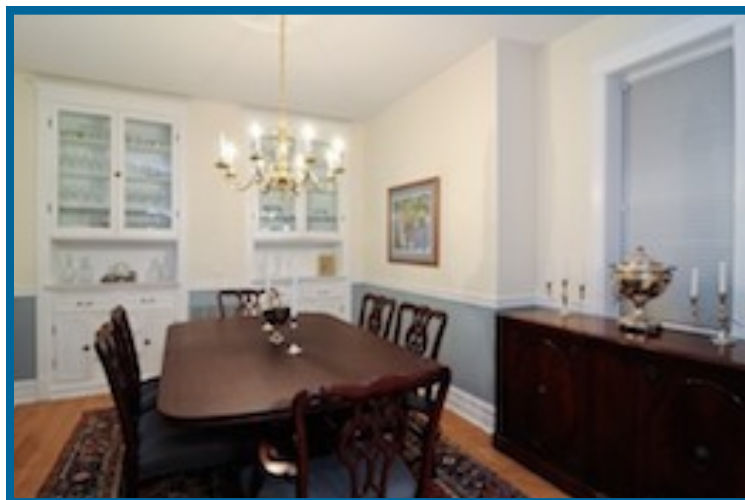
Lincoln Park Luxury Single Family Home

4 Bedrooms, 4 Baths

Gourmet Kitchen & Breakfast Area



Formal Dining Room

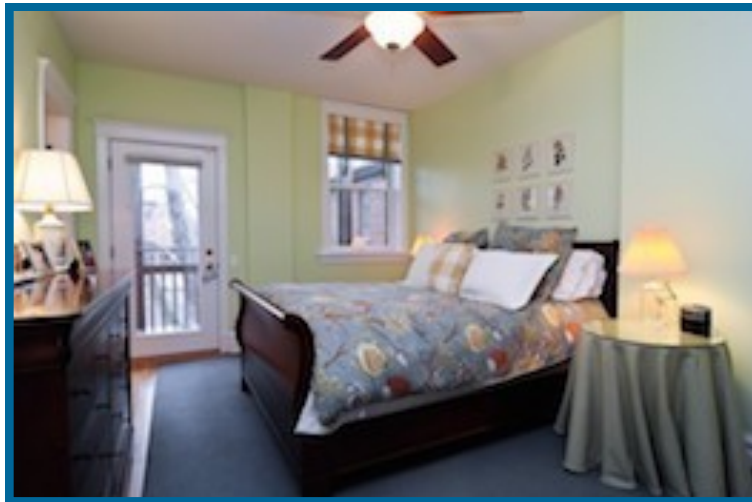


AUCTION

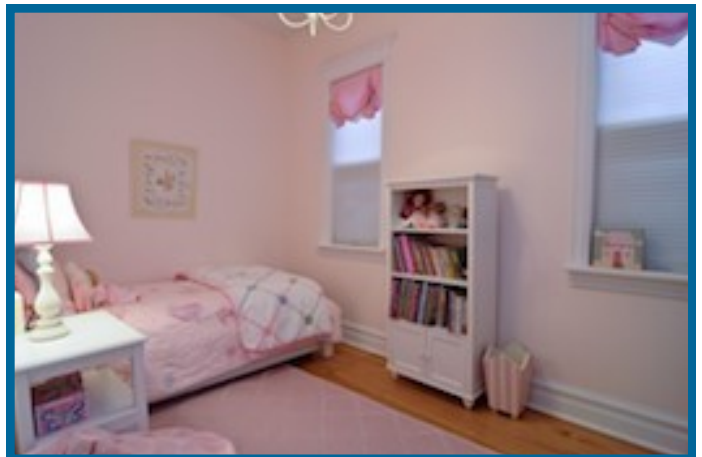
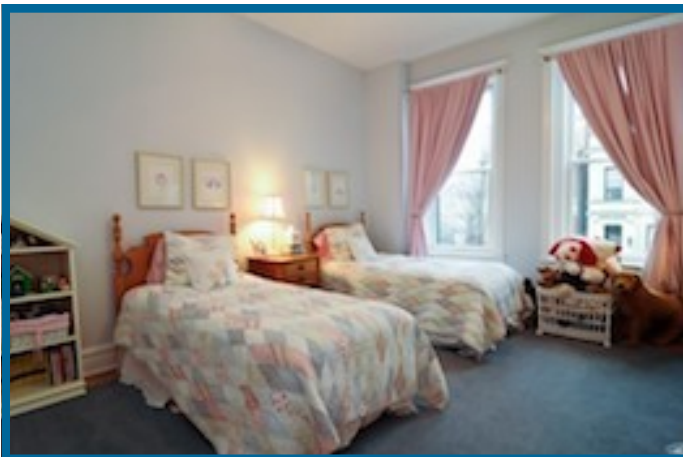
Lincoln Park Luxury Single Family Home

4 Bedrooms, 4 Baths

Master Bedroom



2nd & 3rd Bedrooms

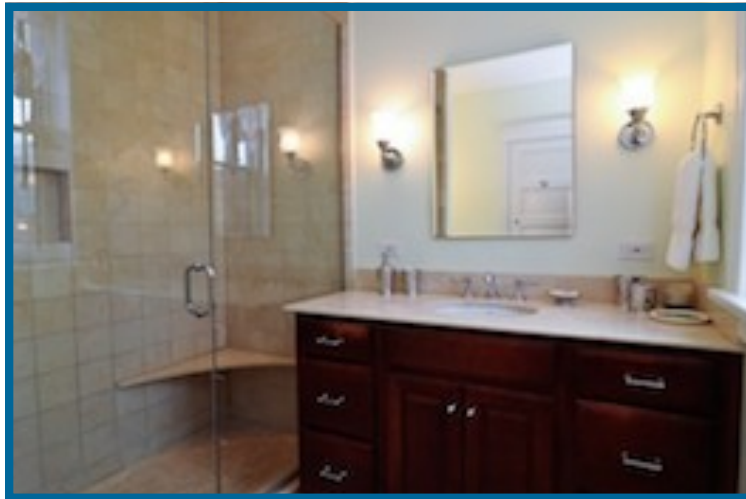


AUCTION

Lincoln Park Luxury Single Family Home

4 Bedrooms, 4 Baths

Master Bathroom



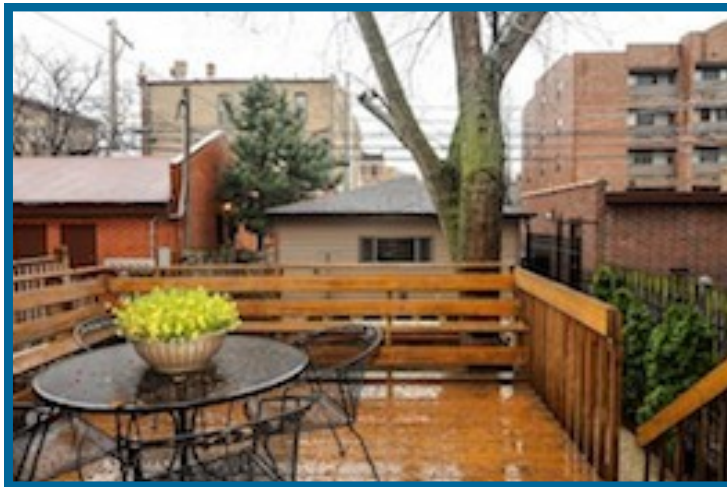
2nd Floor Bathroom



AUCTION

Lincoln Park Luxury Single Family Home 4 Bedrooms, 4 Baths

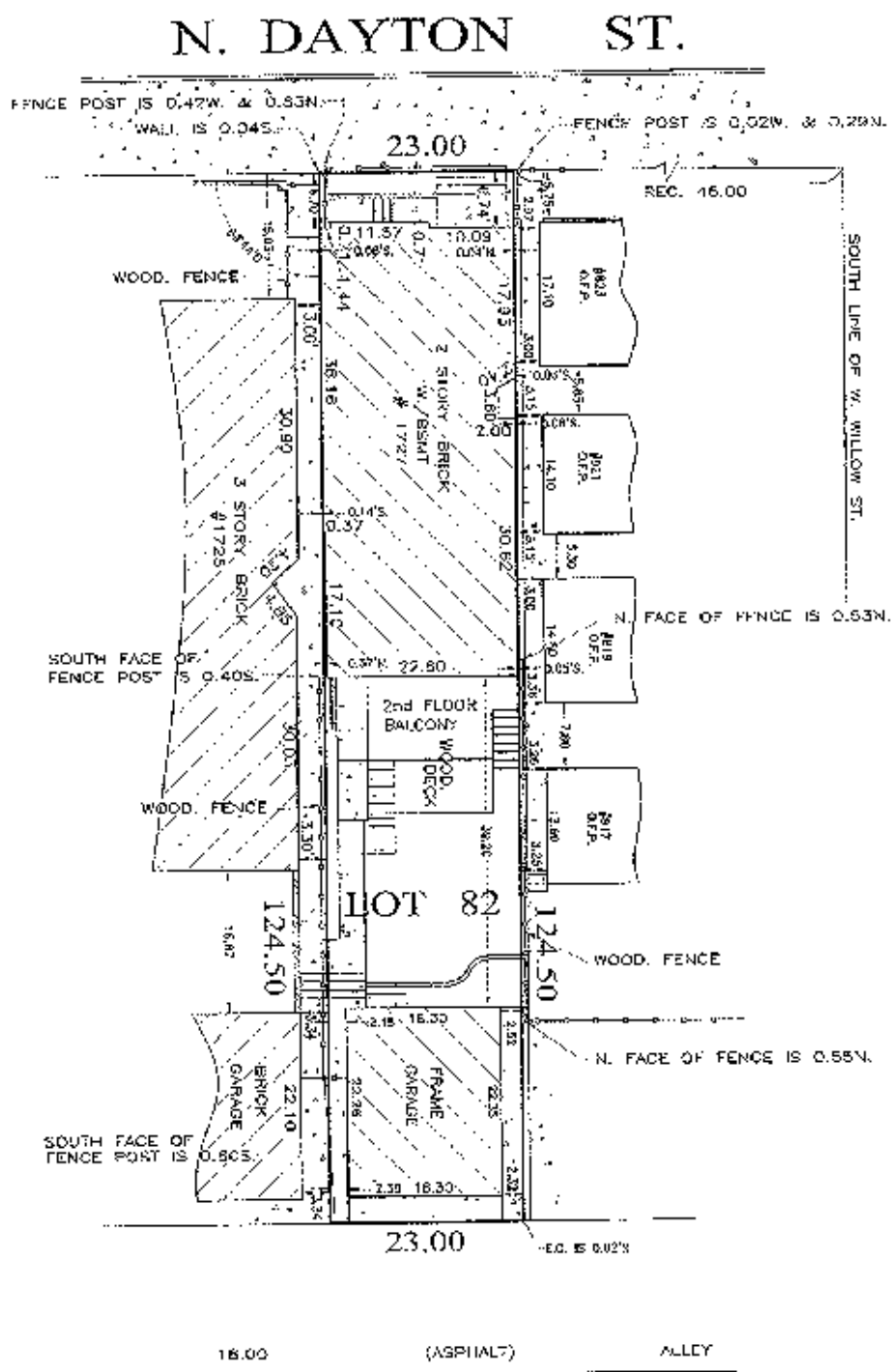
Deck



AUCTION

Lincoln Park Luxury Single Family Home 4 Bedrooms, 4 Baths

Survey:





AUCTION

Lincoln Park Luxury Single Family Home 4 Bedrooms, 4 Baths

AUCTION DETAILS

Open House Dates & Times:

Saturday, May 24, 2014 from 11am to Noon

Sunday, June 8, 2014 from 1pm to 3pm

Monday, June 16, 2014 from 4pm to 6pm

Online Auction: Online bidding will begin at 11:00 a.m. CST on June 23, 2014 and end at 11:00 a.m. CST on June 25, 2014. Visit www.svnauctionworks.com to register in advance and to place your bid online.

Pre-Auction Bids Encouraged: Many of our properties sell pre-auction and are no longer available on auction day. All pre-auction bids must be submitted by June 18, 2014. If you are interested in this property, please contact us today via phone (312.756.7333) or email (diana.peterson@svn.com) to discuss placing a pre-auction bid.

Reserve Auction: This is a reserve auction, subject to seller confirmation.

Buyer's Premium: A Buyer's Premium equal to five percent (5%) of the High Bid will be added to the High Bid. The High Bid plus the Buyer's Premium will equal the Total Purchase Price.

2.5% Cooperating Broker's Commission: If the winning bidder is represented by a validly licensed real estate broker who has duly registered with the auctioneer in advance of any bid being placed by the winning bidder, auctioneer shall pay the winning bidder's broker a commission equal to two and one half percent (2.5%) of the High Bid at closing.

As Is, Where Is Sale: This property is being sold in as is, where is and with all faults and limitations condition and without warranties as to the fitness of the property for a particular use.

Auction Terms and Conditions: Refer to the Auction Terms and Conditions for further details.