

3614 N Hamlin Ave

Renovations / Updates

2025

- Refinished hardwood floors / main floor (front half)

2022

- Rebuilt front concrete steps (Re-used original bricks for consistency)
- Tuck pointed chimney

2020

- Renovated primary suite bathroom

2019

- Installed new front door

2016

- Renovated kitchen/ all new appliances with under counter refrigerator drawers
- Installed new rear door
- Refinished hardwood floors /main floor (back half)

2011

- New 100 amp electrical panel

2010

- Completed build out of 3rd (basement) bathroom

2009

- Dug out & partially finished basement
- Installed perimeter drain tile with sump pump
- Added 3rd bathroom (plumbing)
- Built custom deck

2008

- Installed gas fireplace insert

Ages:

Sump Pump: New in 2023.

Ejector Pump: New in 2016.

Water Heater: Tankless; 2009

Furnace & A/C: Age unknown, both predate sellers ownership (Purchased home 2008)

Humidifier: There is one on the furnace. It works, may need to be cleaned/serviced.

Roof / Windows: Predate sellers ownership. Estimated 2007.

Landscaping

Front bed:

- Spring bulbs: tulips, daffodils and some hyacinth
- Summer: White daisies, black-eyed-Susans, mixed wildflowers, and day lillies.
- The bush is a 'burning bush' (turns red in the fall).
- Rose trellis along front stairs was custom-made and has two varieties of climbing red roses.

Garden on south side of house:

- Red grape and Concord grape vines (produce annually) on fence line
- Early & late producing raspberries
- Peach tree / trained to house (this year was first year it produced - excellent freestone peaches!)
- Garlic chives
- Some strawberries still show up every year
- Dill (will pop up somewhere near the raspberries)
- Rhubarb (as you exit the garden space)

Alley:

- 2 colors irises along alley side of fencing.

Tree in the back yard is a White Spire Birch (Will never scale like a river birch). "Her name is 'McK' and she is about 5 years old."

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Items remaining with home:

- Retractable movie/projection screen with switch, hangs on east side of garage
- All kitchen appliances including additional fridge/freezer and chest freezer located in the basement.
- Washing machine, dryer and small AC window unit in the basement.
- Vivent alarm system/ panel, sensors and cameras
- Wardrobe closets in bedroom
- Linen cabinet in main floor bathroom
- Sellers will leave the lawn mover (Still works well but is older).
- The grill is also staying (Older & As-Is)
- All window treatments will remain (there are tension rods and curtains for the living room and kitchen in the wardrobe in the main level bedroom).

Disclosure Items/Info:

Sellers sealed some cracks in the basement before the installed drywall ~2009. There is one in the SW corner and they still had some seepage here after the crack was sealed, but no further issue since they extended the gutter downspout (~2+years ago). In the NE corner, similar issue of some seepage at the location of a sealed crack, but keeping up on the gutter downspout has helped and they haven't had any issue in over a year. If water comes at this NE location is a small amount that they wipe up with a towel. Gauge on the faucet in the art room is for temperature regulation, was used for photography.

"The Villa" Neighborhood

A century-old neighborhood on Chicago's Northwest Side, the Villa is characterized by parkway streets, stone planters and distinctive examples of early 20th Century residential architecture.

Its borders are along Pulaski Road to the west, Metra's Union Pacific Northwest Line to the north, Hamlin Avenue to the east, and Addison Street to the south. The district was built in 1902 by a number of architects, many of them visibly influenced by Frank Lloyd Wright's Prairie Style of architecture. Most notable among these were bungalows designed by the architectural firm of Hatzfeld and Knox.

thevillachicago.com

<https://webapps1.chicago.gov/landmarksweb/web/home.htm> (Chicago Landmarks Website)

