

## 3753 N Kilbourn Ave, Chicago, IL Updates and Additional Info

### **2017:**

New main floor furnace and AC

### **2020:**

Tuckpointing of all brick areas requiring attention

Full tear off roof

- 6' GAF deck armor water and ice protection
- GAF Timberline HD Architectural Roof Shingles

All new gutters with stainless gutter guards

New Replacement Deck

All new Marvin Essential Windows

- STC rated glass to reduce outside noise

James Hardie Siding

Spray Foam front half of house

New GE Range Hood

### **2021:**

3rd floor furnace/AC

New 75 gallon water heater

Napoleon 50" linear gas fireplace with multicolor LEDs \$6k

New GE Profile Gas Range

### **2022:**

COREtec Grande LVP flooring stain resistant/waterproof/petproof - \$7500

New 3rd floor carpet

New Front Door

New Balcony Door Internal Blinds Low-E

New Larson Storm Door

New Kitchen Cabinets

New Granite Counters with waterfall island

New Cellular Shades

New GE Profile Fridge

### **2023:**

New Kohler Oversized soaking tub main floor bath

New Kitchen backsplash tile

New Main floor bath tile

New Main Floor Bath Solid Wood

**Additional Updates:**

New exterior lighting  
New Garage Shower Enclosure with Moen fixtures  
All new ceiling fans with remotes  
Benjamin Moore Paint throughout living space  
New Moen Matte Black Pull Down Faucet \$500  
West Elm Chandelier and Wall Sconces  
New Main Floor bath vent fan with timer wall switch  
New Garage floor bath vent fan  
New interior trim and doors/Kwikset door hardware  
New exterior Kwikset door hardware and locks

**Metra:**

Nearest stop is the Grayland stop for the Milwaukee District North line (MD-N)  
Milwaukee Bridge/Grayland Station update:

<https://metra.com/MilwaukeebridgeGrayland>

Union Pacific Northwest (UP-NW) stop is also easily accessible.

**Easement:**

The gravel driveway is part of this lot and the neighbor behind this home has an easement over the gravel driveway to get to and from their garage. The white garage in back is not part of this property. The easement states that the driveway can only be used to load and unload (not for parking). It also states that if either party wants to pave the driveway, the party who wishes to do so will pay for it. If the city/government requires pavement or service, the Grantee (neighbor who gets to use it) will have to pay for needed work. The Grantee shovels as needed. Full easement available for review.