

4324 N Kostner Ave, Chicago, IL

Updates and Additional Information

UPDATES:

Windows

New from 2010-2014. The only windows not replaced are the front picture window and the glass block in the bathroom/basement. The 1st floor front (non-addition) windows were new in 2010/2011 and are Renewal by Anderson. Bedroom 2 and 3 upstairs got new Anderson windows in 2013/2014. The addition windows are all custom Marvin windows, installed 2014.

2011-Brick driveway installed

2014

- 3 story addition includes lower level recreation room, family room off the kitchen, and primary bedroom/bathroom
- Enlarged kitchen, added the island with additional prep sink and lighting
- Installed new gas fireplace and chimney chase
- Installed a 2nd window at fireplace (there used to be 1 window, new window installed with salvaged wood to match the rest of the woodwork)
- New 200 Amp Service and Panel
- Exterior drain tile and water barrier membrane installed around the home's perimeter on the North, West and South sides (not under the covered front porch).
- Expanded rear back brick paved patio
- ½ bath: new sink and window
- Space Pac installed (central air conditioning)

2015-Main chimney was rebuilt from the roofline up

2016

- New tear off roof (30 year material warranty on asphalt fiberglass architectural shingles, 36" ice and water shield)
- New Front Door
- New microwave and dishwasher

2017-New washer

2019-Main sump pump was installed November 2019. Has a battery back up.

2021-New fridge

2022

- Again expanded rear brick paved patio
- New boiler

2023-New hot water heater

2024-Masonry work to interior basement walls

ADDITIONAL INFORMATION:

PARKING:

The home comes with 1 parking space (city zoning variance approved). Zoning variance was approved in 2018 for 1 legal parking spot on the pad.

4300 block of Kostner is zoned permit parking. A benefit of permit parking means that street parking is always available for residents and their guests. Parking permits are available for the showings or it's very easy to park on north east side of Kostner before permit signs begin, on Montrose or on adjacent block of Cullom (1/2 block walk max). Seller said they and their guests have regularly parked their cars on Kostner without issue.

BASEMENT NOTES:

- When the addition was put on in 2014, an exterior French drain system (N/W/S walls), sump system and water barrier membrane were added as well as exterior tuckpointing.
- Several years ago, seller noticed very minor seepage in one specific spot (only on the heaviest rainy days); little enough to wipe up with a towel.
- In July, 2024, some masonry repair and maintenance was done by Active Masonry & Tuckpointing including:
 - Interior removal of old latex paint below grade (seller was informed latex paint is not good for bricks). After work was completed, the masons applied a whitewash/limewash paint which is better for bricks to "breathe" than traditional paint.
 - Interior spot tuckpointing as needed (mason said bricks were in good repair, none had to be replaced).
 - Masons discovered a hole in the exterior sill that was likely contributing to (or even causing) the seepage in that spot. This was repaired. A repair was also made to the exterior membrane near the spot seepage was coming in. Since these repairs, there has not been seepage to the owners' knowledge (even on a very rainy recent weekend).

FIREPLACE:

Seller installed a brand new, fully enclosed fireplace with electric start (and remote) and chimney chase in 2014 when the work was being done with the addition. Switch is on wall.

ATTIC:

Has AC, no heat. Seller used as an office. Could be finished with a mini-split (or other heat source).

KOSTNER AVE:

This block has a fabulous summer block party, a smaller neighbor's only fall block party, a book club, progressive dinners, etc.

BELDING ELEMENTARY:

www.beldingelementary.com elementary.com

- PreK thru 8th Grade
- Bronze Award recipient of the HealthierUS School Challenge
- 2021 Thrive Award recipient
- IB World School for the International Baccalaureate Middle Years Programme (MYP) for 6-8th grades students
- Rated Level 1/1+ by CPS Performance Policy (highest possible ratings)