



Some photos may be virtually staged

Virtual Tour

**Detached Single**      MLS #: **12086273**      List Price: **\$340,000**  
 Status: **ACTV**      List Date: **06/17/2024**      Orig List Price: **\$340,000**  
 Area: **8023**      List Dt Rec: **06/17/2024**      Sold Price:  
 Address: **645 N Lawndale Ave , Chicago, IL 60624**  
 Directions: **1290 Exit Independence Blvd, north to Huron, west to Lawndale, south to address**

Sold by:  
 Closed:  
 Off Market:  
 Year Built: **2024**  
 Dimensions: **25X125**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:645 W:3600**

Contract:  
 Financing:  
 Blt Before 78: **No**

Mkt. Time (Lst./Tot.): **123/123**  
 Concessions:  
 Contingency:  
 Curr. Leased:

Subdivision:  
 Township: **West Chicago**  
 Model:  
 County: **Cook**  
 # Fireplaces:

Rooms: **7**  
 Bathrooms **2 / 0**  
 (full/half):  
 Master Bath: **None**  
 Bsmnt. Bath:

Parking: **Exterior Space(s)**  
 # Spaces: **Ext:2**  
 Parking Incl. In Price: **Yes**

Bedrooms: **3**  
 Basement: **None**  
 Utility Costs:  
 Mobility Score: -

Remarks: **ATTN BUYERS: List price is reflective of final sales price after qualified buyer receiving a minimum of \$50K City of Chicago (BNAH) Building Neighborhoods & Affordable Homes down payment! Buyers meeting AMI guidelines are eligible for a minimum grant subsidy of \$50K and maximum \$100K! The City of Chicago BNAH grant program allows for appraisal gap assistance, down payment, and closing costs up to \$100K for eligible buyers. This is Inherent Home #6 of 30 to come to West Humboldt Park. All homes are 21st century high performance with energy star HVAC & water systems, air tight enclosure, energy star windows in all living spaces, fresh air & purification systems, Google smart home technology throughout, water and energy monitoring, touchscreen home control center, keyless entry, security system, USB outlets in kitchen and bathrooms, workspaces in every bedroom, open-concept living, dining and kitchen area stainless steel appliances solid surface countertops plank flooring throughout. ADA adaptable first floor, second floor family room, fenced back yard with landscaping, wrap around porch for convenient package drop off. All Inherent Homes are intended to build and promote homeownership for long term generational equity. Home comes with 5 years ADT surveillance and quarterly 'jiffy lube' maintenance, and 5 years of death and disability with Northwestern Mutual subject to underwriting at no additional expense! Buyers must live in home for 10 years at which point all grant monies are forgiven. Buyers at 80% AMI or lower receive either \$90K or \$100k; 81%-90% AMI receive \$80k or \$90k; 91%-100% AMI receive \$70K or \$80K; 101%-120% AMI receive \$60K or \$70K, 121%-140% AMI receive \$50k or \$60K! Visit City's BNAH page for details or attend one of our webinars-registration required visit webpage for registration details.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(299)</b>	Amount:	Amount: <b>\$0</b>	Waterfront: <b>No</b>
Junior High: <b>(299)</b>	Frequency: <b>Not Applicable</b>	PIN: <b>16111160050000</b>	Appx SF: <b>1445</b>
High School: <b>(299)</b>	Special Assessments: <b>No</b>	Mult PINs:	SF Source: <b>Builder</b>
	Special Service Area: <b>No</b>	Tax Year: <b>2021</b>	Bldg. Assess. SF:
	Master Association:	Tax Exmps:	Acreage:
	Master Assc. Freq.: <b>Not Required</b>		

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	<b>11X20</b>	<b>Main Level</b>			Master Bedroom	<b>14X11</b>	<b>2nd Level</b>		
Dining Room	<b>COMBO</b>	<b>Main Level</b>			2nd Bedroom	<b>14X9</b>	<b>2nd Level</b>		
Kitchen	<b>12X7</b>	<b>Main Level</b>			3rd Bedroom	<b>14X9</b>	<b>Main Level</b>		
Family Room	<b>10X15</b>	<b>2nd Level</b>			4th Bedroom		<b>Not Applicable</b>		
Laundry Room	<b>3X3</b>	<b>2nd Level</b>							

Interior Property Features: **2nd Floor Laundry**

Exterior Property Features:

Age: <b>NEW Proposed Construction</b>	Laundry Features: <b>Electric Dryer Hookup, In Unit, Laundry Closet</b>	Roof:
Type: <b>2 Stories</b>	Additional Rooms: <b>No additional rooms</b>	Sewer: <b>Sewer-Public</b>
Style:	Garage Ownership:	Water: <b>Public</b>
Exterior: <b>Brick, Fiber Cement, Combination</b>	Garage On Site:	Const Opts:
Air Cond: <b>Central Air, Electric (Cooling)</b>	Garage Type:	General Info: <b>None</b>
Heating: <b>Electric, Forced Air, Heat Pump</b>	Garage Details:	Amenities:
Kitchen:	Parking Ownership: <b>Owned</b>	Asmt Incl: <b>None</b>
Appliances: <b>Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Range Hood, ENERGY STAR Qualified Appliances, Intercom, Electric Oven, Range Hood</b>	Parking On Site: <b>Yes</b>	HERS Index Score:
Dining:	Parking Details: <b>Off Alley</b>	Green Discl:
Attic:	Driveway:	Green Rating Source:
Basement Details: <b>Crawl</b>	Foundation:	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: <b>Yes</b>	Possession: <b>Closing</b>
Fireplace Location:	Disability Details: <b>36 inch or more wide halls, Doors w/Lever Handles</b>	Occ Date: <b>09/30/2024</b>
Electricity:	Exposure:	Rural:
	Lot Size: <b>Less Than .25 Acre</b>	Vacant:
	Lot Size Source:	Relist:
		Zero Lot Line:

Equipment:  
Other Structures:  
Door Features:  
Window Features:

Lot Desc:

Broker Private Remarks: **This is a City of Chicago Lot For Working Families (CL4WF) parcel and must be sold to families making 140% or less of AMI- refer to city's DOH web page for chart to determine buyer eligibility. Separate BNAH application must be completed and submitted to DOH for grant eligibility. Biweekly webinars hosted via Inherent Homes LLC for more information. Webinar registration required, contact LA for details. Offers must be on developers purchase contract. Buyers may select finishes to see options go to additional info**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Addr on Internet?: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Broker Notices:
Listing Type: <b>Exclusive Agency</b>	Holds Earnest Money: <b>No</b>	Lock Box: <b>Combination Box ( Located at Front)</b>

**Where is the Buyer Agency Compensation?**

Showing Inst: <b>call LA for access to model home</b>	Cont. to Show?:	Expiration Date: <b>12/31/2024</b>
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Mgmt. Co:	Contact Name:	Phone:
Owner: <b>Inherent Invest LLC</b>	Ph #:	Broker Owned/Interest: <b>No</b>
Broker: <b>Inherent Homes LLC (88348) / (773) 934-5807</b>		
List Broker: <b>Sonia Salazar-Del Real (109883) / (773) 934-5807 / sonia@inherenthomes.com</b>		
CoList Broker:	More Agent Contact Info:	

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

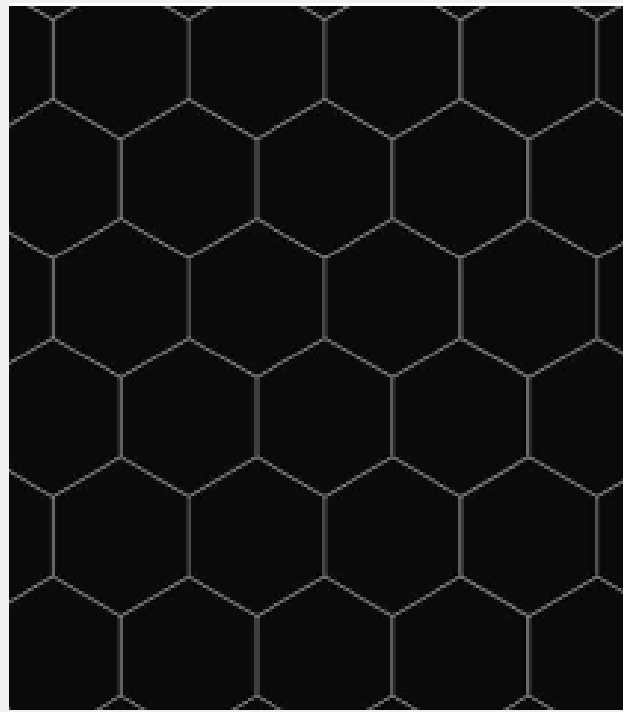
MLS #: 12086273

Prepared By: Sonia Salazar-Del Real | Inherent Homes LLC | 10/17/2024 01:40 PM

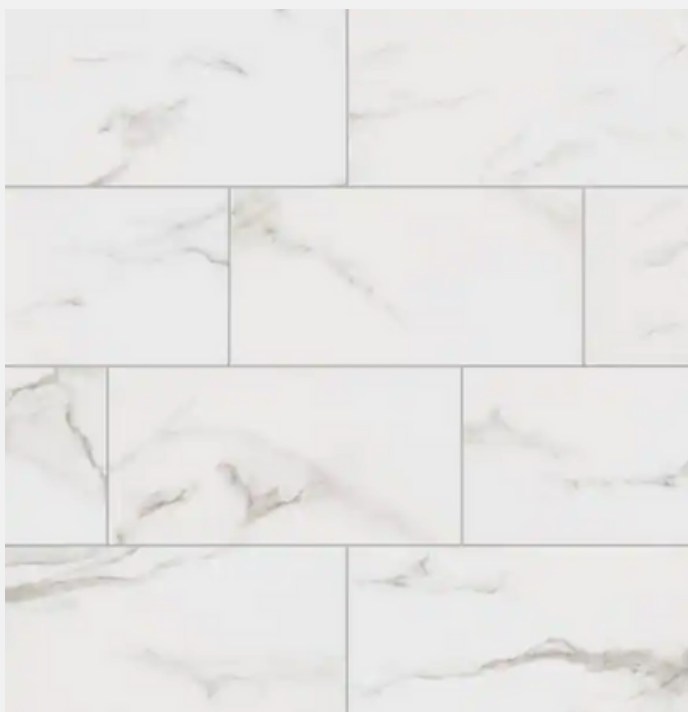
# Inherent Home Interior Staged Images



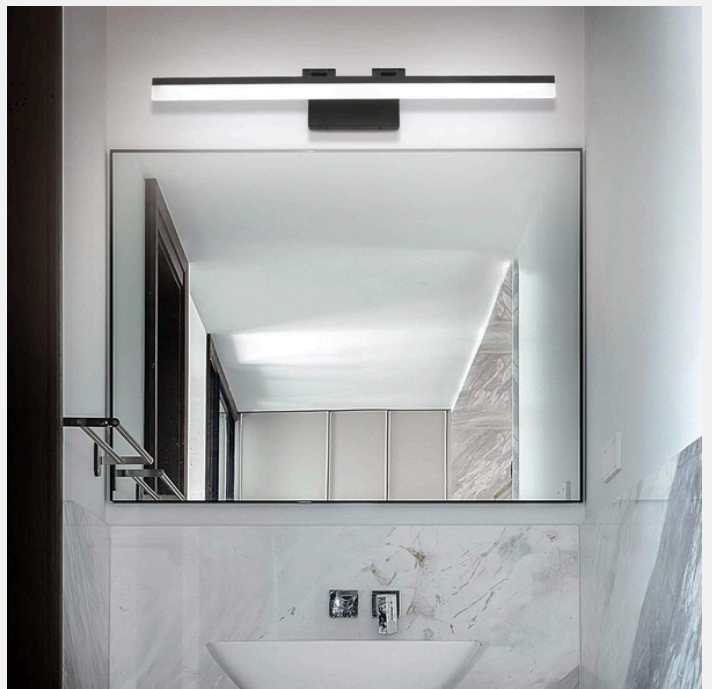
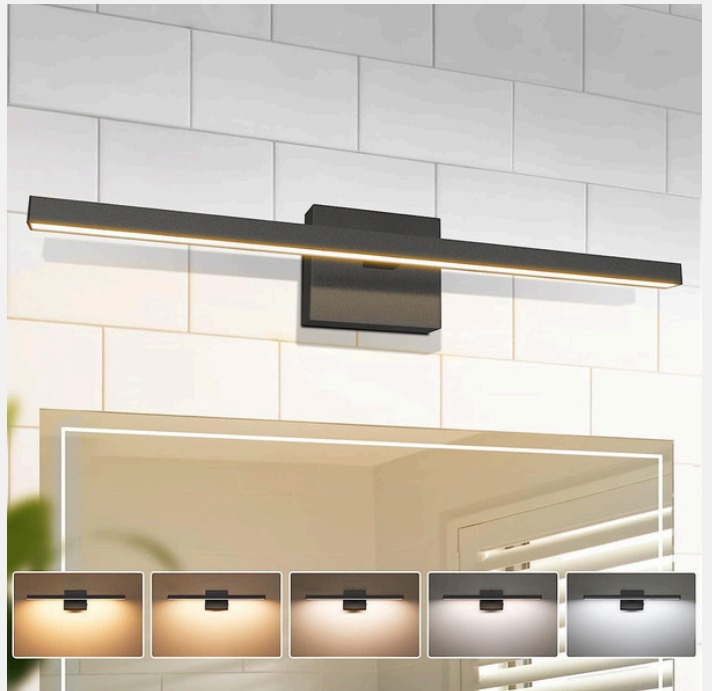
# Kitchen tile backsplash



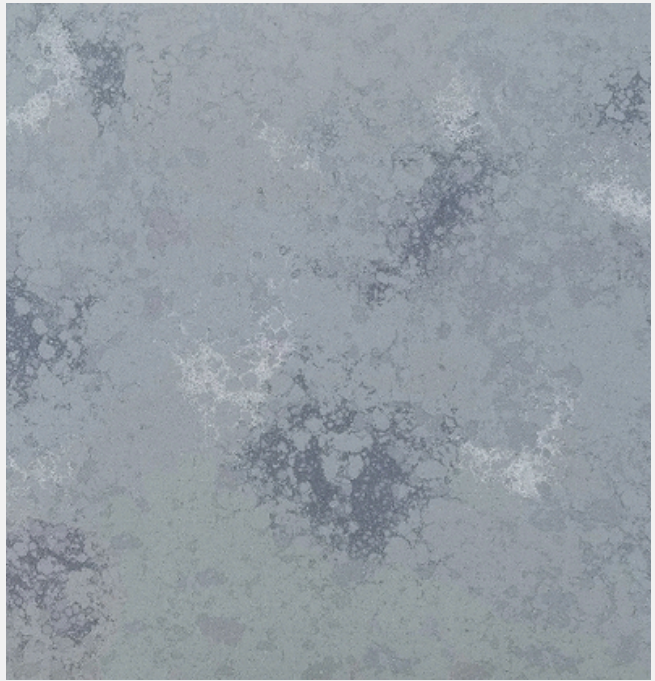
# Bathroom tile



# Kitchen Island & Bath Vanity lighting fixtures



# Counter top color options



# Flooring color options

