

CHICAGO REAL ESTATE MALL

650 N Morgan #503

General Information

Bedrooms/Baths/PIN	3 bedroom / 2 bathrooms PIN: 17-08-219-044-1018
Year Built & Builder	2017 The Caden James Building developed by The Domain Group & Vari Architects
Approx. Square Footage	2005 sf estimated
Parking	Heated Garage Parking, #6, must be sold with unit, \$25k
Outdoor space	Large, private balcony with amazing City and Skyline views. Gorgeous sunset skies.
Storage	Extra-large cage Storage located on the same floor and Bike rack.
Laundry	In-Unit: Upgraded washer/dryer machines
Pet policy	Cats & Dogs allowed, 100 lb weight limit
2020 property taxes	\$14,142.19 with homeowner exemption
School districts	Elementary School District: Ogden (level 1) High School District: Wells
Years lived in property	4 years
Reason for seller moving	Job state transfer and quickly became a family of 5 instead of 2 ☺
Preferred closing date	14 days or more
# of units in building	25
Management Company	GSBM John Diebel Contact: john@gsbmgmt.com
Monthly Assessments & Inclusions	\$407 including: water, Gas, Parking, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal
Special Assessment	None as of 1/26/2022
Reserves	\$ 117,131 and projects include common areas painting in 1/2022.
Recent Building Improvements	Butterfly MX secure and smart intercom system with security cameras for the common areas of the building (no doorman or extra management costs)
Rental Policy	Rentals are allowed.

Unit Information

Mechanical & Appliance Ages	Roof: 2017 Windows: 2017 Furnace: 2017 A/C: 2017 Water heater: 2017 Refrigerator: 2018 Dishwasher: 2018 Oven/range: 2018 Microwave: 2018 Washer/Dryer: 2018
Recent Unit Improvements	Shades: Hunter Douglas Electric Motor roller shades, PowerView automation, 20% white in living room and electric motor Clever black out shades in Main bedroom, and other 2 bedrooms manual black out shades. Windows: Double noise reducing triple panes installed by Soundproof Chicago throughout.
Additional Home Features/Equipment	Kitchen: Florense Kitchens w/ so close drawers, LED lighting, stainless steel appliances (Electrolux built-in 32" wide fridge & freezer, Thermador gas range- 5 burner cooktop, Pro-Style hood, built-in convection microwave oven, Bosh dishwasher, & Danby wine cooler) Baths: Heated floors, Spanish Silver Stone Grey Ma Ceramic floor le & Spanish Maya Perla Ceramic wall le, double vanity with wall-to wall mirrors lit by Possini Euro Crystal Strand Light fixtures, quartz counters and ample under-sink storage, and luxuriate in the large walk-in shower with rainfall head and body sprays, separate Kohler toilet, chrome towel racks, toilet paper holder, robe holder towel grab bars, shaving mirror & glass bath shelf. Deep, jeed soaking tub with rain showerhead. Features: Organized walk-in closet.

Additional Information

Details	Information provided by seller and deemed reliable, but not guaranteed, as of January 2022.
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