

# JUDKINS PARK CRAFTSMAN



2010 South Dearborn Street

**\$359,000**

Welcome home to this turn-key Craftsman in the heart of popular Judkins Park. Modern functionality tastefully wrapped with charming character of times long past. The rocking chair front porch welcomes you to the main floor, featuring a smart, open floor plan, accented with warm wood tones. Bright open kitchen serves through to the breakfast bar. The dining and living rooms take in a view of the back yard. A powder room with laundry,

and the front family room complete the floor. Upstairs, three bedrooms share the level with a full bath, including a generous master with huge day-lit walk-in closet and a second closet. Just move in and enjoy! With little to do for maintenance, spend more time enjoying the amazing location, surrounded by a dozen great parks, the arts, bicycling and Blue Dog Pond! Get where you go with convenient access to transit, freeways, downtown, and the east side.

**ERIK • STANFORD** *the way you move..*  
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# Convenient living..



Year built.....1996  
 Bedrooms (3 on same floor).....3  
 Baths (Powder room on main, full upstairs).....1.5  
 Heat.....Gas forced-air  
 Floors.....Laminate, vinyl, wall-to-wall carpet  
 Walk Score®/Transit Score®.....85/72

Yard.....Partially-fenced, terraced, garden space  
 Parking.....Off-street  
 Access.....Parks, future light-rail, freeways, downtown, east-side  
 House Size.....1361 sf \*  
 Lot Size.....3,000 sf \*  
 Property Taxes (2013).....\$3195 \*

*..amazing location!*



Try your hand at tennis, skate boarding at Judkins Park New Skatespot, performing arts at Langston Hughes Performing Arts Institute, fine arts at the Pratt Fine Arts Center, or relax with the barista at Broadcast Coffee. Located just five doors from Judkins park, you are always close to a vast network of interconnected parks, thoroughways, and public transit, including the future light rail east link extension, just 5 blocks away and **32** nearby bus routes. *Experience city living and location at their finest.*

\* Information provided as a courtesy only. Buyer to verify.