

1020 W ROSCOE STREET #1W
LAKEVIEW





ROOM DIMENSIONS

LIVING ROOM : 21' × 25'

DINING ROOM : 13' × 11'

KITCHEN : 10' × 13'

PRIMARY BEDROOM : 13' × 25'

SECOND BEDROOM : 10' × 11'

THIRD BEDROOM : 10' × 11'

FAMILY ROOM : 11' × 35'

FOURTH BEDROOM : 10' × 22'

BONUS ROOM : 23' × 21'

4 BEDROOM

3 BATH

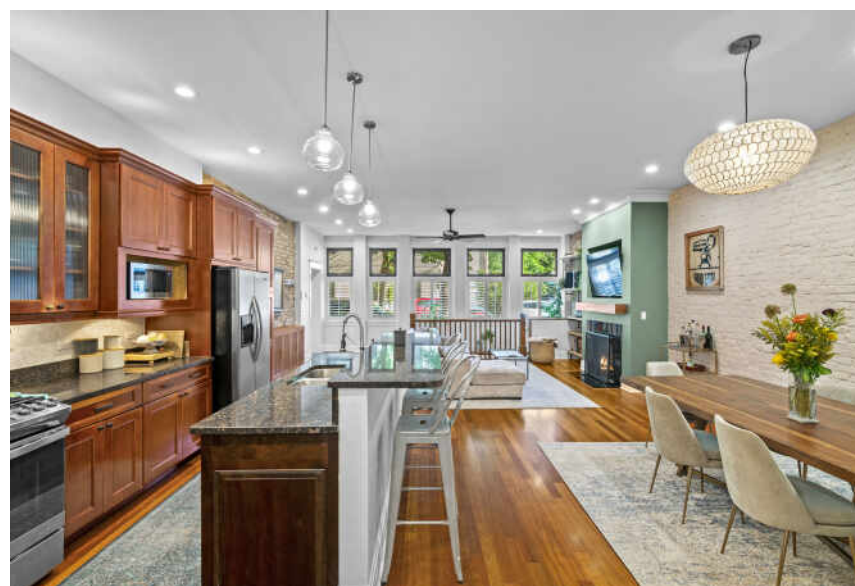
TAXES: \$12,103.85

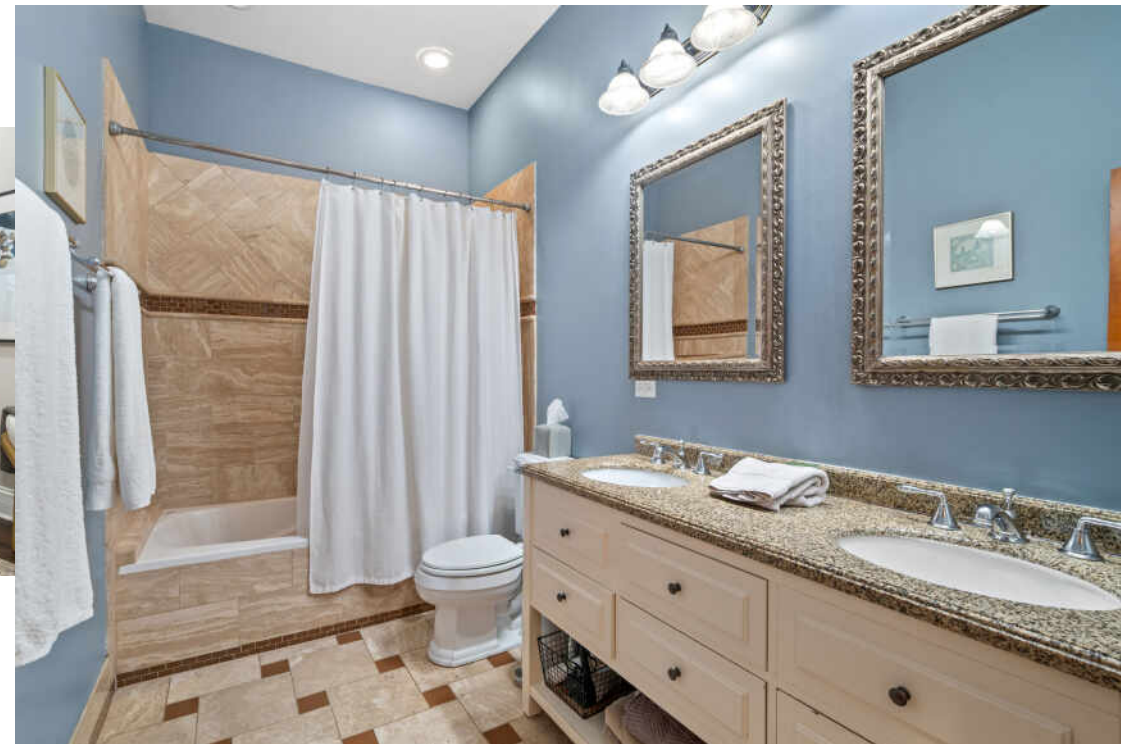
ASSESSMENTS: \$540 / MONTH

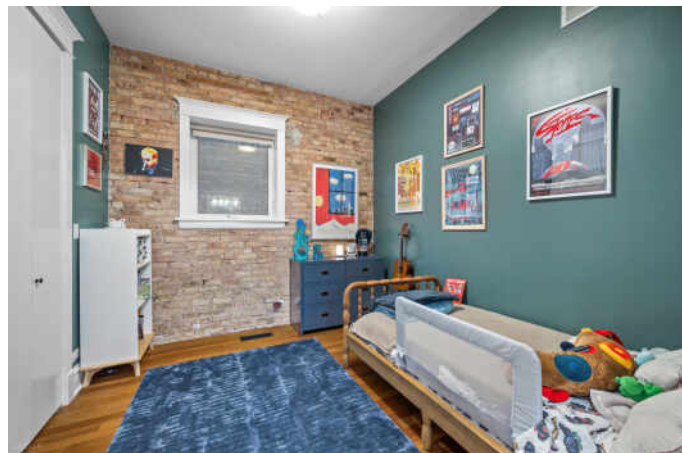
SPACE THAT SIMPLY HAS NO EQUAL IN LAKEVIEW

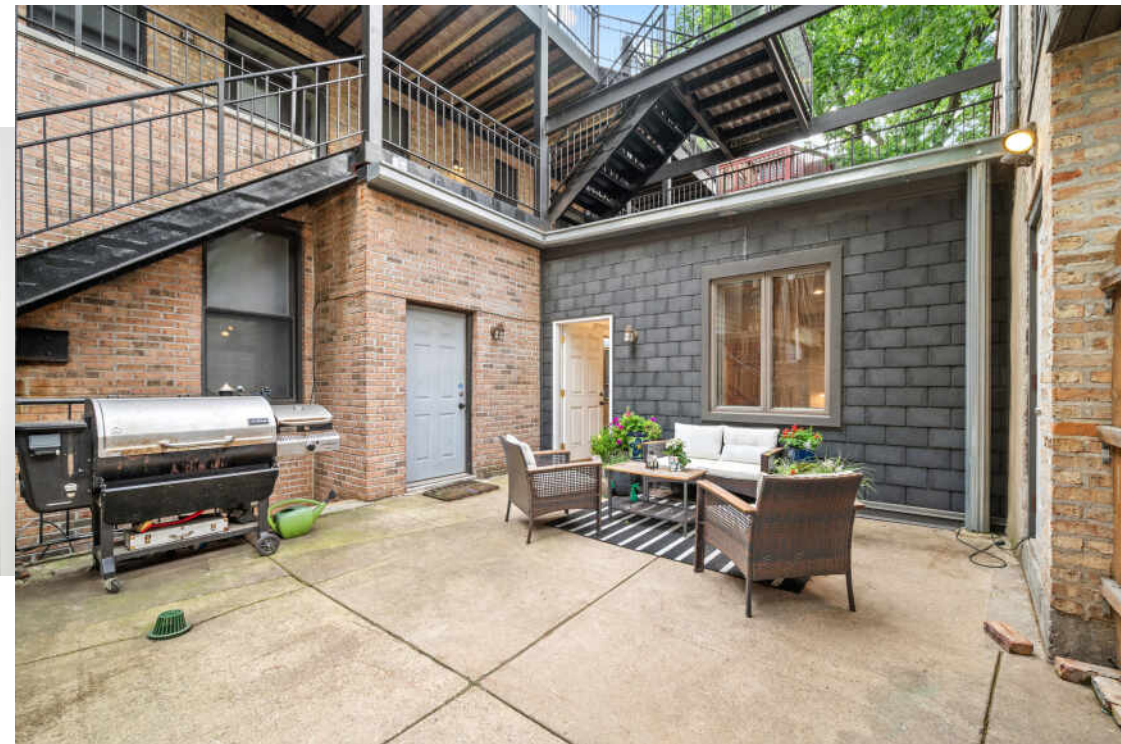
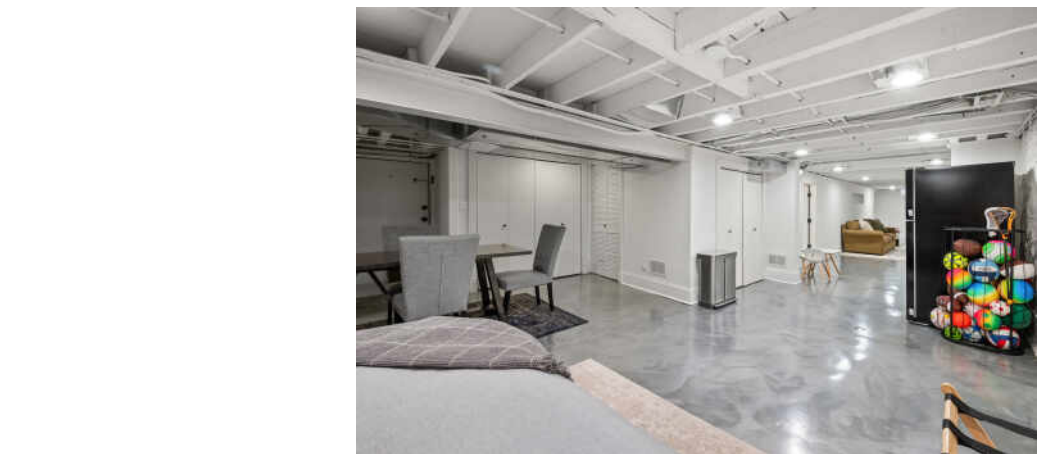
This extraordinary duplex-down delivers a living experience rarely found anywhere in the city – an almost unheard-of 21x32 foot open main level with 10-foot ceilings, exposed brick and a gas fireplace, all bathed in natural light from generous south-facing windows. Four bedrooms, three baths and an abundance of bonus living space on lower level, all perfectly positioned between the Southport Corridor and the lakefront.

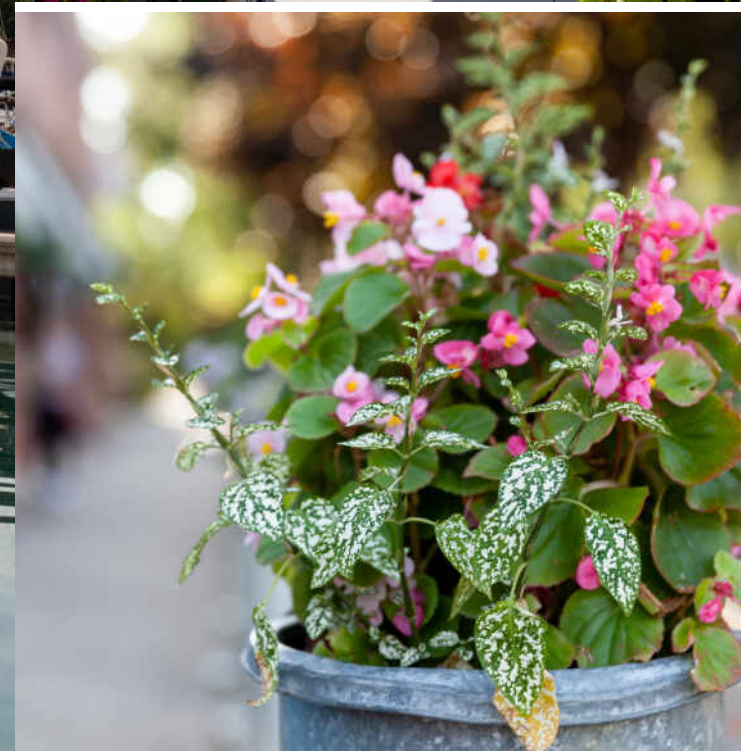
- Dramatic open living, dining and kitchen spanning an extraordinary 21'x32'
- 10-foot ceilings, exposed brick, gas fireplace and south-facing windows with plantation shutters, and hardwood floors throughout main level
- Chef's kitchen with oversized island, raised breakfast bar and abundance of quality cabinetry
- Spacious Primary suite with fantastic walk-in closet; two additional main-floor bedrooms each with large closets
- Two wonderful main-floor baths with stone finishes, double sinks, jetted tubs and lots of storage
- Lower level family room with second fireplace and flexible fourth bedroom/private office with ensuite bath
- Massive bonus room – ideal for gym, game room or guest suite (or all 3)
- Semi-private patio, garage parking plus an additional exterior parking pad for 2nd car or guests
- Solid building with almost \$27,000 in reserves
- Perfect Walk-to-Everything location in the heart of Lakeview











CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

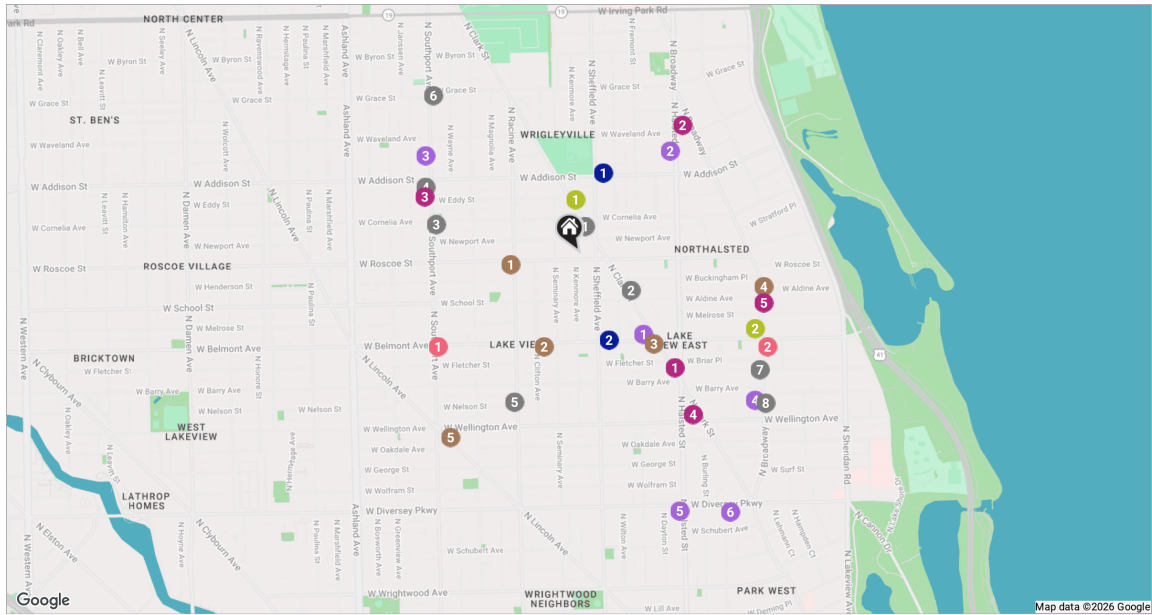
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



RESTAURANTS

- 1 Happy Camper Pizza
3458 N CLARK ST, 0.1 MI
- 2 Mia Francesca
3311 NORTH CLARK STREET, 0.2 MI
- 3 Crosby's Kitchen
3455 NORTH SOUTHPORT AVENUE, 0.4 MI
- 4 Southport Grocery and Cafe
3552 NORTH SOUTHPORT AVENUE, 0.5 MI
- 5 Will's Northwoods Inn
3030 NORTH RACINE AVENUE, 0.5 MI
- 6 Tango Sur
3763 NORTH SOUTHPORT AVENUE, 0.7 MI
- 7 Wilde Irish Bar & Restaurant
3130 NORTH BROADWAY, 0.7 MI
- 8 Chilam Balam
3023 N BROADWAY, 0.7 MI

COFFEE

- 1 Two Hearted Queen
1201 WEST ROSCOE STREET, 0.2 MI
- 2 Dark Matter Coffee - Osmium Coffee Bar
1117 WEST BELMONT AVENUE, 0.3 MI
- 3 Starbucks Coffee Company
3184 NORTH CLARK STREET, 0.4 MI
- 4 The Coffee & Tea Exchange
3311 NORTH BROADWAY, 0.6 MI
- 5 Heritage Bikes & Coffee
2959 NORTH LINCOLN AVENUE, 0.7 MI

SHOPPING

- 1 DSW Designer Shoe Warehouse
3131 NORTH CLARK STREET, 0.5 MI
- 2 The UPS Store
3712 NORTH BROADWAY, 0.5 MI

- 3 Anthropologie
3532 NORTH SOUTHPORT AVENUE, 0.5 MI
- 4 Binny's Beverage Depot - Lakeview
3000 NORTH CLARK STREET, 0.6 MI
- 5 Unabridged Bookstore
3251 N BROADWAY, 0.6 MI

GROCERY

- 1 Target Grocery
3204 NORTH CLARK STREET, 0.3 MI
- 2 Whole Foods Market
3640 NORTH HALSTED STREET, 0.4 MI
- 3 Jewel-Osco
3630 NORTH SOUTHPORT AVENUE, 0.6 MI
- 4 Mariano's
3030 N BROADWAY STE 100, 0.7 MI
- 5 The Fresh Market
2730 N HALSTED ST, 0.8 MI

- 6 Trader Joe's
667 WEST DIVERSEY PARKWAY, 0.9 MI

GYM

- 1 UFC GYM Wrigleyville
3519 NORTH CLARK STREET STE C201, 0.2 MI
- 2 Lakeview Athletic Club
3212 NORTH BROADWAY, 0.6 MI

ENTERTAINMENT

- 1 Schubas Tavern
3159 NORTH SOUTHPORT AVENUE, 0.5 MI
- 2 Laugh Factory
3175 NORTH BROADWAY, 0.6 MI

TRANSIT

- 1 Addison
CTA - RED LINE, 0.3 MI
- 2 Belmont
CTA - BROWN LINE, 0.3 MI



Floor Plan Measurements Deemed Highly Reliable But Not Guaranteed.



GREG DESMOND

(773) 251-1375

GDESMOND@ATPROPERTIES.COM

GREGDESMOND.COM

