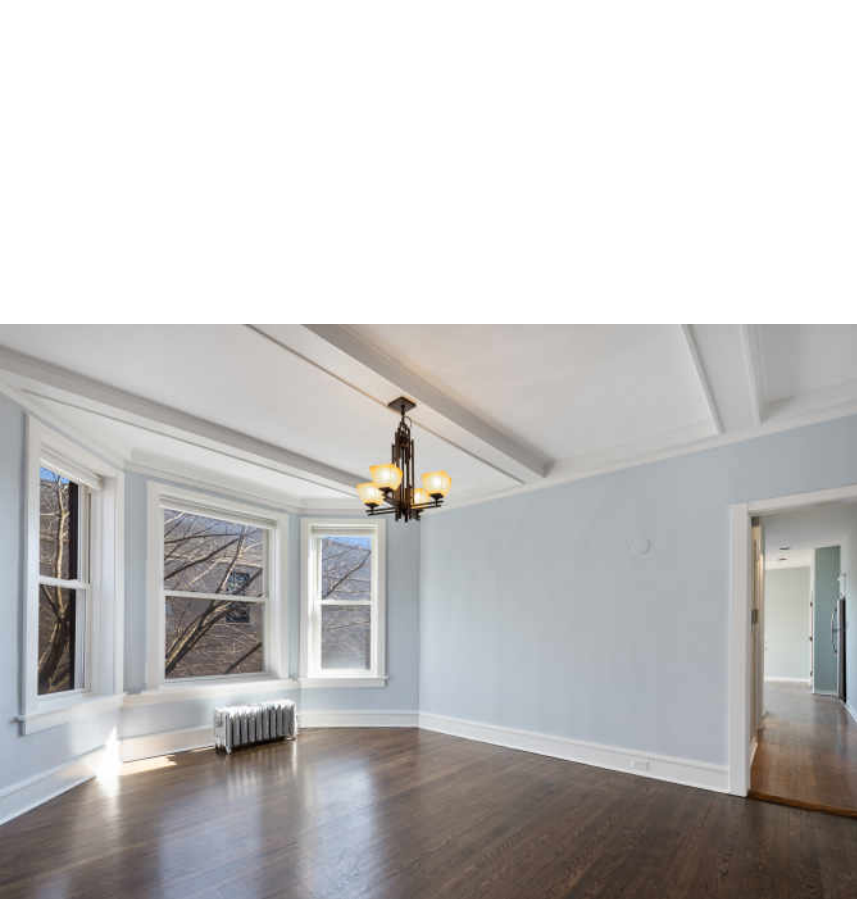


1111 W PRATT BOULEVARD 3
ROGERS PARK





Looking for understated elegance? Then this one is for you! Absolutely beautiful and rarely available sun-drenched top-floor unit EAST OF SHERIDAN, five buildings from the beach. High ceilings, and several skylights give this space a wonderful feeling of openness. Lovely vintage details abound. Spacious living room features a wood-burning fireplace and built-in shelving. The large and bright formal dining room is great for entertaining and family meals. Hardwood floors throughout. Huge eat-in kitchen features a breakfast bar, plenty of room for a table and all new stainless steel appliances. Very large master bedroom and 2nd bedrooms with walk-in closets. The huge brick porch looks into the treetops and offers a lake view. Freshly painted. 1-car GARAGE AND 1 OUTDOOR PARKING SPACE! Near Loyola, Red Line, NWU Bus, + Sheridan buses. Beach, Park & Restaurants, Starbucks and movie theater just steps away! Truly the best of East-of-Sheridan living!







ROGERS PARK IS A WORLDLY COMMUNITY THAT HAS A VIBE ALL ITS OWN.

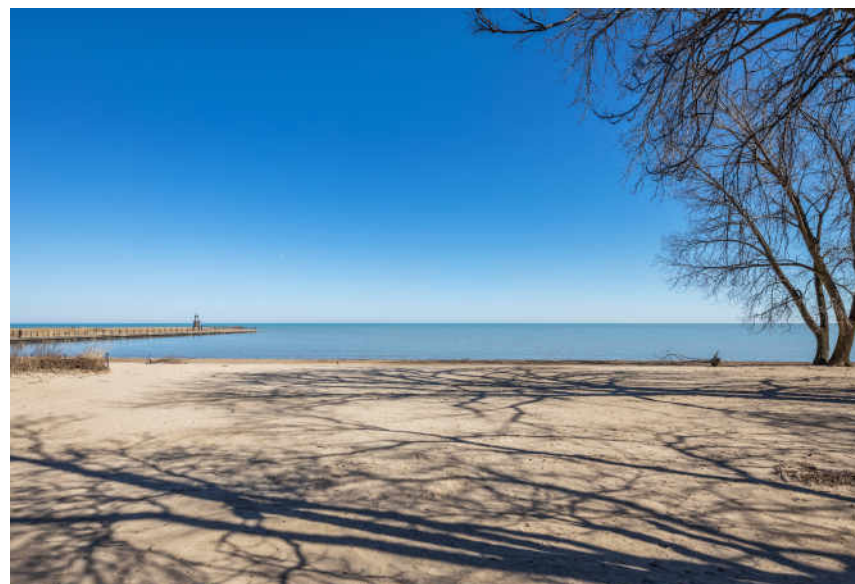
The neighborhood features legendary restaurants and shops that highlight a variety of cultures, along with popular dive bars, coffee shops, scenic beaches and more than 30 parks.

Residents love the street-end beaches, which are more accessible and less busy than downtown beaches. While Helen Doria Beach, also known as Columbia Beach, is great for its view of downtown, Loyola Beach is a popular spot for fishing, picnics and other recreational activities.

Rogers Park is known for celebrating community and creativity. This is evident in Miles of Murals – a community-based initiative featuring 14,000 square feet of commissioned art. The project began in 2007 and includes block-long pieces, viaducts and overpasses. Every year, neighbors come together to paint Loyola Beach’s 600-foot lakefront mural at the Artists of the Wall Festival.

The community consists of east and west sections and includes smaller pocket neighborhoods. Loyola University of Chicago and the lakefront are focal points on the east, while West Rogers Park includes larger single-family homes and a number of city parks.

Homebuyers can find a variety of housing styles including vintage walkups, new construction and block after block of classic Chicago bungalows. Downtown Chicago is easily accessible via Lake Shore Drive and public transportation including the CTA’s Red Line and Metra’s Union Pacific North Line.



NOTES

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YVONNE CARNS

(312) 685-8668

847-763-0200

YVONNECARNS@ATPROPERTIES.COM

WWW.ROGERSPARKREALTOR.COM



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