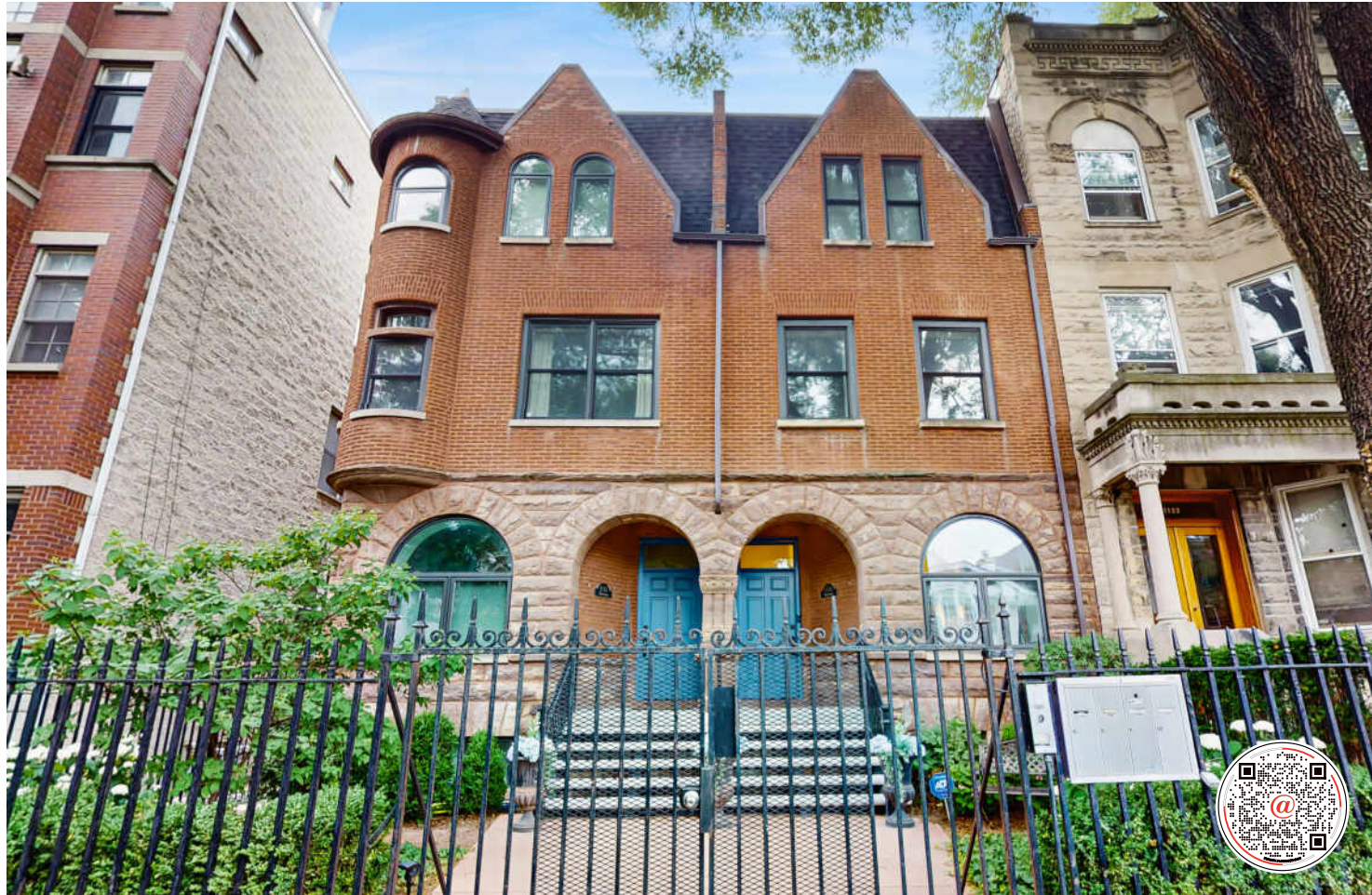


1134 W WRIGHTWOOD AVENUE #1
LINCOLN PARK



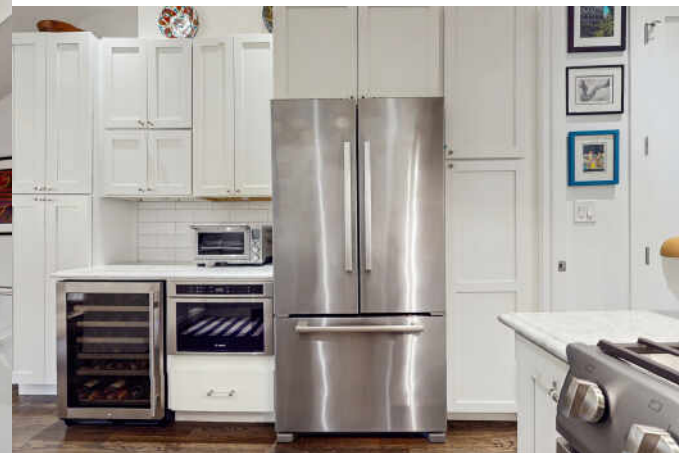


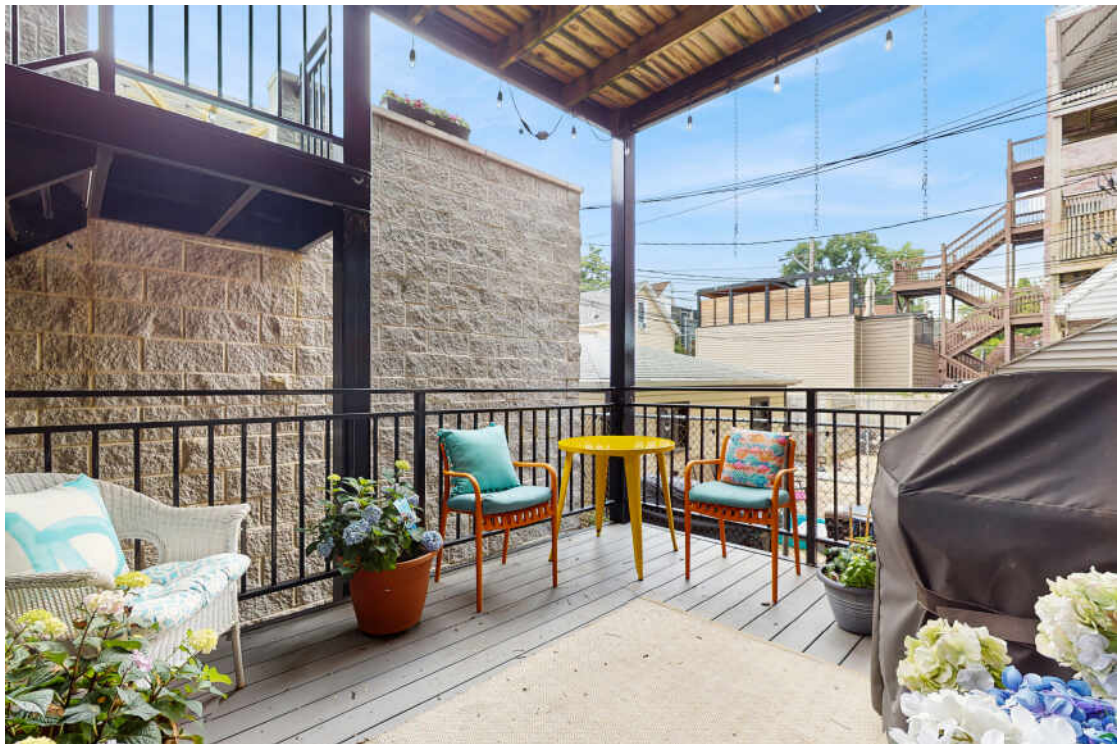
ROOM DIMENSIONS
LIVING/DINING ROOM : 30' × 16'
KITCHEN : 12' × 12'
PRIMARY BEDROOM : 15' × 15'
2ND BEDROOM : 16' × 11'
3RD BEDROOM : 20' × 12'
DECK : 14' × 10'

3 BEDROOM
3 BATH
TAXES: \$14,347.09
ASSESSMENTS: \$239.00

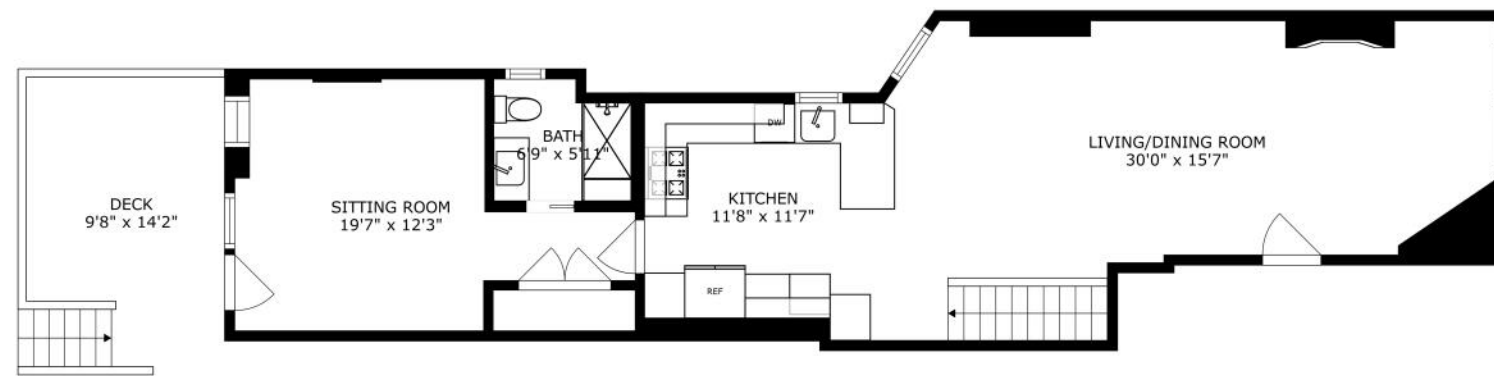
Located on a quintessential Lincoln Park tree-lined street, this condo is situated in a classic Chicago brownstone secure with gated entry and intercom system. Converted into upscale condominiums in 2015, this four-unit self-managed building has been well maintained and features a lush, landscaped front yard and charming patio. The main level, designed for both comfort & style, has a perfect floor plan for entertaining, flowing seamlessly from front to back. The dining area comfortably seats 6-8, adjacent to the fully equipped chef's kitchen with range hood, wine fridge, & breakfast bar and is outfitted with white shaker cabinets, Bosch stainless appliances, Carrera marble counters, subway tile backsplash, Kohler fixtures and rich walnut stained wide plank hardwood floors. The en-suite primary bedroom on the main floor is currently used as a second entertaining space with a deck off the back, convenient to the roof deck on the garage. It is easily repurposed as a primary bedroom. The lower level has 2 additional bedrooms, including a large primary ensuite with rain shower, bench, and heated floors. Great additional storage throughout with custom built-in ELFA shelving, professional sound system & custom window treatments. Laundry on this level is a full-size front-loading washer/dryer. Home has smart home technology including a security system. Semi-private composite roof deck (with pergola) over the garage with one garage spot and additional garage storage.

Several improvements and updates have been made: 2024 - new Bosch Dishwasher & new sump pump; 2023 - new furnace, new wall to wall carpeting on lower level; 2019 - installed glass railing on stairway to lower level, redid ventless fireplace; 2018 - composite decking installed on back deck and roof deck, pergola installed on roof deck, all closets redone by Custom Closets. Building updates - new limestone front stairs with new railings installed in 2025; roof resurfaced in 2024; back stairs repainted in 2023. Pet friendly, no weight limits.

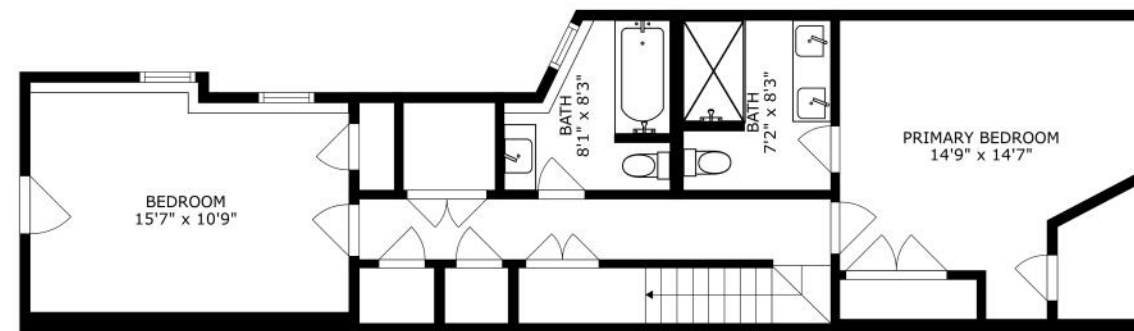








FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.



NOTES

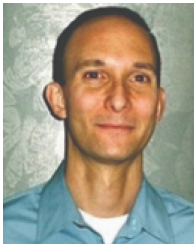


ANNE RODIA

773.720.1616

ARODIA@ATPROPERTIES.COM

ANNERODIA.COM



TED ARGIRIS

312.316.2763

TARGIRIS@ATPROPERTIES.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE