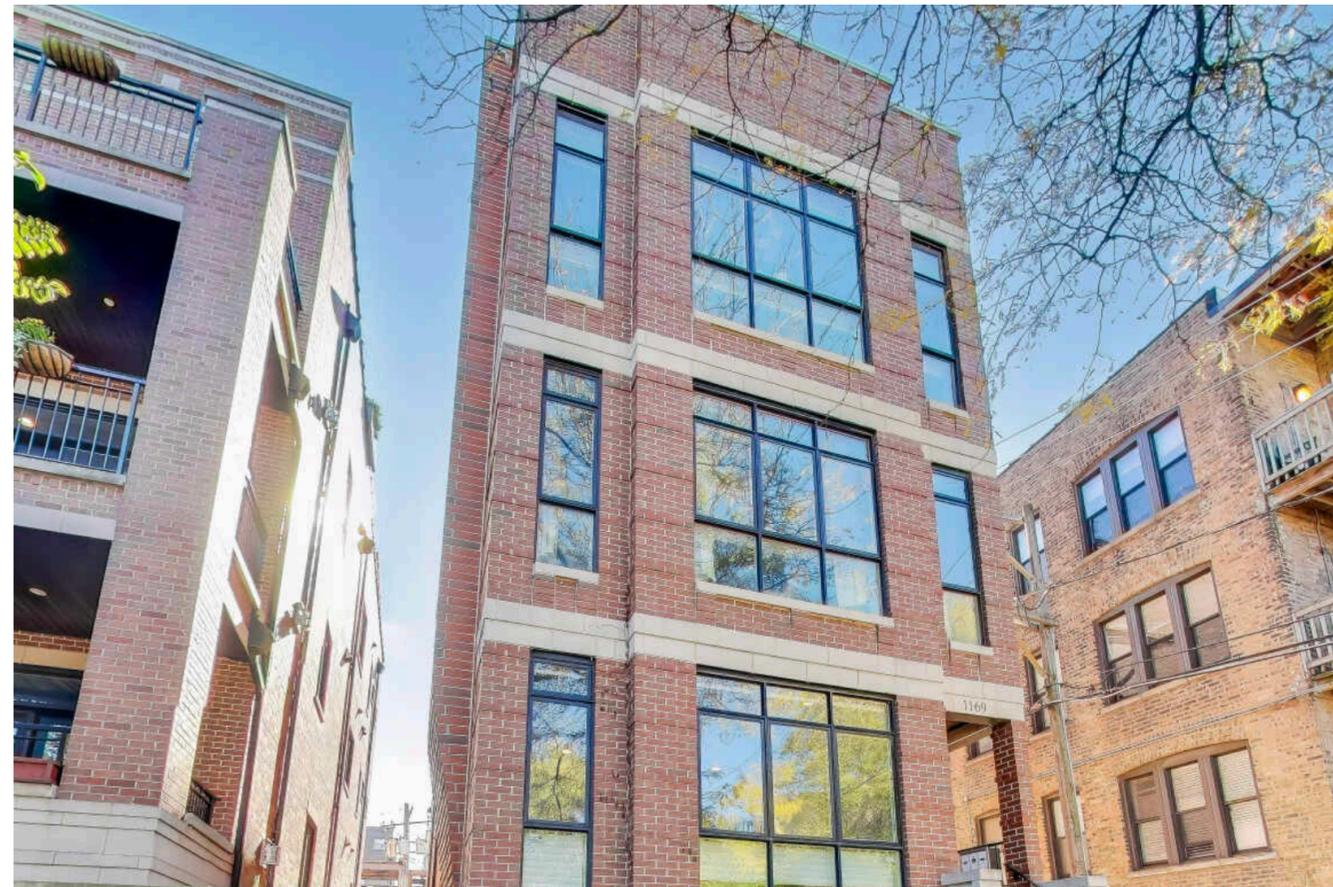


1169 W EDDY STREET #101 · WRIGLEYVILLE



1169 W EDDY STREET #101 WRIGLEYVILLE



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ROOM DIMENSIONS

Living Room	18'x14'
Family Room	20'x18'
Dining Room	14'x10'
Kitchen	11'x11'
Primary Bedroom	16'x13'
Second Bedroom	11'x10'
Third Bedroom	11'x10'
Fourth Bedroom	13'x13'
Laundry Room	4'x4'
Storage	13'x5'
Deck	24'x20'

FEATURES

Stunning All Brick Extra Wide Duplex Down Lives Like Single Family Home w/All 4 bedrooms on the Same Level. Custom Millwork, Wainscoting, Crown Molding & Oak Hardwood Floors Throughout this Home. Entering into the Living Room & Dining Room, the Open Floorplan Flows into a Custom Chefs Kitchen w/Subzero & Wolf Appliances, 11' Breakfast Bar & Butler's Pantry and Large Family Room. Custom Blinds & Organized Closets Throughout.

Luxurious Primary Bath features a Steam Shower, Double Vanity and Heated Floors & Large Custom Walk-in Closet. 3 Additional Bedrooms on this Level including another Bedroom Suite with Attached Bath.

Fantastic Outdoor Living w/2 decks including a Private 400sf Deck over the 3-car garage and common outdoor patio. Garage Parking and Additional Storage Included! Steps to Wrigleyville and Southport Corridor w/ fabulous dining options, entertainment, grocery, shops and boutiques and more!



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LIVING





DINING





BULTER'S PANTRY



KITCHEN









FAMILY



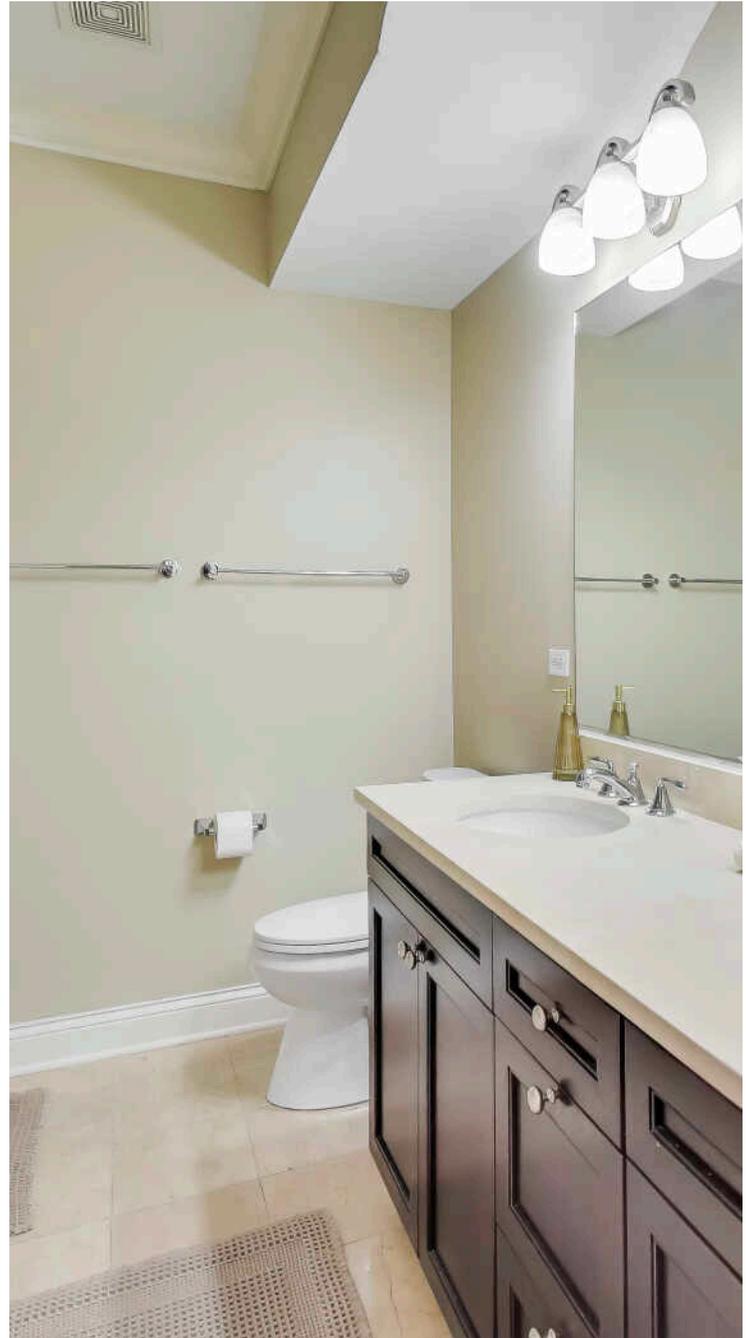
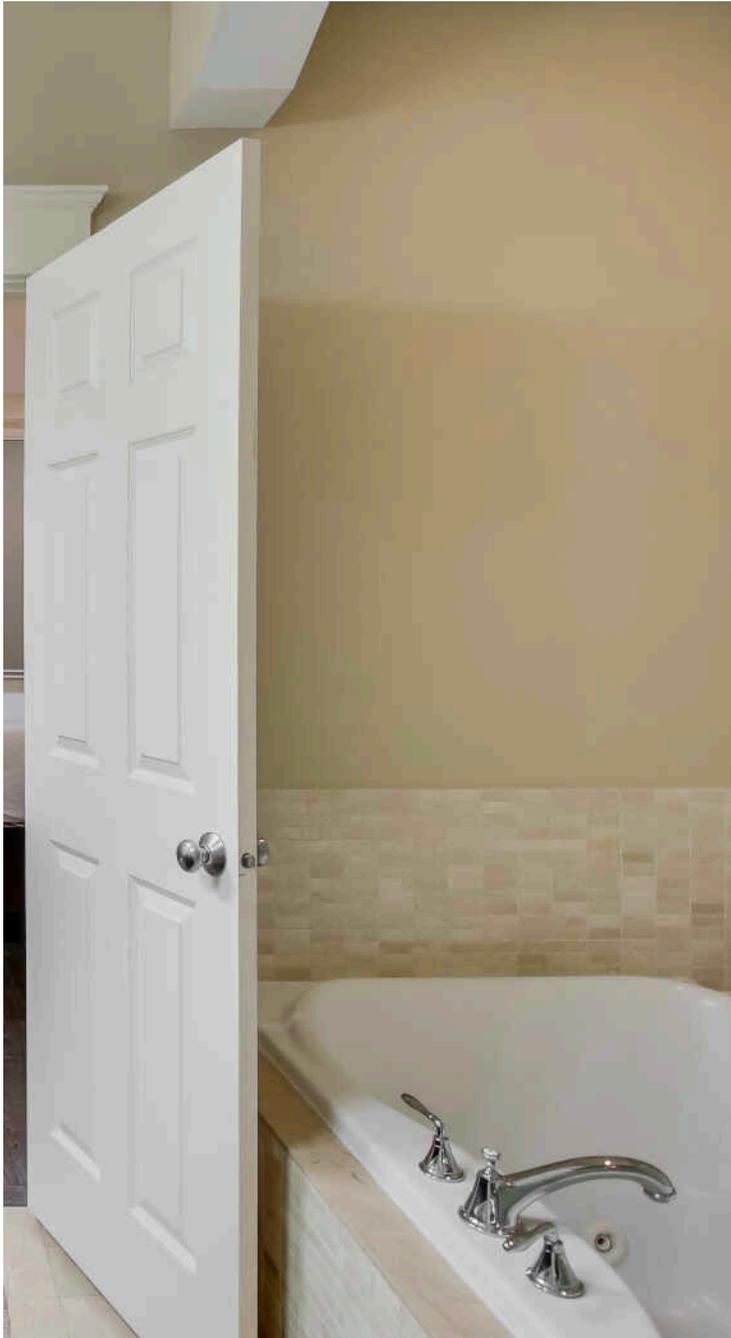




POWDER



PRIMARY BEDROOM



ENSUITE



BEDROOM



BEDROOM



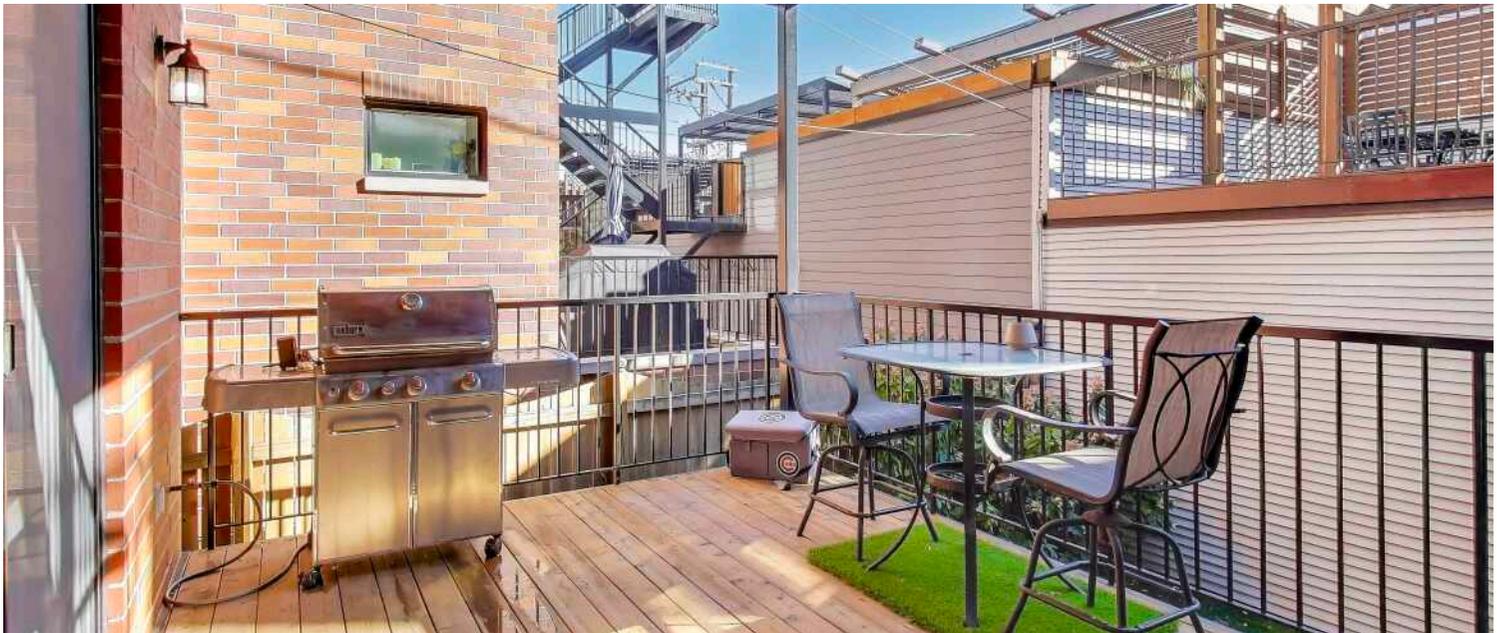


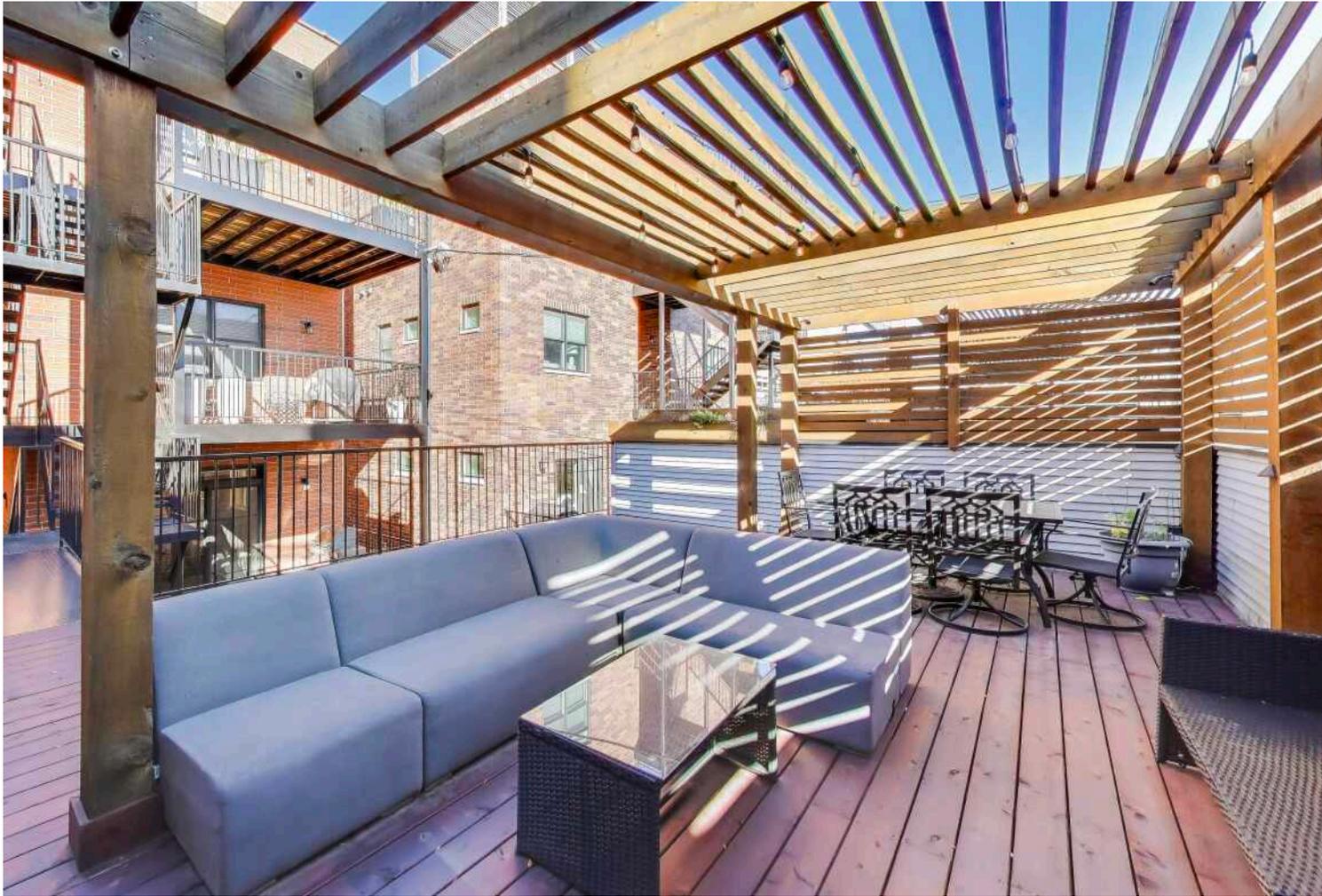


WALK-IN CLOSET

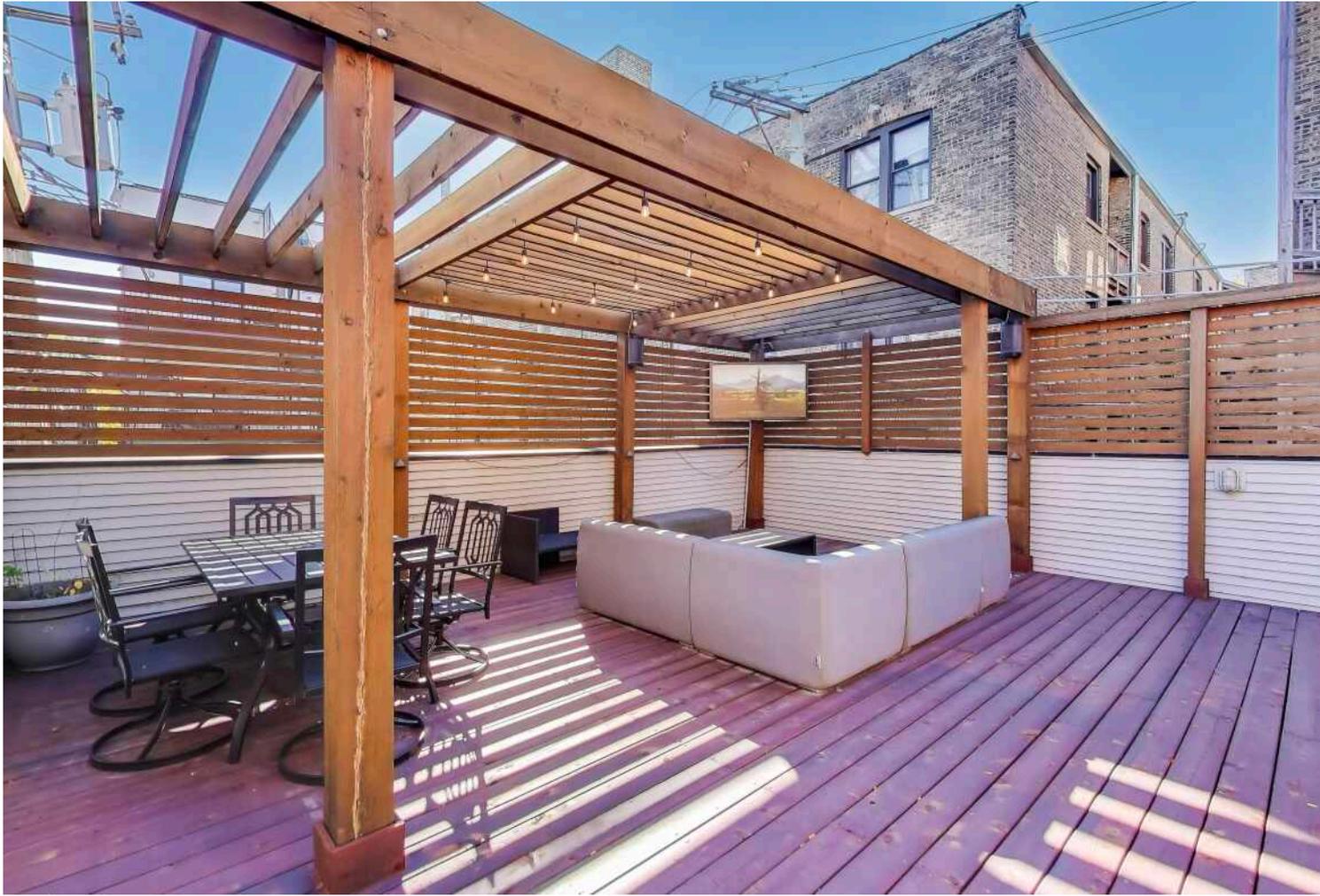


DECK



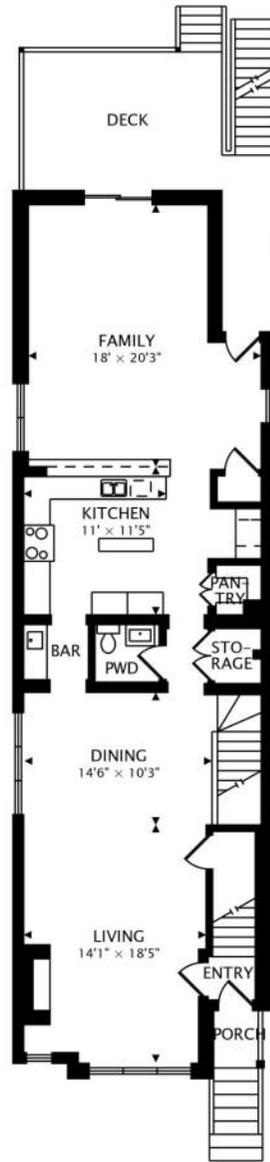






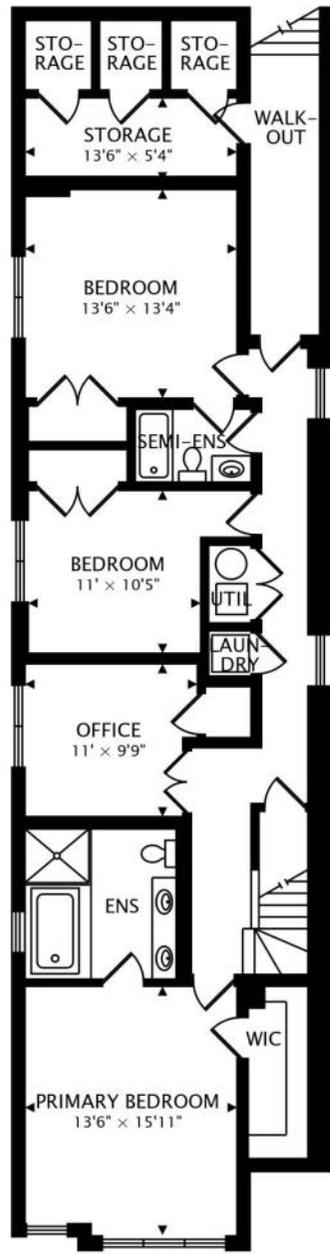


GARAGE

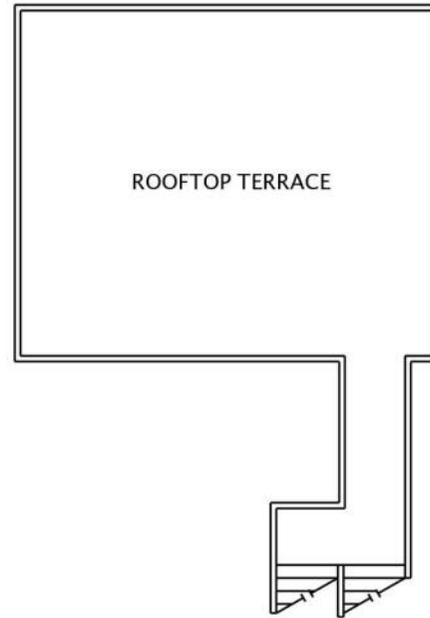


MAIN

1290 sq ft + 218 sq ft DECK



LOWER





WRIGLEYVILLE IS NOT ONLY A DESTINATION NEIGHBORHOOD FOR CUBS FANS, BUT ALSO FOR CHICAGOANS WHO LOVE TO LIVE IN THE CENTER OF THE ACTION.

Locals love living steps from the lakefront and some of the city's most exciting restaurants and nightlife as well as being surrounded by the hustle and bustle of Wrigley Field.

Named after the friendly confines of Wrigley Field, the neighborhood is experiencing a major transformation following renovations to the ballpark. In addition to the ever-popular sports bars, restaurants and souvenir shops, the neighborhood boasts new upscale chef-driven restaurants and a boutique hotel.

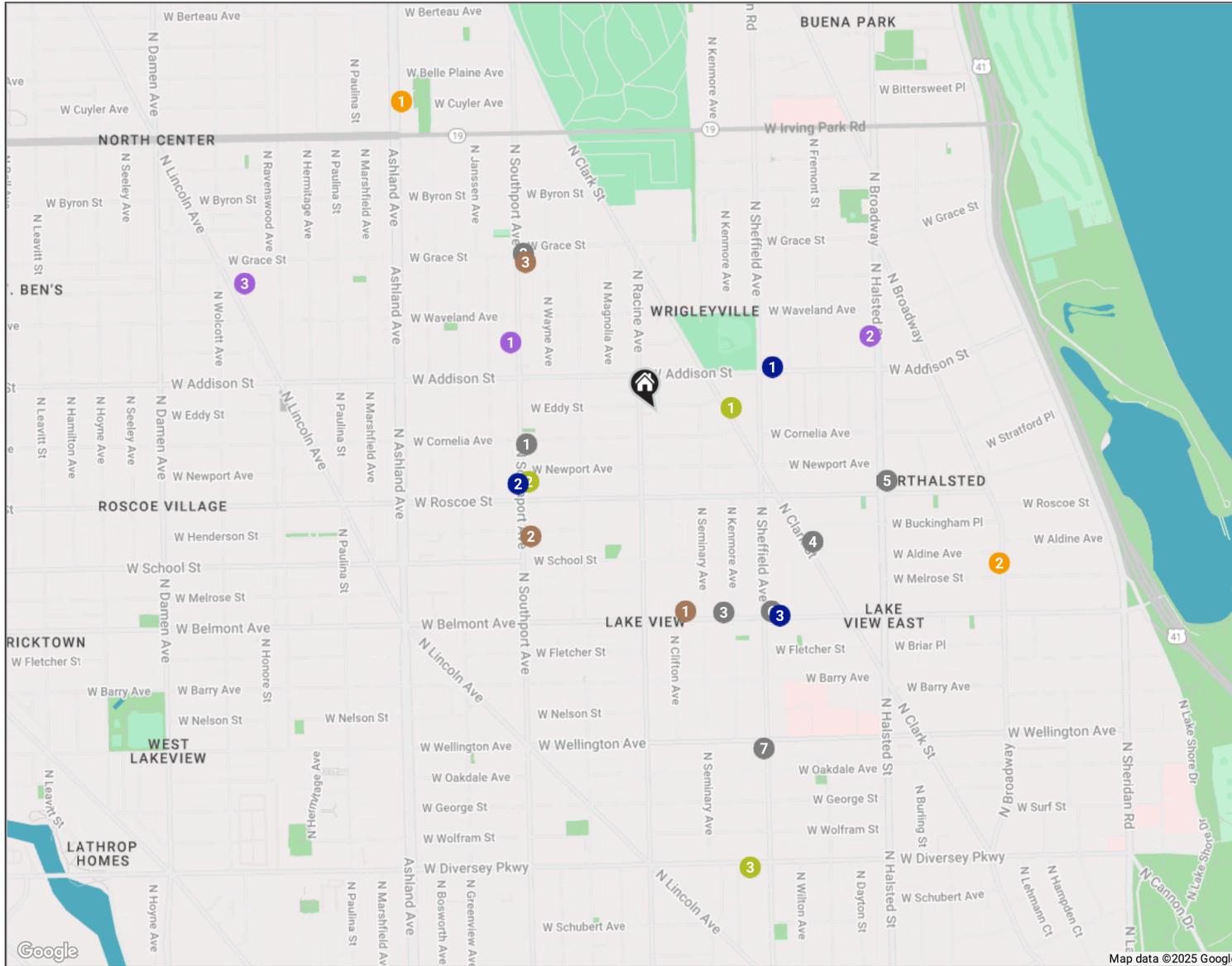
The new Gallagher Way – Wrigleyville's town square – offers residents and visitors alike a gathering place to enjoy farmers markets, outdoor movies, ice-skating and neighborhood celebrations on days when the Cubs aren't playing.

Located in Lakeview, the neighborhood includes tree-lined streets with greystone three-flats, low-rise apartment buildings and single-family homes. The CTA's Red Line and numerous bus routes run through the area, making it easily accessible by public transit.

NEIGHBORHOOD GUIDE MAP

1169 W EDDY STREET #101

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NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1 Crosby's Kitchen
3455 NORTH SOUTHPORT AVENUE,
0.3 MI
- 2 Tango Sur
3763 NORTH SOUTHPORT AVENUE,
0.4 MI
- 3 Giordano's
1040 WEST BELMONT AVENUE, 0.4 MI
- 4 Mia Francesca
3311 NORTH CLARK STREET, 0.4 MI
- 5 The Chicago Diner -
Lakeview
3411 NORTH HALSTED STREET, 0.5 MI
- 6 Cheesie's Pub & Grub -
Lakeview
958 WEST BELMONT AVENUE, 0.5 MI

- 7 DMK Burger Bar
2954 NORTH SHEFFIELD AVENUE,
0.7 MI

COFFEE _____

- 1 Bittersweet Pastry Shop &
Cafe
1114 WEST BELMONT AVENUE, 0.4 MI
- 2 Little Goat Diner
3325 NORTH SOUTHPORT AVENUE,
0.4 MI
- 3 Bodega Sur
3755 NORTH SOUTHPORT AVENUE,
0.4 MI

GROCERY _____

- 1 Jewel-Osco
3630 NORTH SOUTHPORT AVENUE,
0.3 MI

- 2 Whole Foods Market
3640 NORTH HALSTED STREET, 0.5 MI

- 3 Trader Joe's
3745 NORTH LINCOLN AVENUE,
0.9 MI

GYM _____

- 1 UFC GYM Wrigleyville
3519 NORTH CLARK STREET STE C201,
0.2 MI
- 2 Southport Fitness
3413 NORTH SOUTHPORT AVENUE
2ND FLOOR, 0.3 MI
- 3 Lincoln Park Athletic Club
1019 WEST DIVERSEY PARKWAY,
1.0 MI

SCHOOLS _____

- 1 Lake View High School
4015 NORTH ASHLAND AVENUE,
0.8 MI
- 2 The Nettelhorst School
NETTELHORST SCHOOL, 0.8 MI

TRANSIT _____

- 1 Addison
CTA - RED LINE, 0.3 MI
- 2 Southport
CTA - BROWN LINE, 0.3 MI
- 3 Belmont
CTA - PURPLE LINE, 0.5 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

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