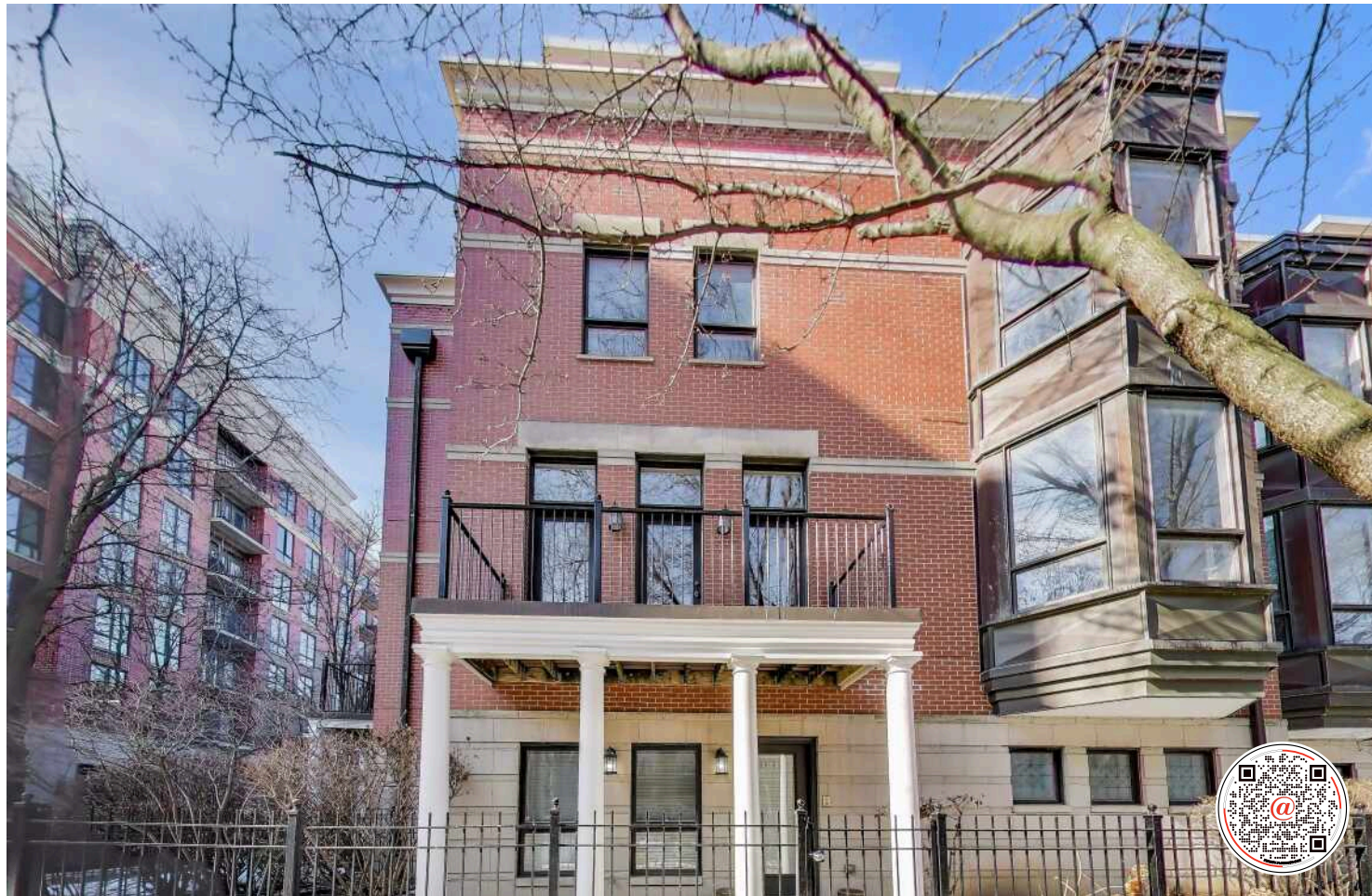


1212 N ORLEANS ~ FEE SIMPLE TOWNHOME

OLD TOWN





This image is virtually staged



This image is virtually staged

ROOM DIMENSIONS

LIVING ROOM : 18' × 16'

FAMILY ROOM : 12' × 15'

DINING ROOM : 12' × 19'

KITCHEN : 12' × 9'

PRIMARY BEDROOM : 17' × 15'

SECOND BEDROOM : 12' × 11'

THIRD BEDROOM : 10' × 12'

SPACIOUS BRICK TOWNHOME WITH ATTACHED 2 CAR GARAGE IN OLD TOWN

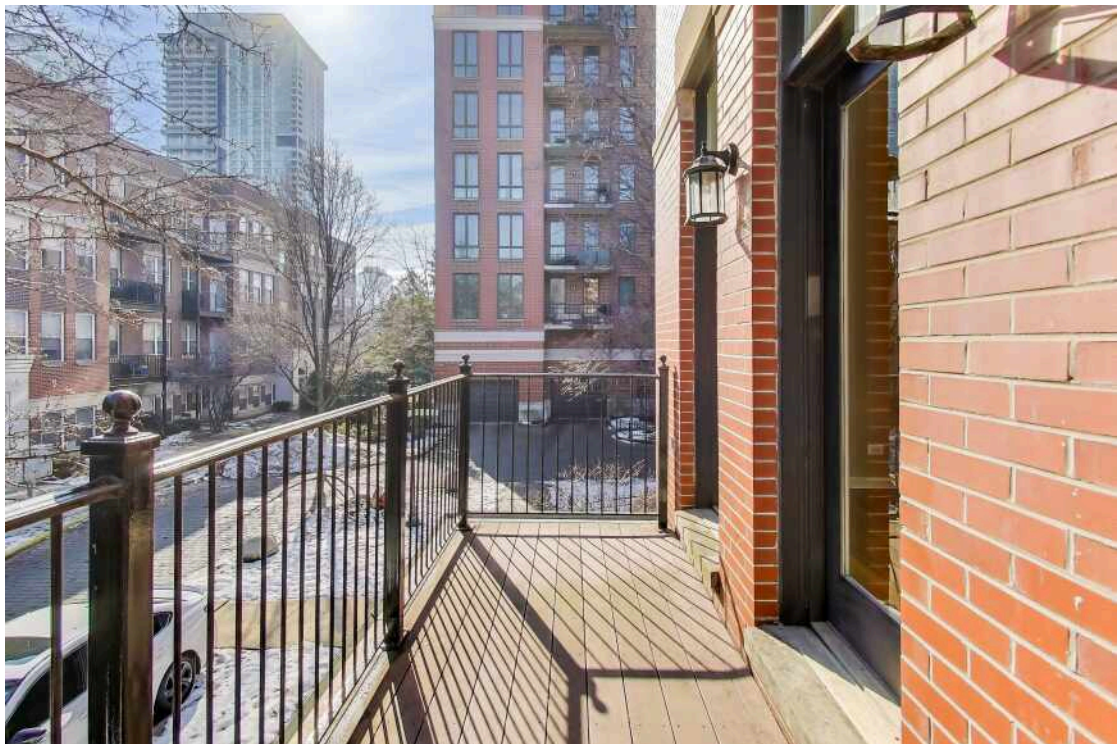
- Functional floorplan with 3 large bedrooms upstairs, hardwood floors throughout, an open concept living/dining/kitchen on 2nd floor & top floor family room (all above ground, no basement)
- Entry level features a powder room & attached 2 car garage.
- 2nd floor is the heart of the home with open concept kitchen/living/dining room & outdoor composite balcony. Features include 10' ceilings, oak hardwood floors, a gas fireplace, bay windows & deck for plants & grilling.
- Kitchen includes granite countertops, 42" maple cabinets, stainless steel appliances, a pantry closet & room for a breakfast table.
- 3rd floor features the primary suite & 2nd large bedroom across from a hall bath. The spacious primary suite has an ensuite bathroom with double bowl vanity, a separate shower & soaking tub, with organized walk-in closet. The primary bedroom fits a king-sized bed.
- Top floor features the 3rd large bedroom with renovated bath & family room with access to the east-facing deck.
- Mechanicals include two HVAC systems for zoned comfort & laundry on 2nd floor near bedrooms.
- Fee simple with homeowner's association = low monthly HOA 344USD with professional management.
- Enjoy the neighborhood feel of tree-lined streets, while living near everything Old Town offers. A short distance to some of the best schools in Chicago.
- Easy access to I-90 & public transportation. Estate sale AS IS.

3 BEDROOM

3.1 BATH

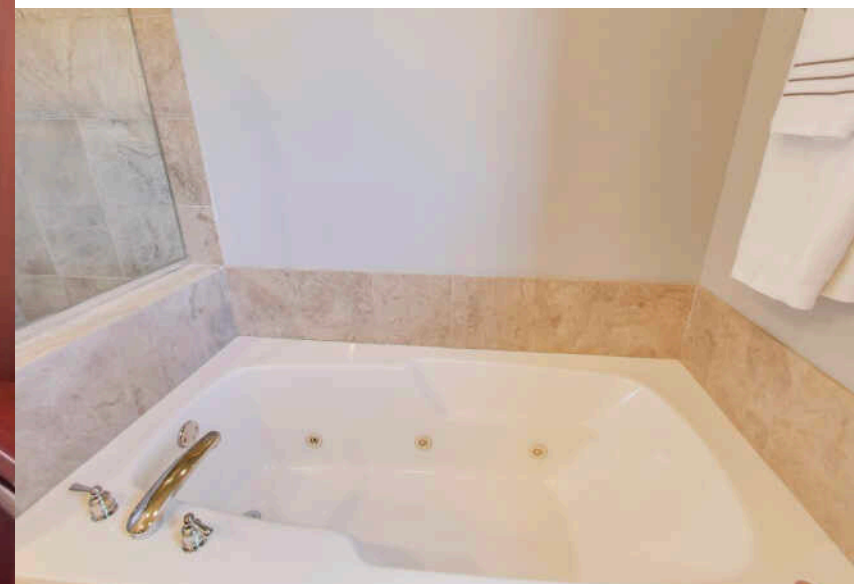
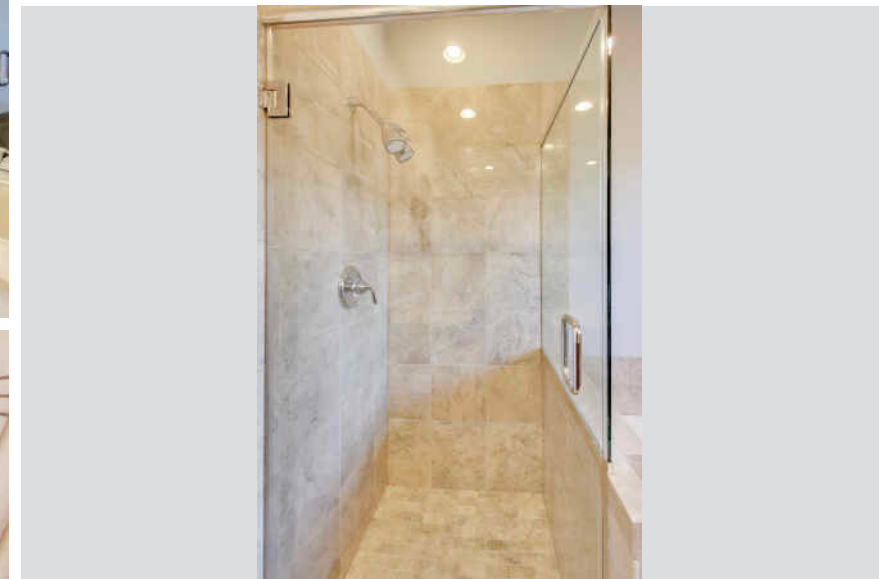
TAXES: \$20,433

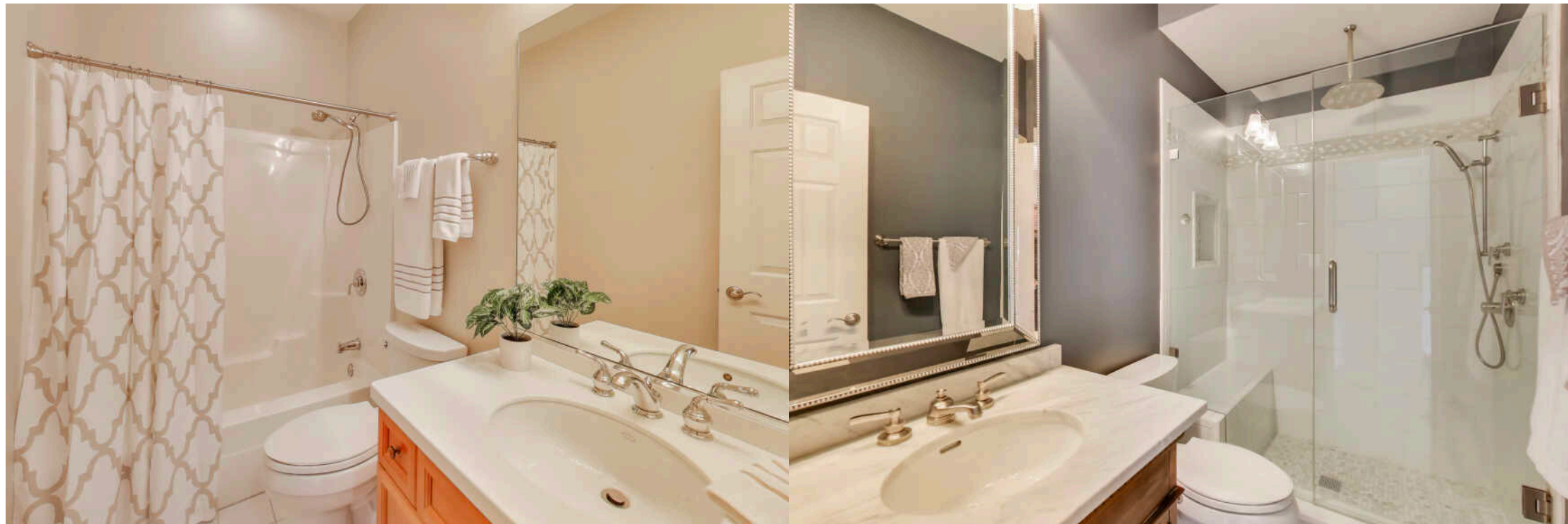
ASSESSMENTS: \$344 / MONTH

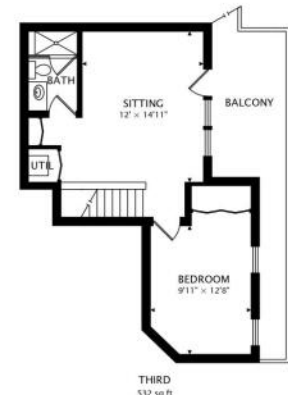




This image is virtually staged









OLD TOWN IS TOO HIP TO EVER GET OLD.

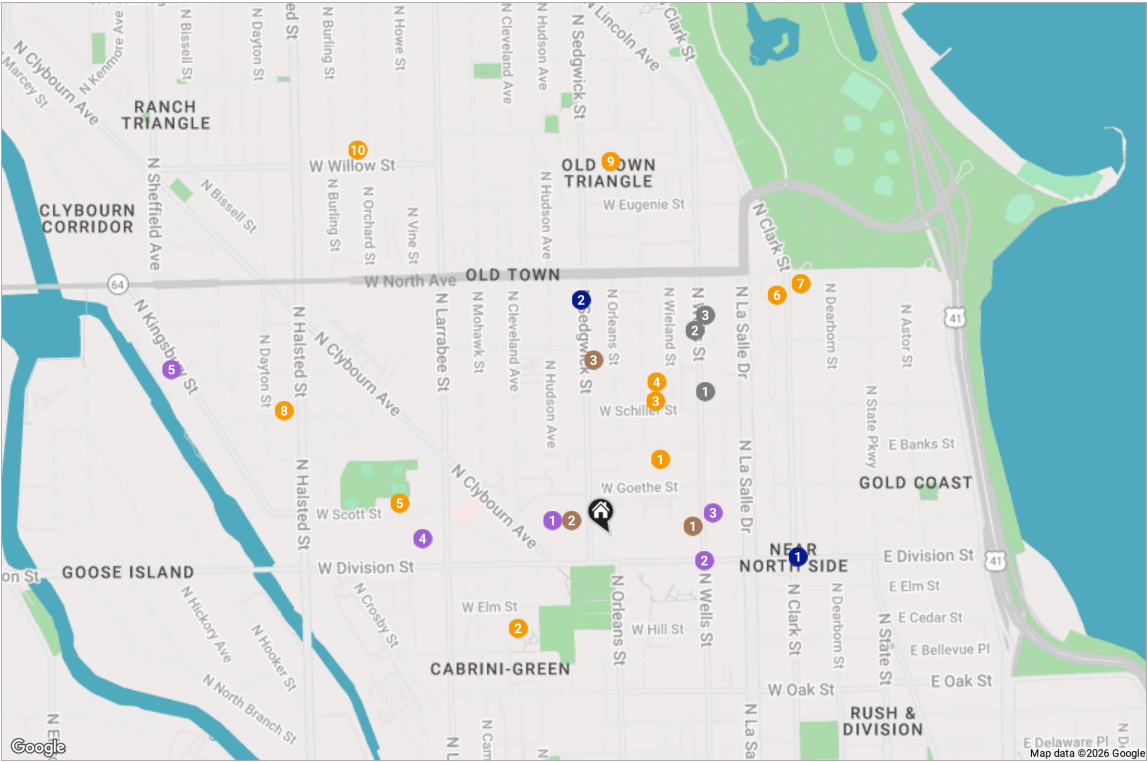
Located between Lincoln Park and the Gold Coast, the neighborhood continues to capture the interest of homebuyers with its diverse collection of restaurants, shops, and entertainment venues.

The go-go clubs of the '60s and '70s may be gone but Old Town's hip spirit lives on with popular pubs, Zanies comedy club, and the world-famous Second City, where everyone from John Belushi and Bill Murray to Tina Fey and Steve Carell launched their comedy careers.

In addition to nightlife, residents enjoy the neighborhood's central location and variety of independent shops, restaurants, boutiques, and specialty stores that highlight a fabulous mix of old and new. The community thrives during the summer, when The Old Town Art Fair and Wells Street Art Festival showcase the exceptional work of local artists.

The upscale neighborhood includes some of the city's best-preserved historic homes, single-family homes priced well over \$1 million, and many newer condominiums. As the community has edged west in recent years, new development is bringing moderately-priced housing to the area.

With its proximity to the lake, Lincoln Park, and The Loop, Old Town is a top choice among Chicagoans. Easily accessible by public transportation, including two CTA train stops and numerous bus routes, the neighborhood also has well-traveled designated bike lanes along Wells Street.



RESTAURANTS

- 1 Jeni's Splendid Ice Creams
1419 N WELLS ST STE 15, 0.3 MI
- 2 Topo Gigio Ristorante
1516 N GIGIO, 0.4 MI
- 3 Kamehachi
1531 N WELLS ST, 0.4 MI

COFFEE

- 1 Starbucks Coffee Company
1230 WEST SCOTT STREET, 0.1 MI
- 2 Starbucks Coffee Company
424 WEST DIVISION STREET, 0.1 MI
- 3 Kapéj Coffee Roasters
1447 NORTH SEDGWICK STREET, 0.3 MI

GROCERY

- 1 Jewel-Osco
424 WEST DIVISION STREET, 0.1 MI
- 2 ALDI
201 WEST DIVISION STREET, 0.2 MI
- 3 The Fresh Market
1233 NORTH WELLS STREET, 0.2 MI
- 4 Target Grocery
1200 NORTH LARRABEE STREET, 0.3 MI
- 5 Whole Foods Market
1550 NORTH KINGSBURY STREET, 0.8 MI

SCHOOLS

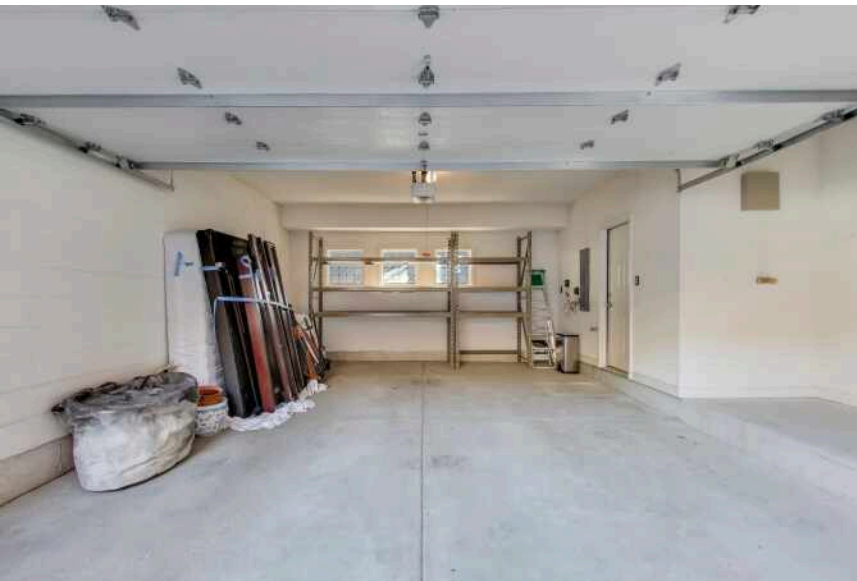
- 1 Franklin Fine Arts Center
225 WEST EVERGREEN AVENUE, 0.2 MI

- 2 The Ogden International School of Chicago - Jenner Campus
1119 NORTH CLEVELAND AVENUE, 0.2 MI
- 3 Catherine Cook School
226 WEST SCHILLER STREET, 0.3 MI
- 4 Immaculate Conception - St. Joseph School North Park Campus
1431 NORTH NORTH PARK AVENUE, 0.3 MI
- 5 Skinner North Classical School
640 WEST SCOTT STREET # 1, 0.4 MI
- 6 Lincoln Park Preschool & Kindergarten (LPP Germania)
108 WEST GERMANIA PLACE, 0.5 MI

- 7 Latin School of Chicago
59 WEST NORTH BOULEVARD, 0.6 MI
- 8 British International School Chicago, Lincoln Park
814 WEST EASTMAN STREET, 0.6 MI
- 9 LaSalle Language Academy
1734 NORTH ORLEANS STREET, 0.7 MI
- 10 Walter L. Newberry Math & Science Academy
700 WEST WILLOW STREET, 0.8 MI

TRANSIT

- 1 Clark/Division
CTA - RED LINE, 0.3 MI
- 2 Sedgwick
CTA - BROWN LINE, 0.4 MI





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