

1245 N ORLEANS STREET #904  
OLD TOWN



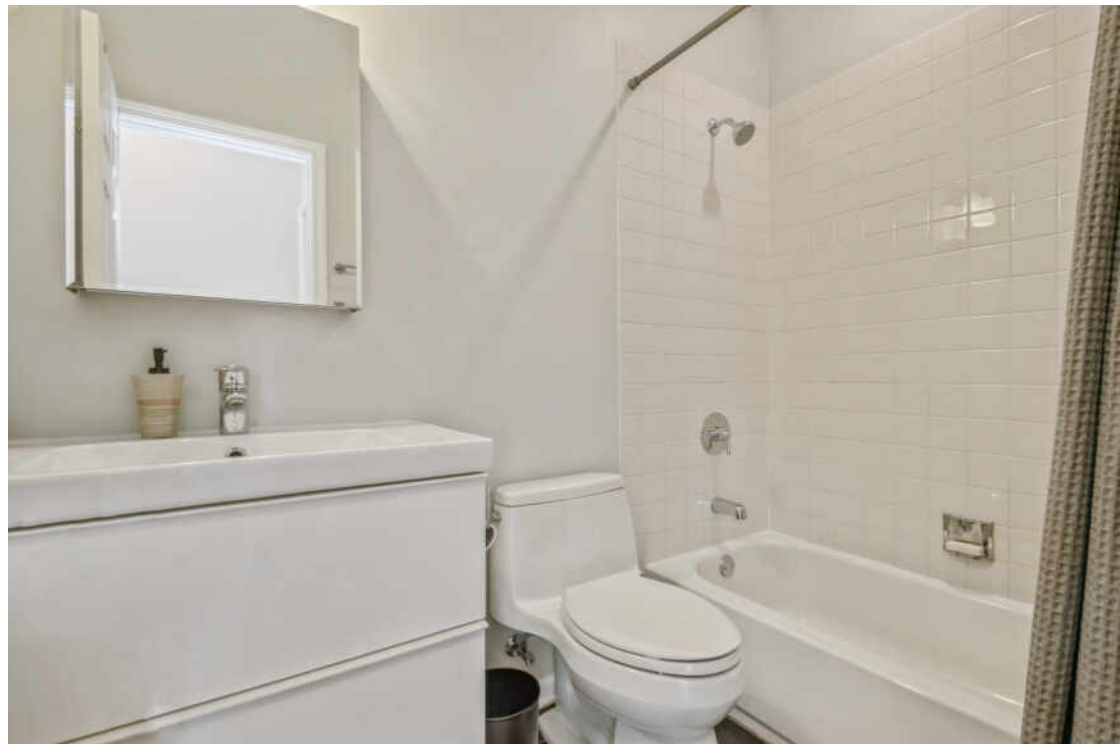


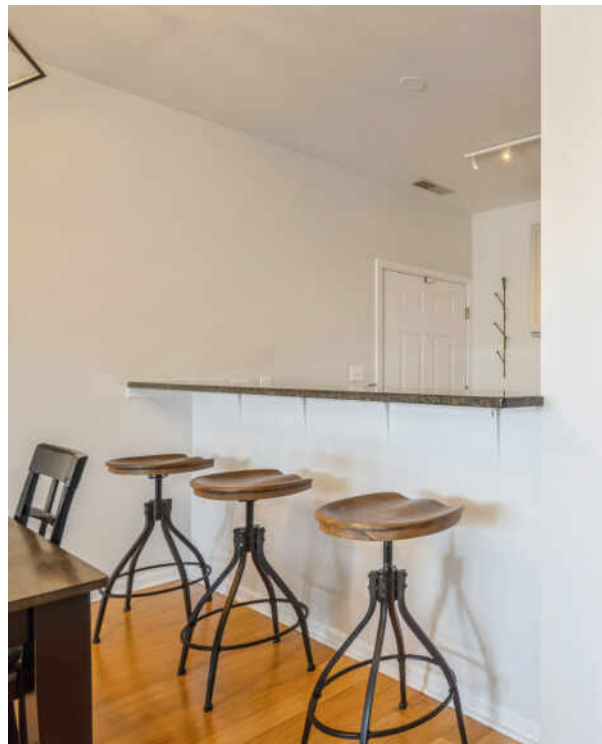
## OLD TOWN VILLAGE EAST #904

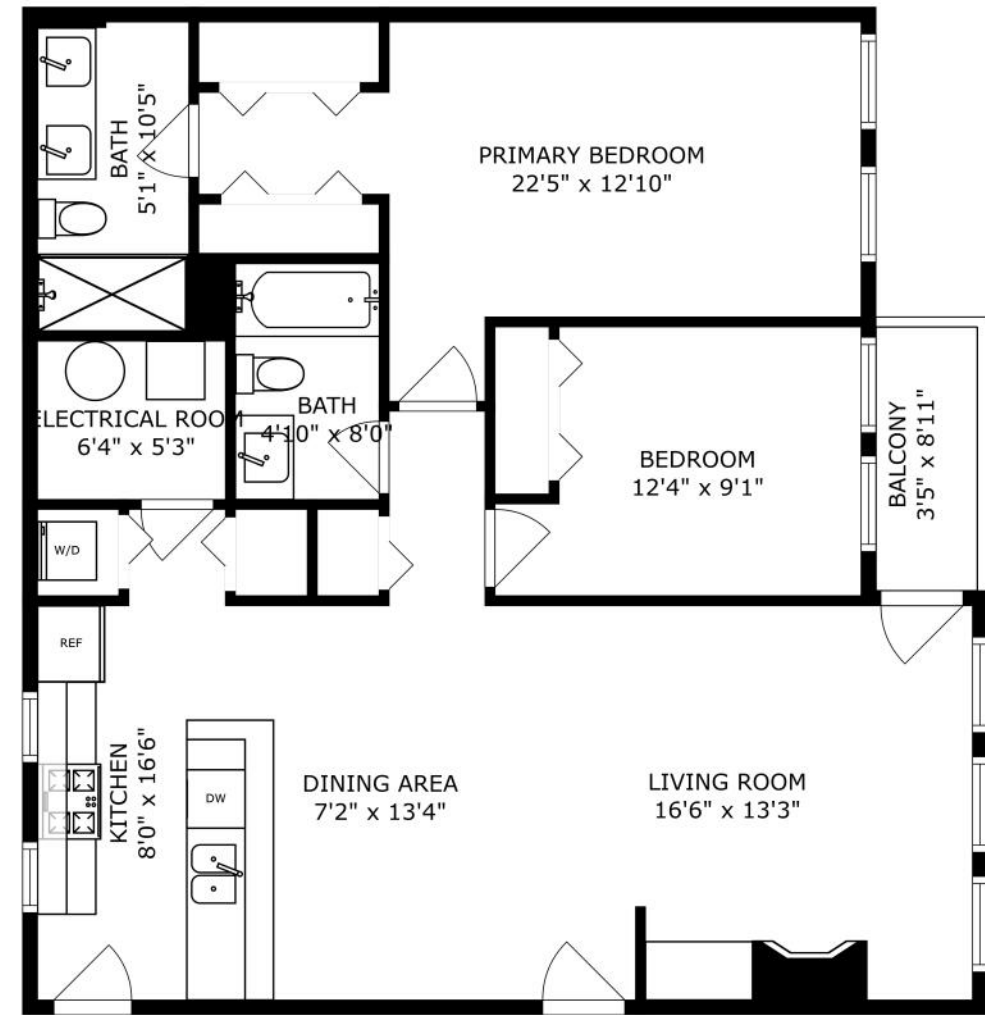
Beautifully updated 2 bed, 2 bath top floor condo with private balcony in Old Town Village, just steps from Wells Street. This penthouse unit features hardwood floors throughout, built in cabinetry around the fireplace, custom light fixtures, and custom window treatments. Spacious primary suite with a remodeled bathroom, double vanity, white countertops, walk in shower, and custom white tile. The second bedroom offers great flexibility with a built in Murphy bed, currently used as an office. The hallway bathroom has also been remodeled to match the primary bath. Kitchen features stainless steel appliances, white cabinets, and a large breakfast bar with generous counter space. One gated exterior parking space included in the purchase price. Residents also enjoy a private rear gate with a walking path that leads directly to Wells Street, giving easy access to restaurants, bars, coffee shops, grocery stores, and public transportation including the Clark/Division Red Line and Sedgwick Brown Line.

2 BEDROOM  
2 BATH  
TAXES: \$6,027  
ASSESSMENTS: \$398 / MONTH









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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.





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