

1245 W GEORGE STREET #201 | GEORGE COURT  
LAKEVIEW





#### ROOM DIMENSIONS

LIVING ROOM : 20' × 12'

DINING ROOM : 12' × 17'

KITCHEN : 14' × 12'

PRIMARY BEDROOM : 12' × 14'

2ND BEDROOM : 11' × 9'

3RD BEDROOM : 11' × 9'

## TIMELESS CHARACTER. MODERN COMFORT. UNMATCHED LAKEVIEW LIVING.

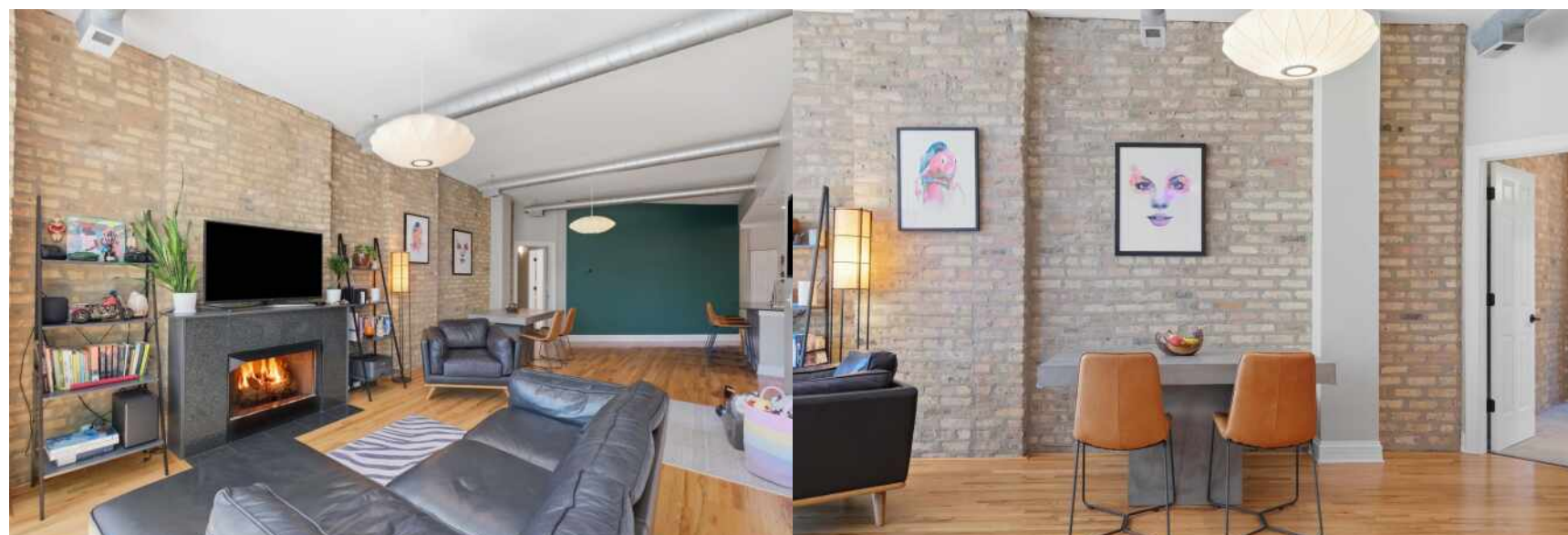
Sun-drenched, stylish, and situated in the heart of Lakeview, this character-rich three-bedroom residence at sought-after George Court offers the perfect blend of timeless charm and modern updates. Soaring ceilings, exposed brick, hardwood flooring, and oversized windows create a warm, inviting atmosphere filled with natural light throughout. The open-concept layout seamlessly connects the spacious living and dining areas to the kitchen, creating an ideal setting for both everyday living and entertaining. Thoughtfully updated and truly move-in ready, the home features beautifully renovated marble bathrooms, new carpeting in the bedrooms, and a newer HVAC system, air conditioning condenser, and water heater. Exposed brick continues into the spacious primary suite, complete with custom millwork, a walk-in closet, and a beautiful bay window overlooking tree-lined George Street. The second bedroom features chair rail molding and an upgraded Elfa closet system, while the third bedroom, currently utilized as an office or nursery, is accented by elegant French doors. Each room offers its own unique character and charm. Additional highlights include heated garage parking, extra storage, and access to the building's expansive rooftop deck with breathtaking skyline views. Positioned just steps from the Southport Corridor, Lincoln Avenue, neighborhood parks, dining, shopping, and public transportation, this exceptional home offers the very best of Lakeview living.

3 BEDROOM

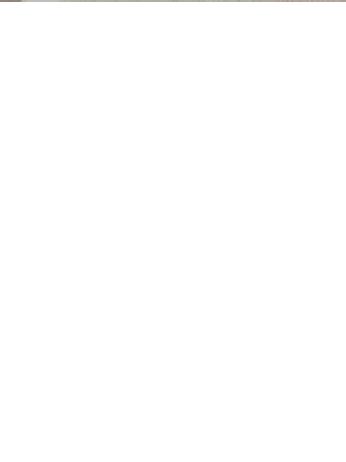
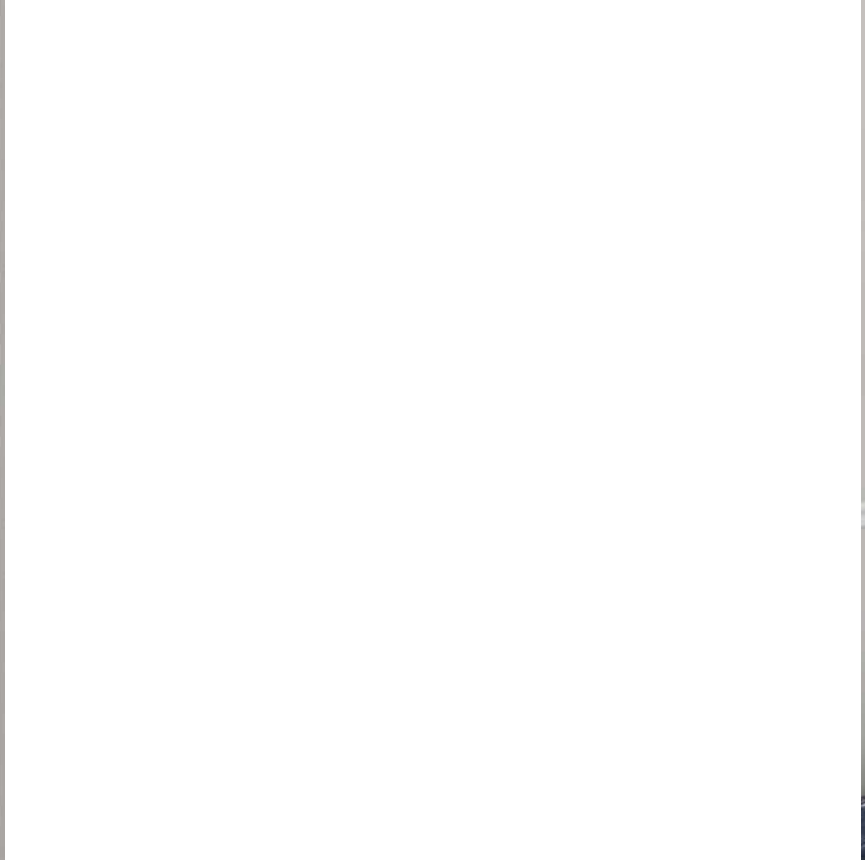
2 BATH

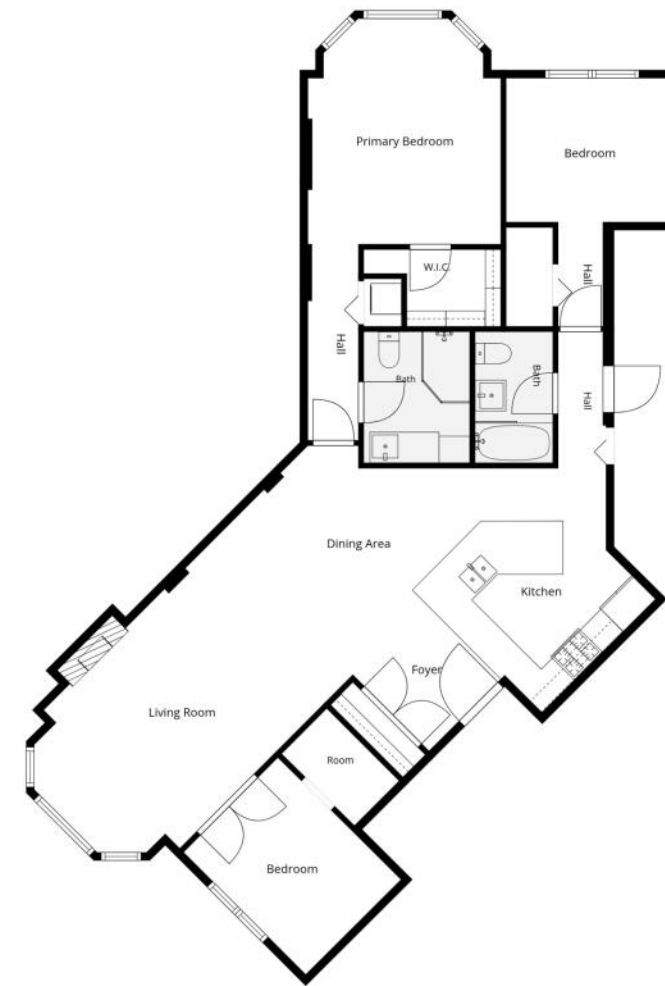
TAXES: \$11,161

ASSESSMENTS: \$350

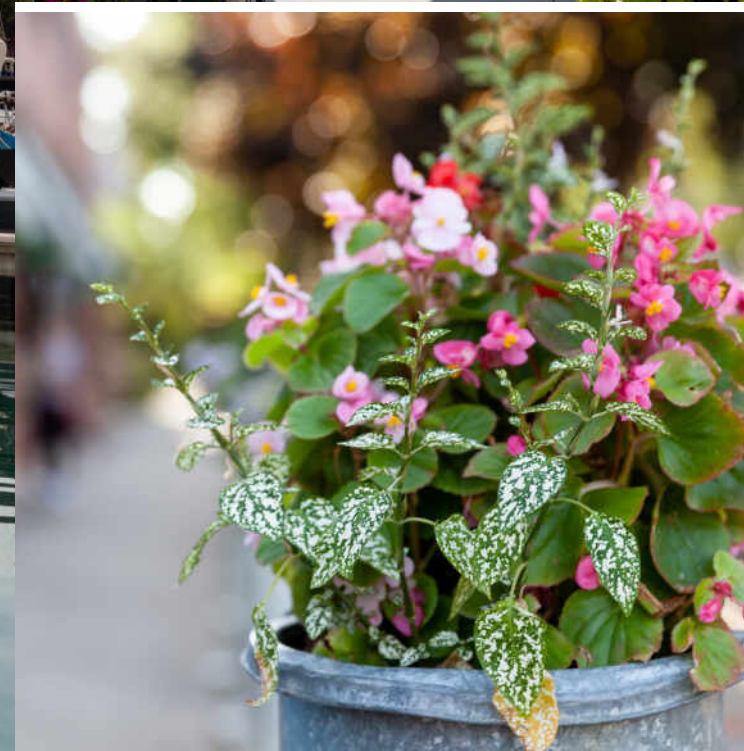








Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.





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