

1254 W COLUMBIA #3W
ROGERS PARK





ROOM DIMENSIONS

LIVING ROOM : 18' × 12'

DINING ROOM : 9' × 12'

KITCHEN : 9' × 16'

PRIMARY BEDROOM : 14' × 11'

SECOND BEDROOM : 15' × 10'

THIRD BEDROOM : 9' × 10'

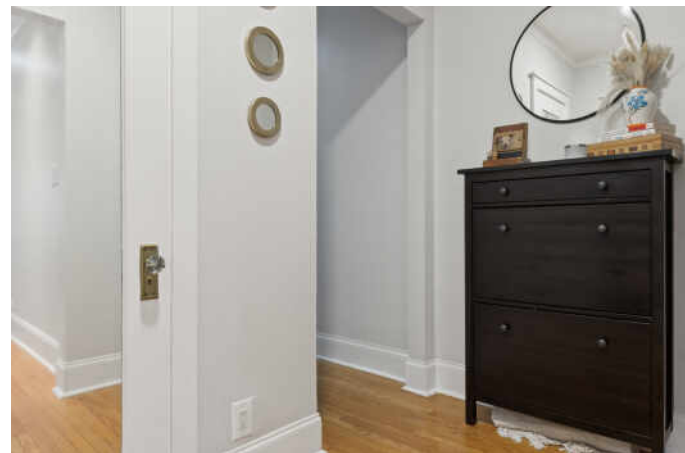
3 BEDROOM

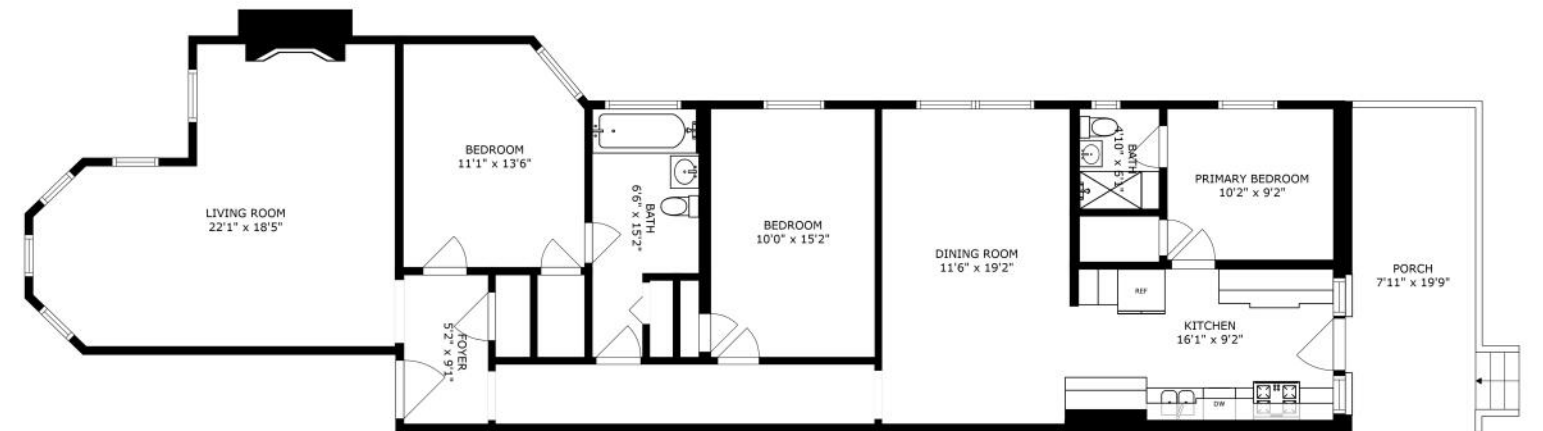
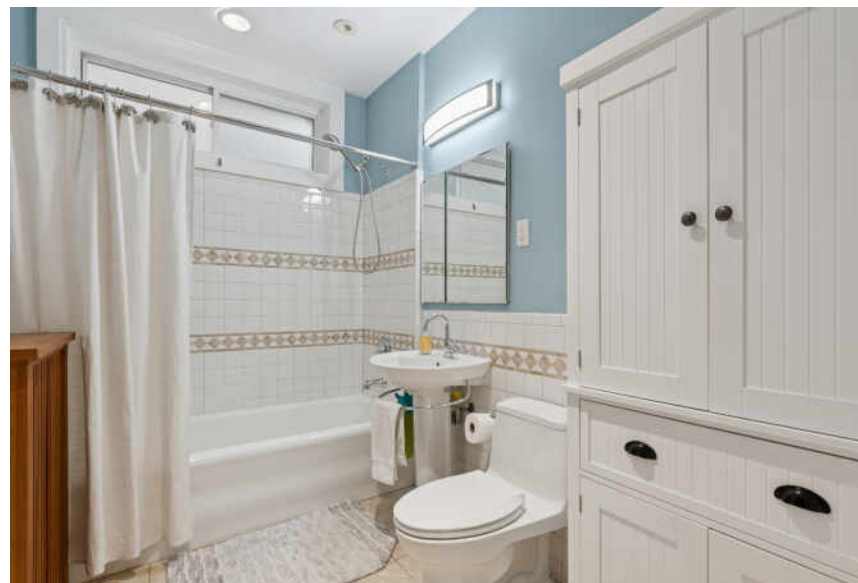
2 BATH

TAXES: 4364.04

ASSESSMENTS: 488.00

Welcome home to this spacious and thoughtfully upgraded penthouse 3-bedroom, 2-bathroom condo offering the perfect blend of charm, functionality, and modern convenience. The smart floor plan includes a jack and jill layout for the huge primary bedroom, while the second full bath is a convenient private ensuite bathroom, ideal for family or guests. Enjoy abundant natural light in the south-facing living room and sunroom, enhanced by recessed lighting with dimmers for customizable ambiance. Throughout the home, you'll find Hunter Douglas shades that can be lowered from the top or raised from the bottom, offering both privacy and light control. The updated kitchen and bathrooms feature stunning imported Italian ceramic tiles, and the kitchen boasts custom pine cabinetry with pull-out drawers and shelves, and a maple floor that flows seamlessly into rich oak floors throughout the rest of the condo. This home is the only unit in the building with an overhead cedar-lined crawl space, offering additional storage and discreet placement of HVAC ducts-preserving the soaring 10' ceilings. A washer/dryer is located in-unit, with an additional full-sized set in the basement that stays with the property. Custom wood radiator covers add a touch of elegance throughout, and the private back porch is grill-friendly-perfect for outdoor dining. An assigned parking space is included in the price that can hold two cars, and the unit also comes with a large basement storage locker. Centrally located with easy access to shops, restaurants, public transportation and a short walk to the beach, this rare gem blends thoughtful upgrades with timeless charm. Don't miss this one-of-a-kind condo that checks all the boxes-spacious layout, natural light, luxury finishes, extra storage, and parking included.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ROGERS PARK IS A WORLDLY COMMUNITY THAT HAS A VIBE ALL ITS OWN.

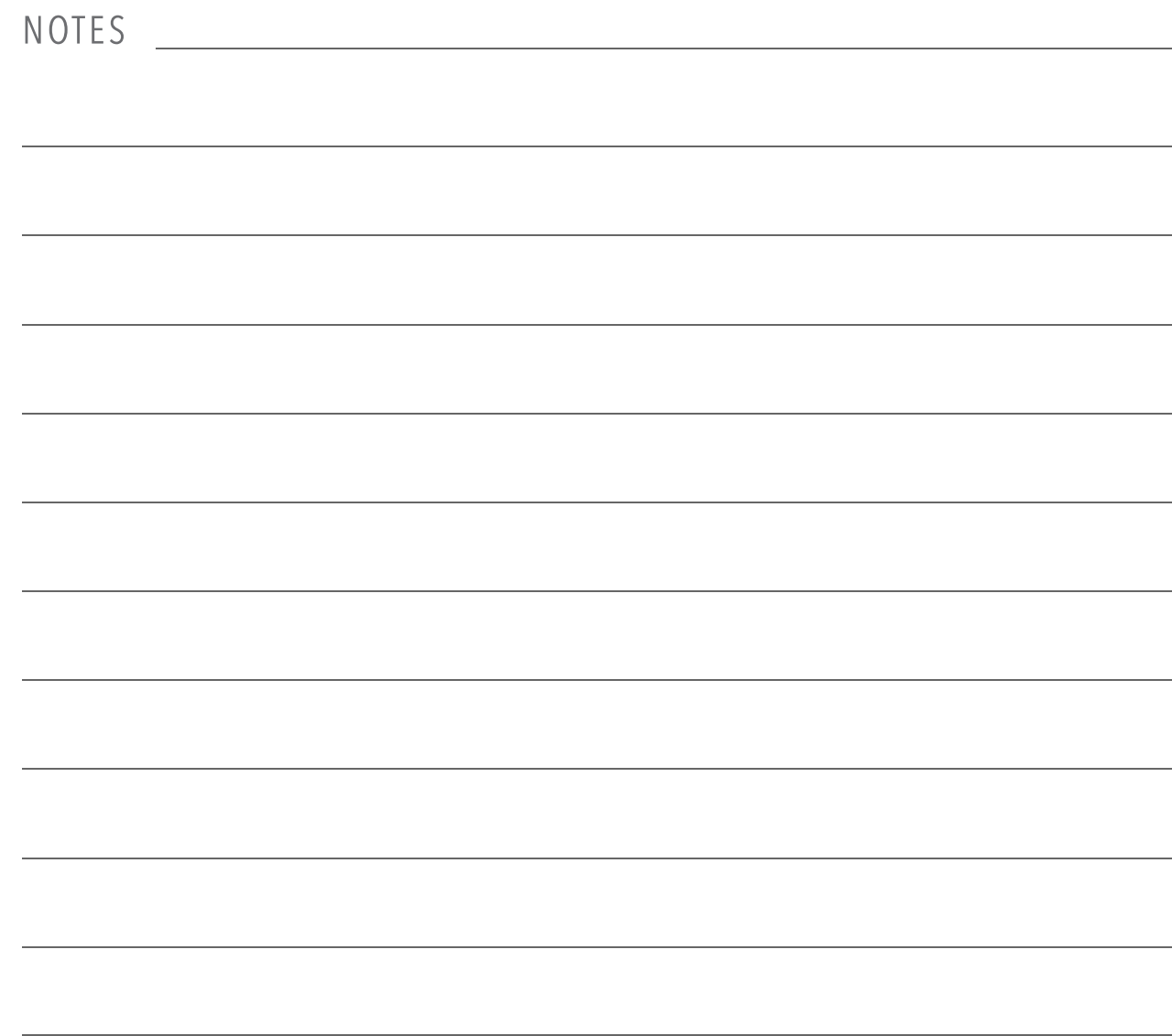
The neighborhood features legendary restaurants and shops that highlight a variety of cultures, along with popular dive bars, coffee shops, scenic beaches and more than 30 parks.

Residents love the street-end beaches, which are more accessible and less busy than downtown beaches. While Helen Doria Beach, also known as Columbia Beach, is great for its view of downtown, Loyola Beach is a popular spot for fishing, picnics and other recreational activities.

Rogers Park is known for celebrating community and creativity. This is evident in Miles of Murals – a community-based initiative featuring 14,000 square feet of commissioned art. The project began in 2007 and includes block-long pieces, viaducts and overpasses. Every year, neighbors come together to paint Loyola Beach’s 600-foot lakefront mural at the Artists of the Wall Festival.

The community consists of east and west sections and includes smaller pocket neighborhoods. Loyola University of Chicago and the lakefront are focal points on the east, while West Rogers Park includes larger single-family homes and a number of city parks.

Homebuyers can find a variety of housing styles including vintage walkups, new construction and block after block of classic Chicago bungalows. Downtown Chicago is easily accessible via Lake Shore Drive and public transportation including the CTA’s Red Line and Metra’s Union Pacific North Line.





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