

1309 W DIVERSEY PARKWAY  
LINCOLN PARK

@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



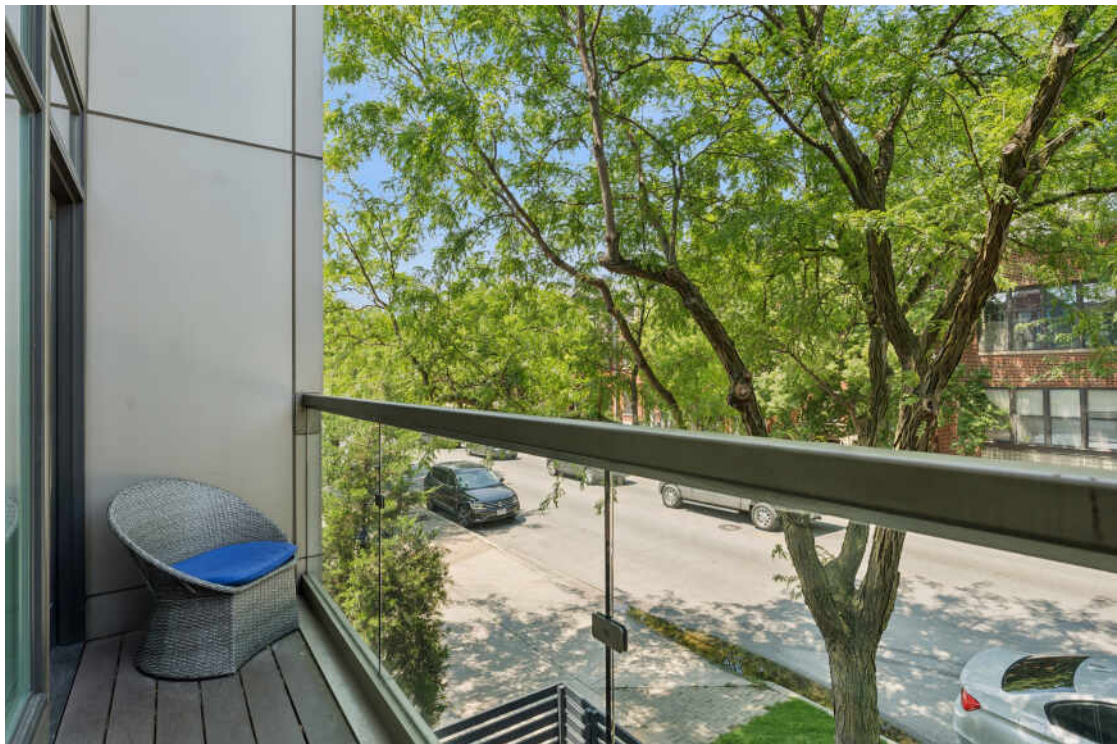
3 BEDROOM  
3.1 BATH  
TAXES: \$26,307  
ASSESSMENTS: \$345 / MONTH

## INFORMATION AND FEATURES

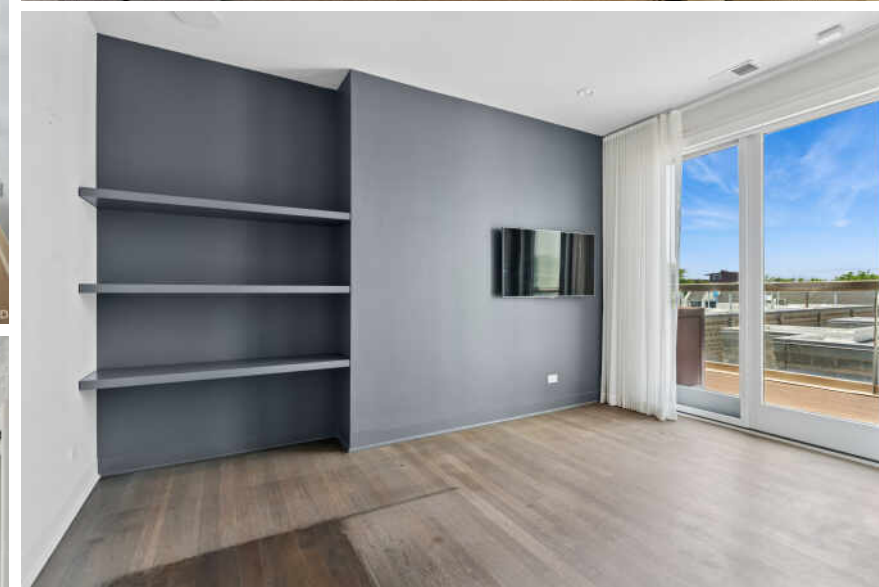
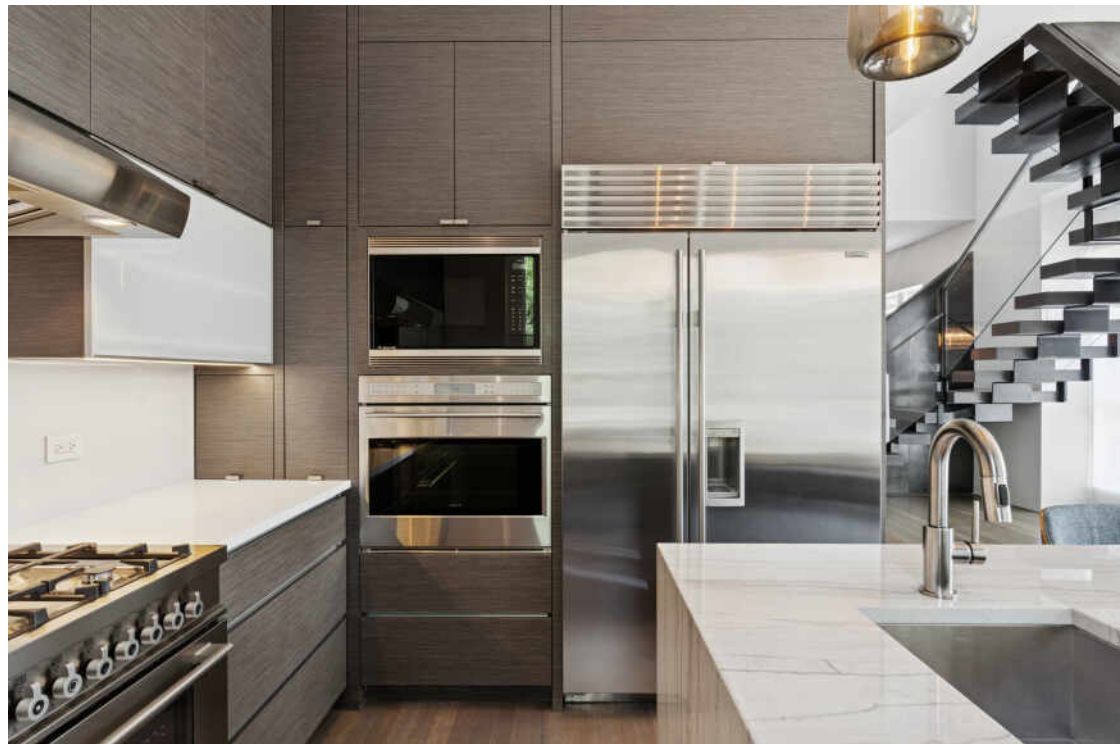
There's simply nothing like this stunning home. Bathed in natural light, this contemporary yet comfortable 4-level townhome, from one of Chicago's most sought-after designers and builders, has been professionally custom designed with the highest end finishes too numerous to list here but include:

- stunning floating staircase, custom-built just for this home
- private elevator
- dramatically high ceilings
- silenced electronic blinds throughout
- primary suite with truly must-see dream closets
- private attached 3 car heated garage accessed behind a secure gate
- multiple outdoor spaces + magazine quality rooftop with skyline views and its own outdoor kitchen



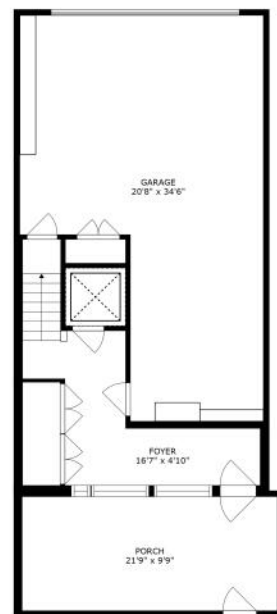
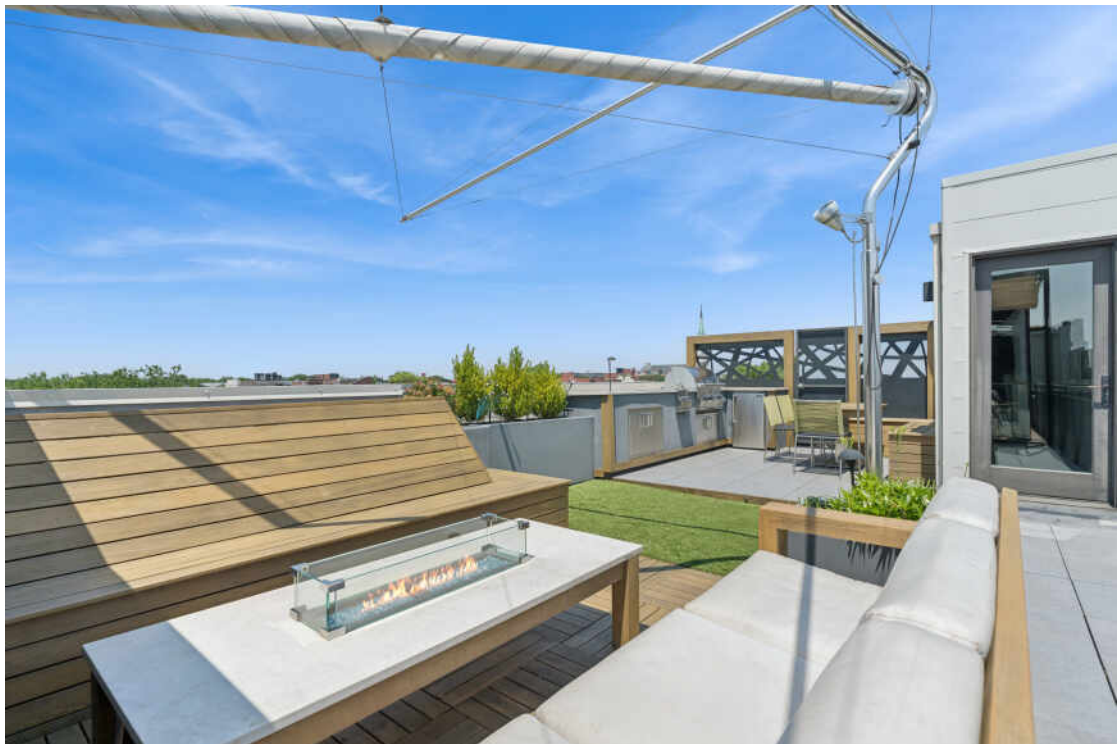




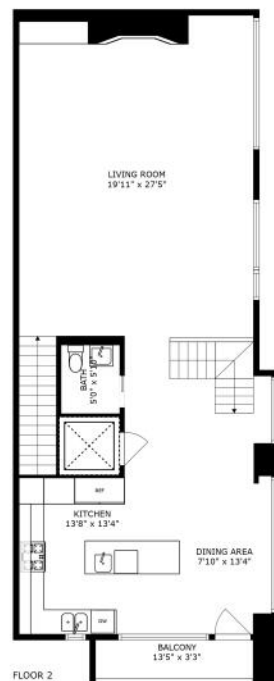








FLOOR 1



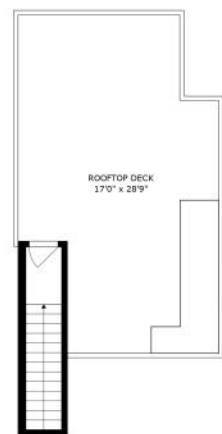
FLOOR 2



FLOOR 3



FLOOR 4



FLOOR 5

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.









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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

