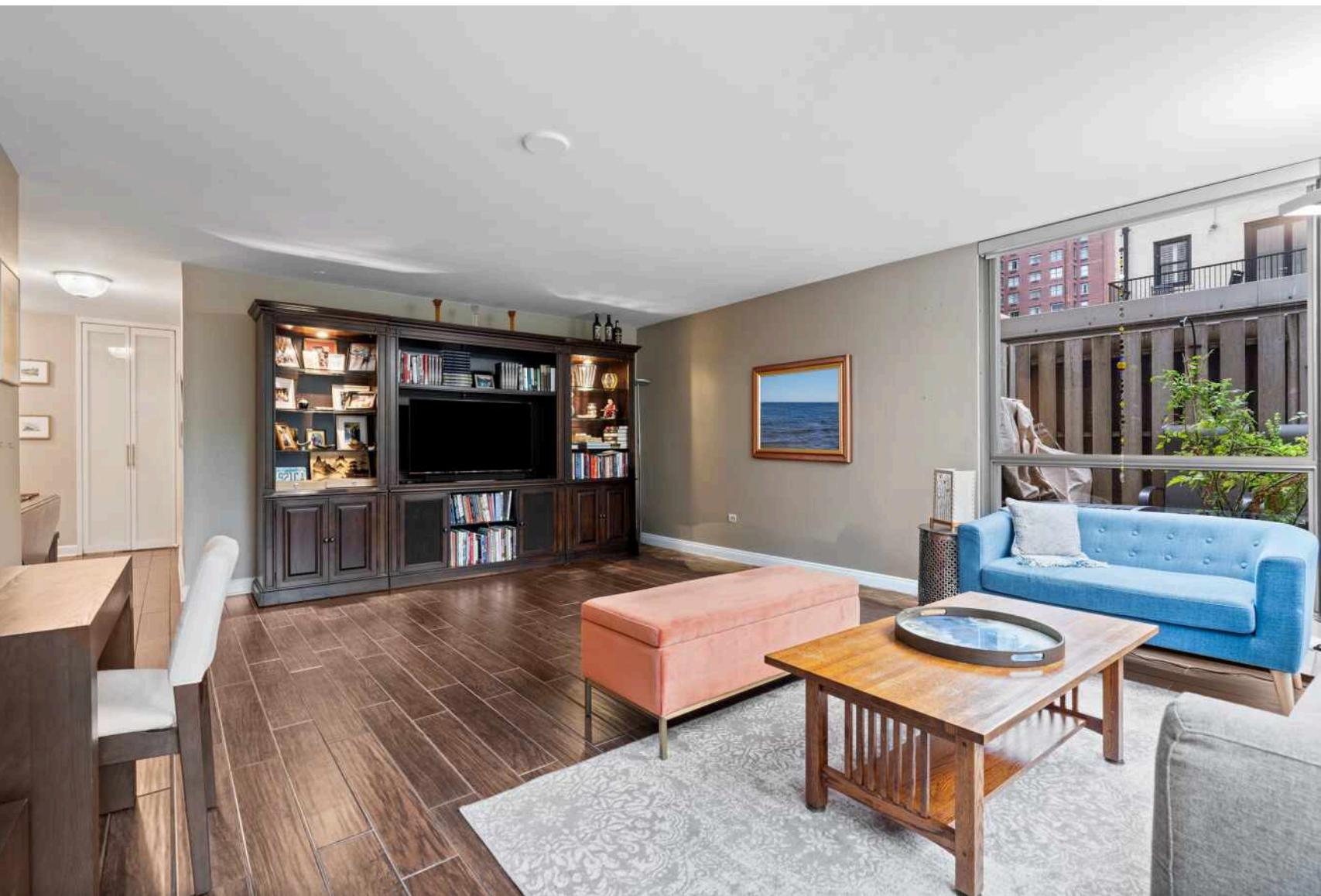


1310 N RITCHIE COURT #3A
GOLD COAST





ROOM DIMENSIONS

LIVING ROOM : 21' x 18'

KITCHEN : 11' x 8'

DINING AREA : 11' x 12'

PRIMARY BEDROOM : 12' x 16'

WALK-IN-CLOSET : 6' x 7'

SECOND BEDROOM : 12' x 15'

FOYER : 9' x 10'

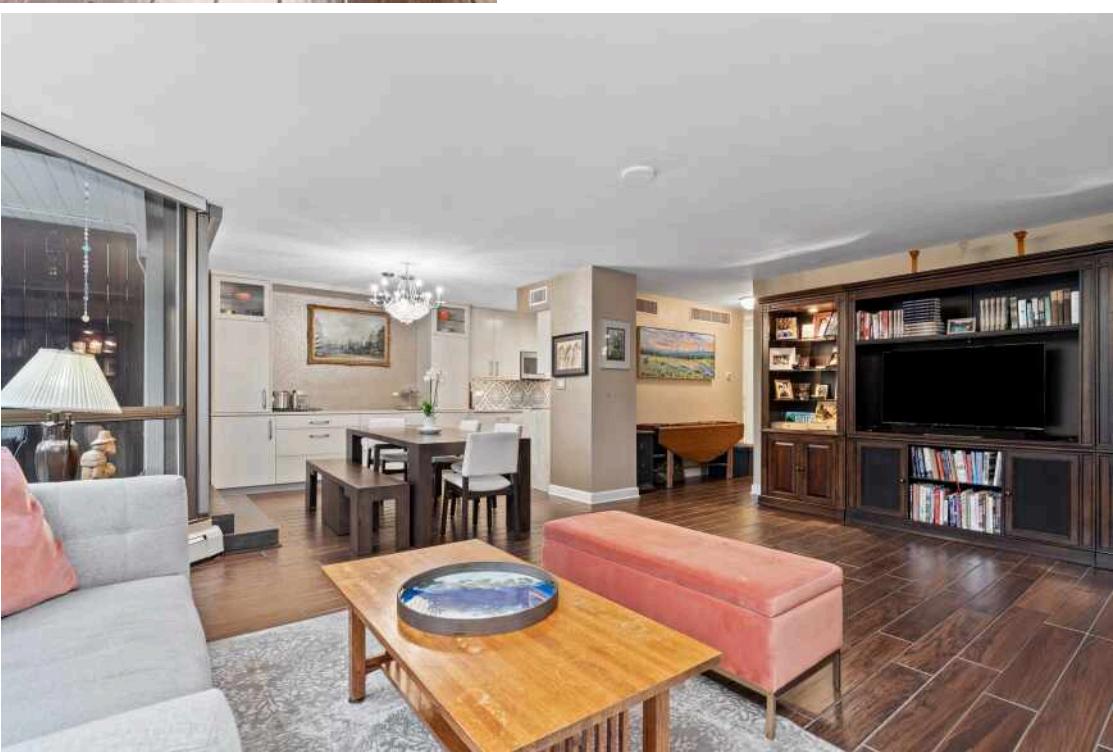
2 BEDROOM

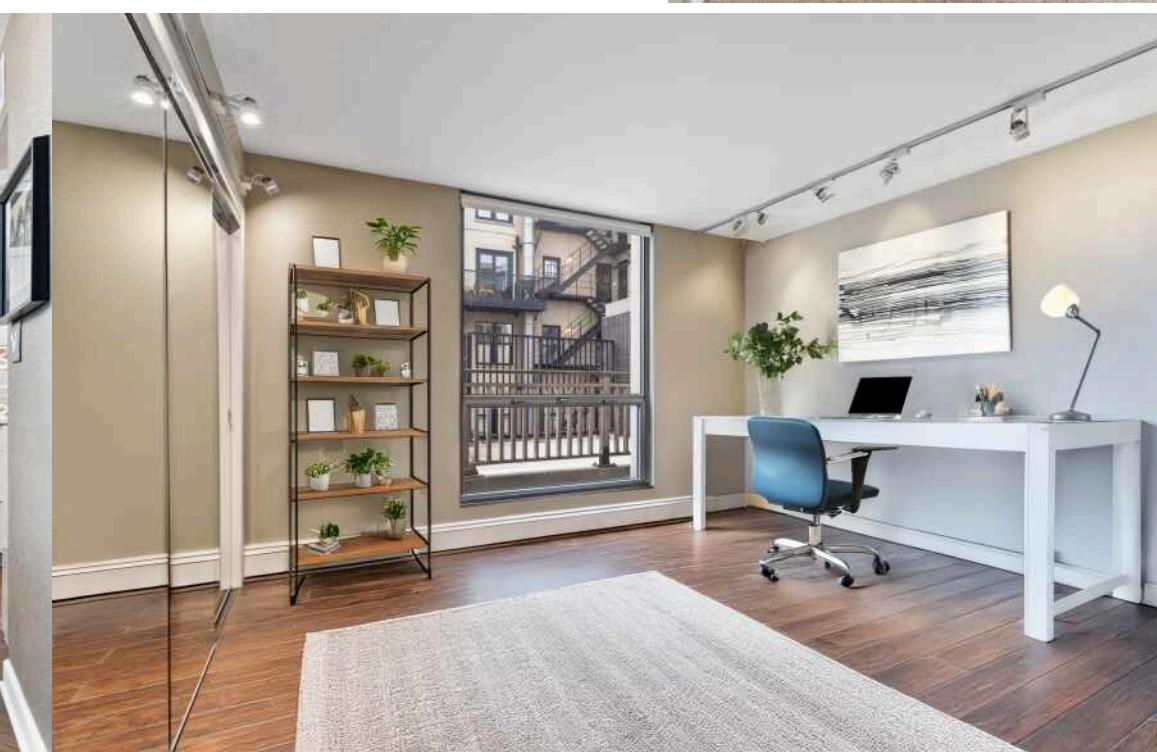
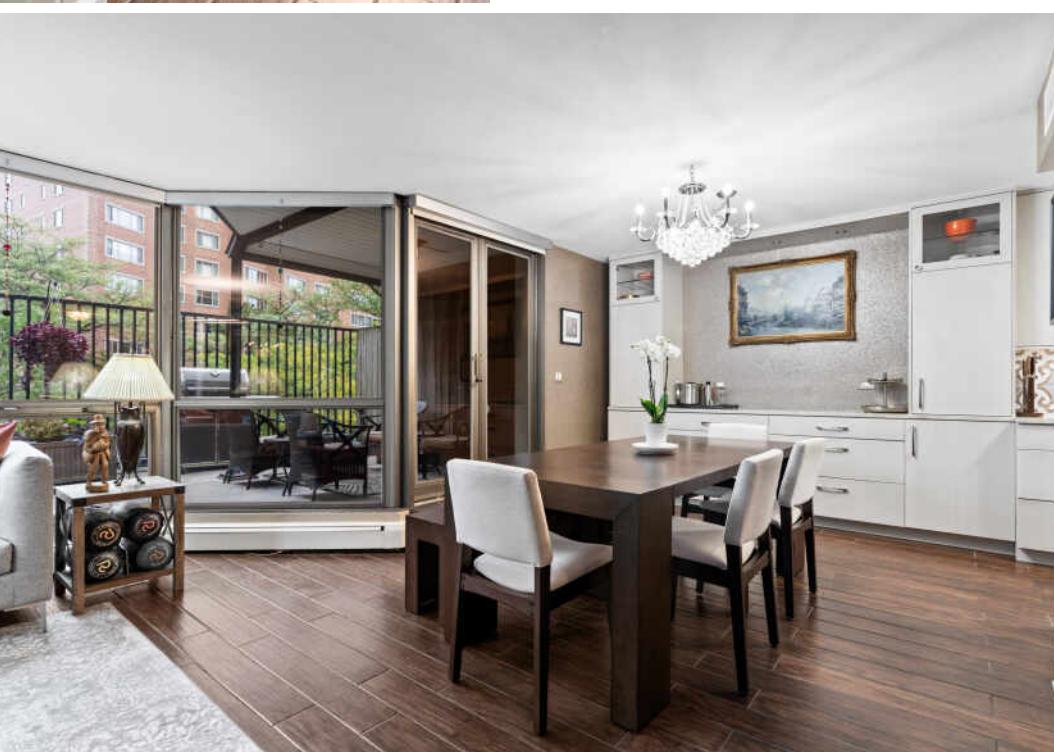
2 BATH

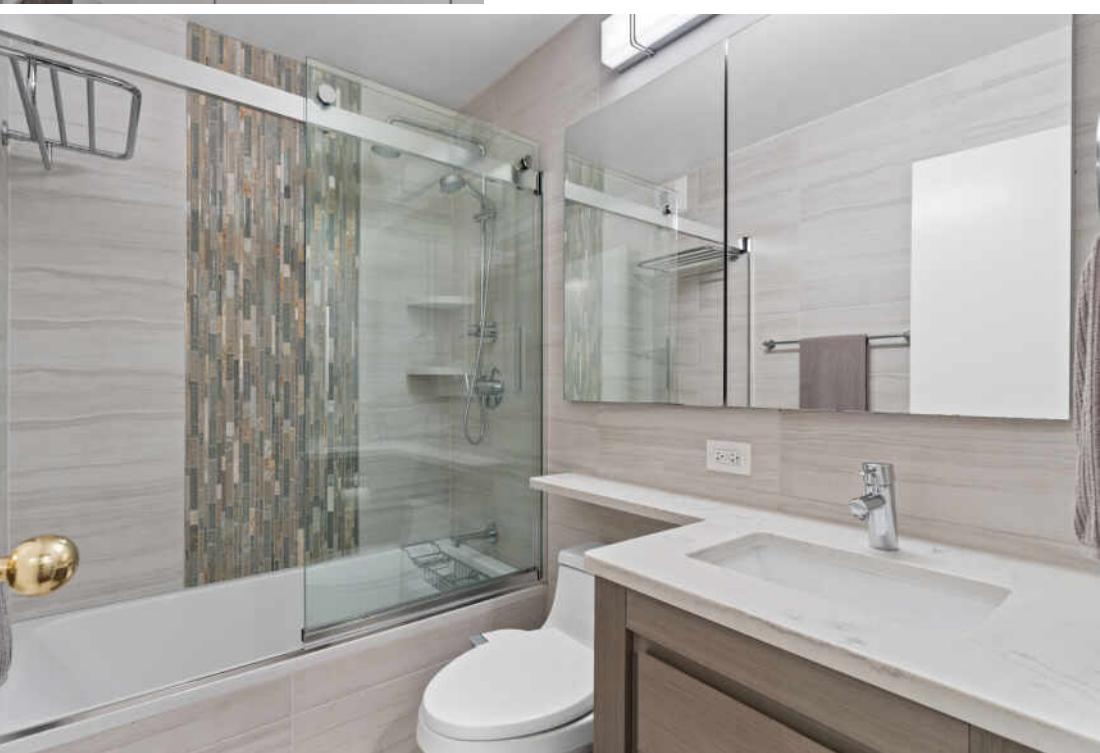
TAXES: \$7,886.30

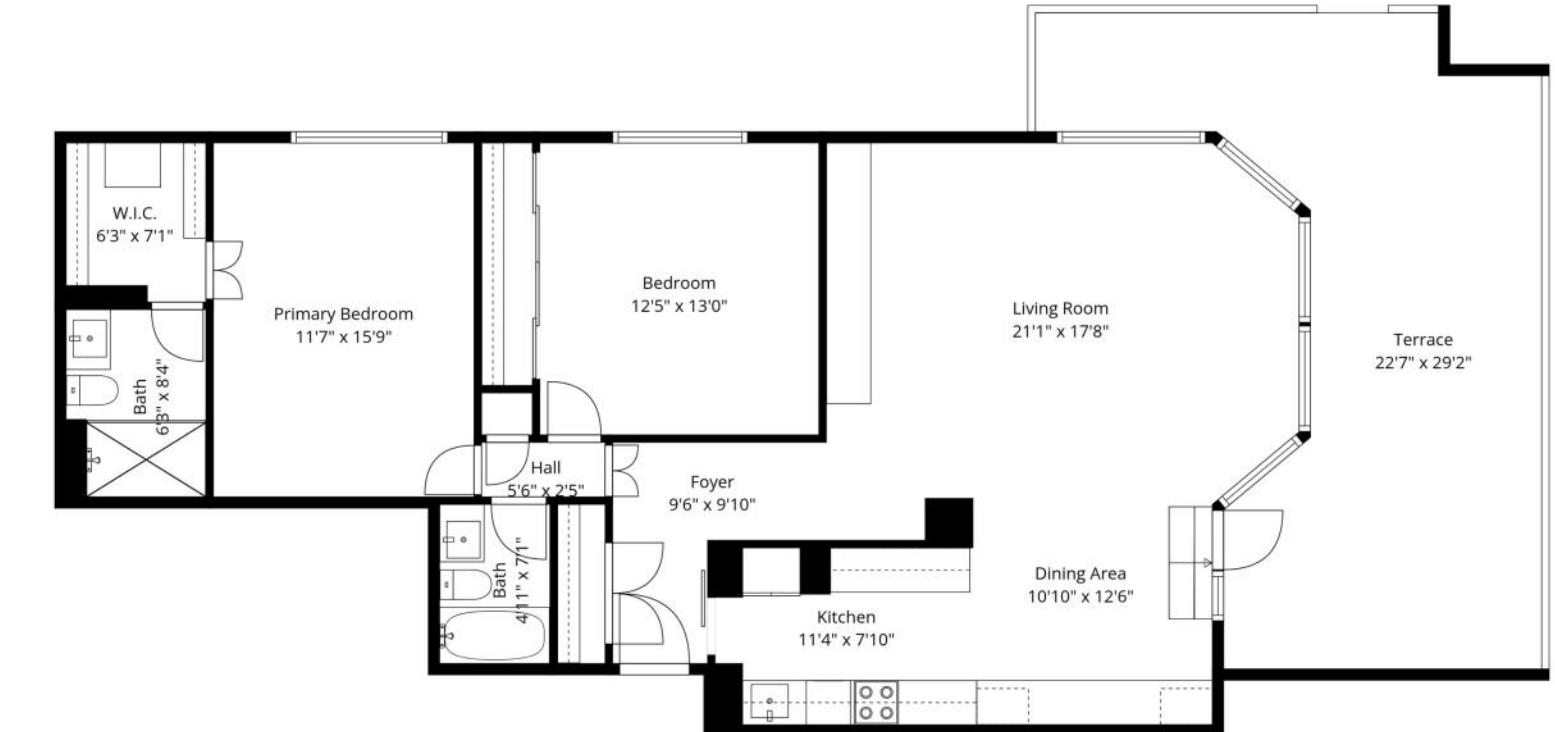
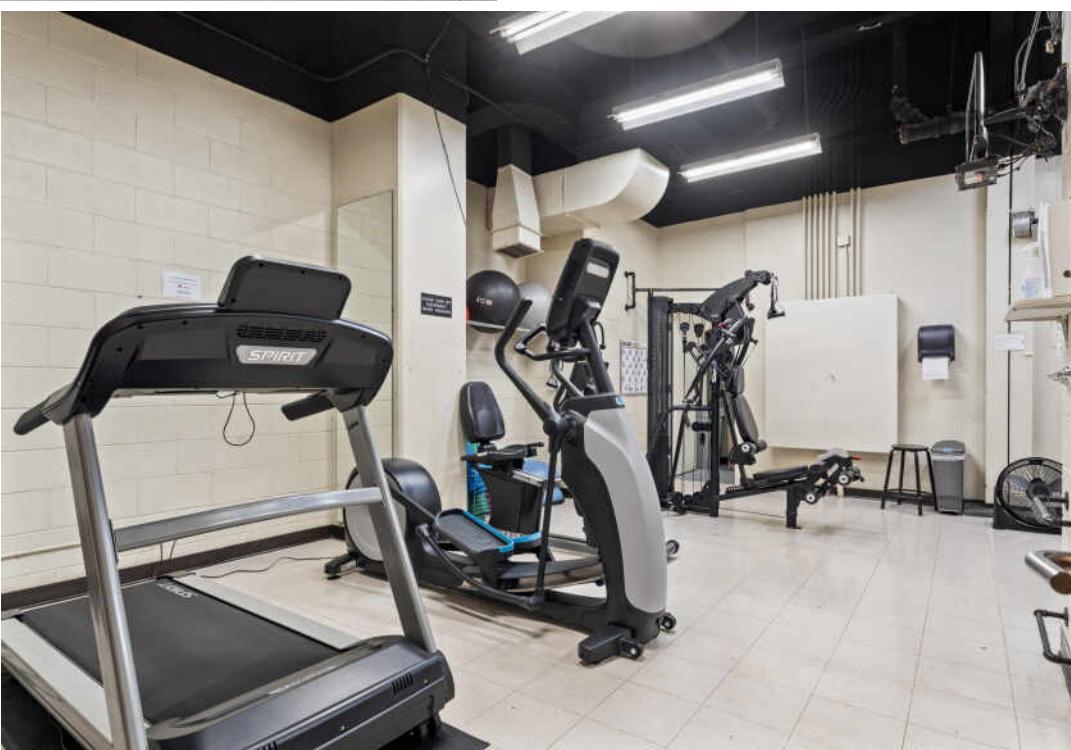
ASSESSMENTS: \$1,453

Enjoy a rare 30' x 13' private terrace - a true outdoor oasis with direct access to one of the Gold Coast's most beautiful pools and landscaped sundecks complete with BBQ area and dining space. This thoughtfully designed 2 bed, 2 bath residence features a newly renovated kitchen with waterfall quartzite countertops, Fisher & Paykel refrigerator with freezer drawers, Bosch dishwasher, stainless-steel stove, and custom cabinetry extending into the dining area for extra storage. Both bathrooms have been fully renovated with Kohler and Grohe fixtures. The primary suite offers a walk-in California Closet and a spa-like ensuite with a towel warmer, walk-in shower, rain and handheld sprays, and folding seat. The second bedroom also includes a California Closet system, and the second bath features a deep Kohler soaking tub with Carrera marble tile. Additional upgrades include porcelain tile flooring, LED lighting, new windows with Sunk Tex #70 solar film glass, and a Pentair Everpure PBS-400 filtration system. Building amenities include 24-hour doorman, fitness center, outdoor pool and sundeck, laundry, on-site management, extra storage, and attached valet garage. Pet-friendly (two pets, up to 25 lbs). Perfectly positioned in Chicago's coveted Gold Coast, with the charm of a true neighborhood feel while being mere steps from Lake Michigan and moments from the city's best dining, shopping, and entertainment.









Dimensions Are Approximate. Actual May Vary.



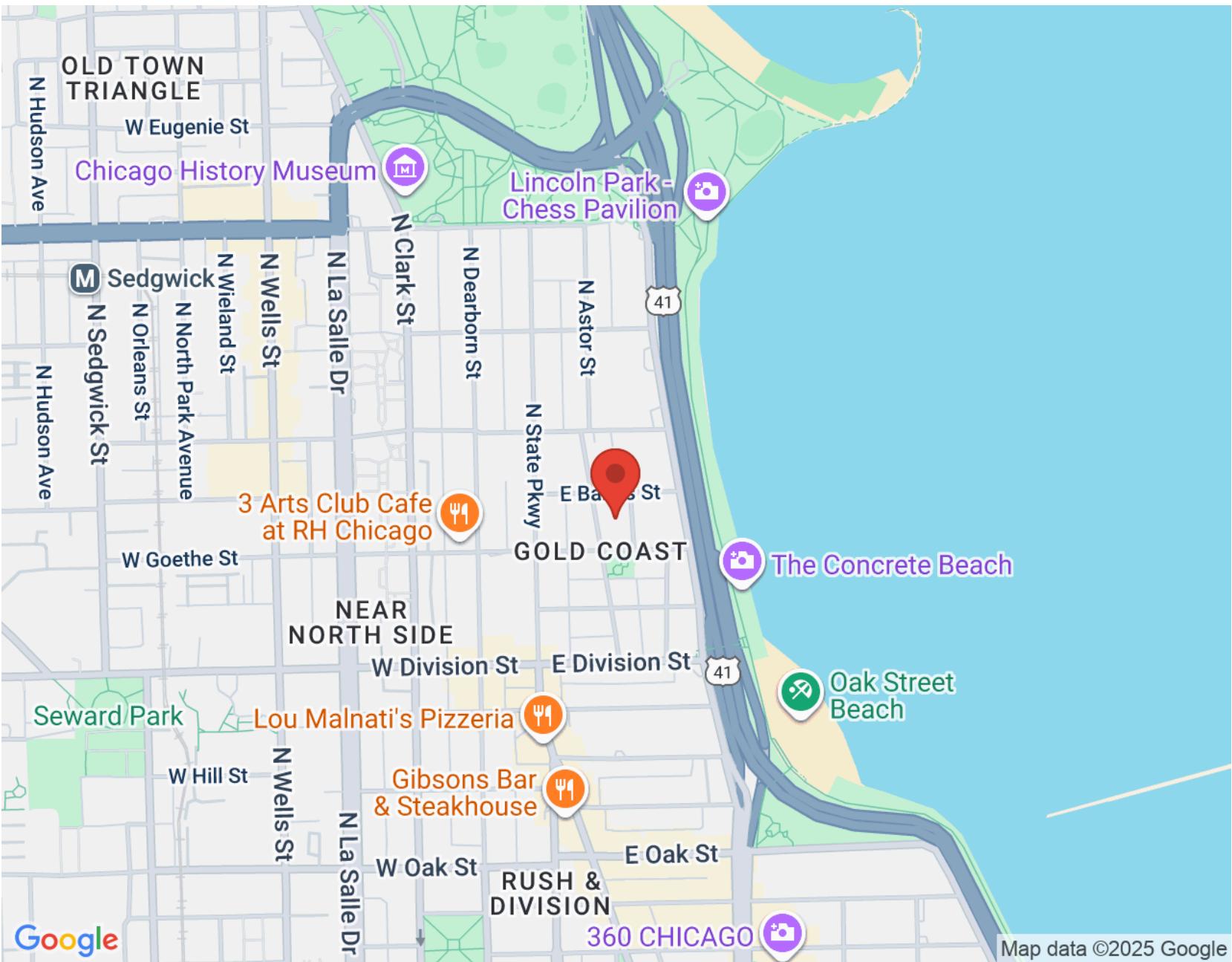
WHEN YOU REACH THE **GOLD COAST**, YOU KNOW YOU HAVE ARRIVED.

In Chicago's ultimate luxury neighborhood, you'll find lively beaches, internationally renowned boutiques, incredible cuisine, and vibrant nightlife, as well as beautiful parks and attractions.

Residents live among the best experiences the city has to offer. A day in the Gold Coast might include a venture down Michigan Avenue, a day at the beach, and shopping along Oak Street, followed by dinner at an award-winning restaurant.

From the stately mansions on Astor Street to the magnificent high-rises overlooking the lake, the Gold Coast also features a surprising variety of housing choices. In addition to the historic apartment buildings that line Lake Shore Drive, there are walk-ups, townhomes, and a number of contemporary high-rises with all the modern amenities.

For those heading to work downtown, their "commute" is about as convenient as it gets when it comes to city living.



NOTES

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1310 N RITCHIE COURT #3A 15



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