



1313 S PLYMOUTH COURT ROWHOUSE (
SOUTH LOOP / DEARBORN PARK II

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 13' × 13'

DINING ROOM : 10' × 13'

KITCHEN : 13' × 10'

KITCHEN DECK : 12' × 8'

BEDROOM 1 : 11' × 13'

BATHROOM 1 : 6' × 13'

BEDROOM 2 : 11' × 10'

BATHROOM 2 : 6' × 6'

FAMILY ROOM : 13' × 10'

BRICK PAVER PATIO : 13' × 12'

FRONT DECK : 13' × 4'

GARAGE : 13' × 20'

2 BEDROOM

2 BATH

TAXES: 5300

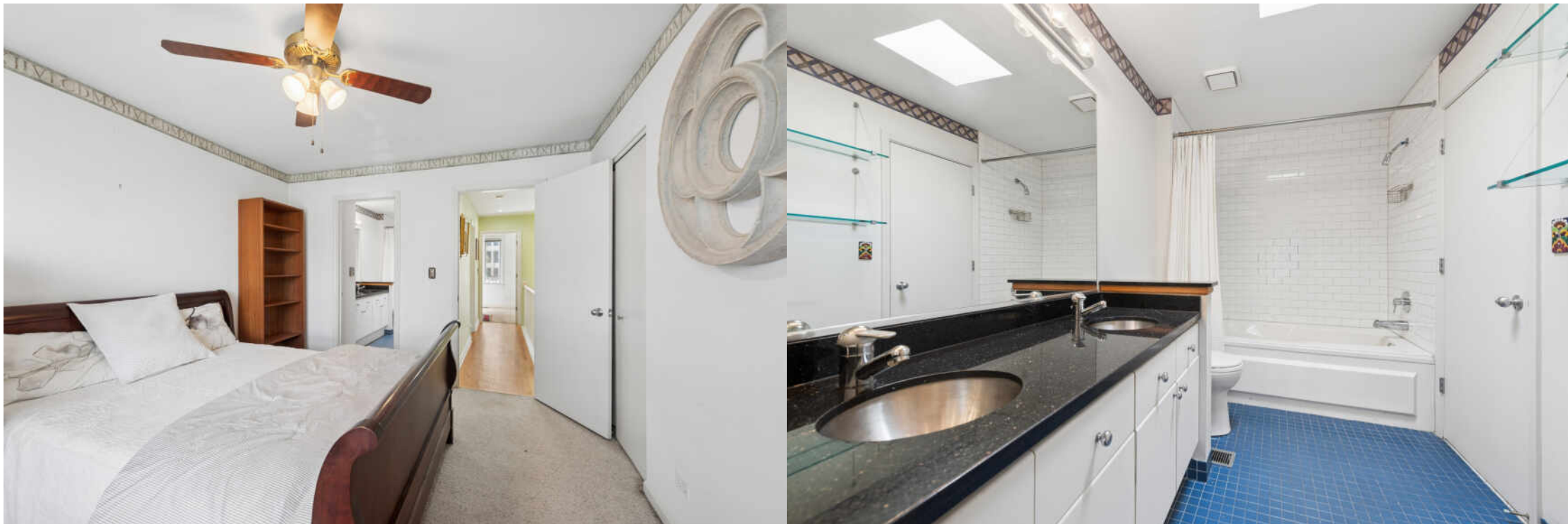
ASSESSMENTS: 125

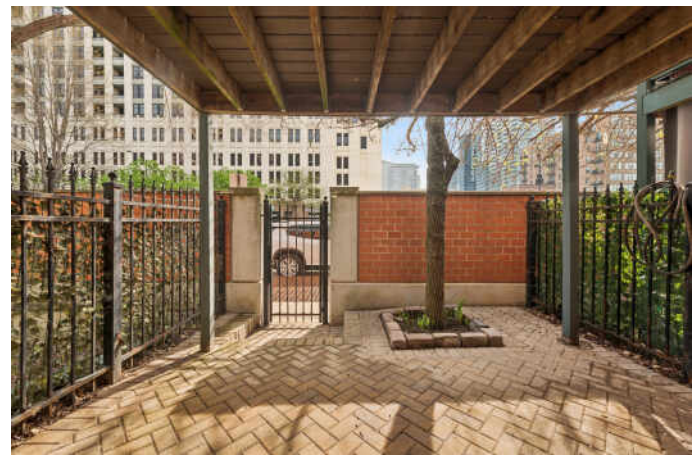
ROWHOUSE @ DEARBORN PARK II/NEWGATE SQ

Beautiful, bright 3-level 2 BR + Den Rowhouse in Dearborn Park II, elevated beyond its original delivery. Spacious living/dining room w/ 3-sided gas fireplace with chimney for proper ventilation. The main living floor features large windows, custom plantation shutters & an open floor plan that lets in plenty of light. Solid oak hardwood floors, hallways, and stair treads. The kitchen was remodeled in 2020 for an owner who loves to cook. Classic white shaker cabinets extend storage to the ceiling, a Zephyr exhaust fan that vents outside, stainless steel appliances, quartzite countertops, and a breakfast bar. A large deck with low-maintenance Trex decking is perfect for grilling with a gas bib and electric outlet. Front entrance & kitchen storm doors were recently replaced with Anderson one-hand retractable screen doors. The top floor features 2 generous bedrooms and a full bathroom with a subway-tile bath surround, a dual-sink vanity with a granite countertop, a linen closet, a & 2 skylights! Neutral carpeting was just installed in both bedrooms. The primary bedroom has a dramatic arched window with hand-built shutters from South Carolina. There is a lower-level complete this home with a den which can easily be converted to 3rd bedroom, a full bathroom, a laundry room with a side-by-side washer & dryer. Outside the den is a lovely brick-paver patio with a mature tree, circled by historic bricks repurposed from Wabash Street. Pride of ownership with upgrades that enhance the functionality and livability of this home, ready for your decorating touches. This home includes a 1.5-car garage with storage shelves and one parking pad. City living in this Fee Simple Rowhouse with a low HOA that covers general landscaping and signage. Cotton Tail & Mary Richardson Jones Parks provide lovely neighborhood green space. This home sits in the center hub of multiple public train & bus lines, major expressways, and Lake Shore Drive. Easy access to top Chicago entertainment, cultural attractions, Loop biz district, Michigan Avenue, lakefront, Museum Campus, Printer's Row, Jewel, Trader Joe's, Target, Mariano's, Whole Foods, Home Depot, Soldier Field, AMC Theater, etc.











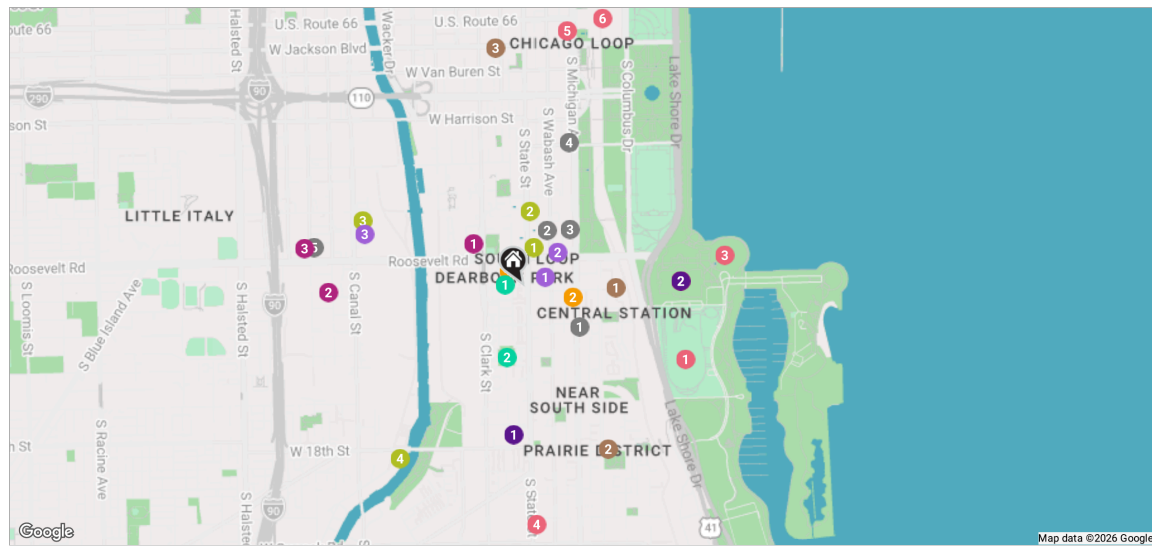
CHARACTERIZED BY TOWERING HIGH RISES AND HISTORIC POCKETS THAT REFLECT THE AREA'S STORIED PAST, THE **SOUTH LOOP** IS A DISTINCTIVE CHICAGO NEIGHBORHOOD.

Chicago's original Gold Coast in the late 19th century, the South Loop was once home to the likes of Marshall Field, George Pullman, and Philip Armour. Today the vibrant neighborhood is known for its access to the lakefront, shops, restaurants, parks, Museum Campus, and The Loop.

The South Loop is comprised of several historic areas including Printer's Row, which features a number of buildings that have been converted into residential lofts, along with Motor Row District and Prairie Avenue District. Meanwhile, several apartment and condominium buildings are under construction, bringing thousands of new residences to the neighborhood.

The South Loop's housing boom has brought with it an influx of retailers along with eateries and nightlife on South Michigan Avenue. The Roosevelt Collection is a popular destination featuring a movie theater and an assortment of retailers.

Museum Campus is the cultural hub of the South Loop featuring attractions including the Field Museum, Shedd Aquarium, Adler Planetarium, and Soldier Field. Residents also enjoy being in close proximity to Northerly Island and public transportation including the CTA's Roosevelt station.



RESTAURANTS

- 1 The Chicago Firehouse Restaurant
1401 SOUTH MICHIGAN AVENUE, 0.2 MI
- 2 Eleven City Diner
1112 SOUTH WABASH AVENUE, 0.2 MI
- 3 Yolk - South Loop
1120 SOUTH MICHIGAN AVENUE, 0.3 MI
- 4 Mercat a la Planxa
LOCATED IN THE BLACKSTONE HOTEL, 0.5 MI
- 5 Manny's Cafeteria & Delicatessen
1141 SOUTH JEFFERSON STREET, 0.7 MI

COFFEE

- 1 Little Branch Cafe
1251 SOUTH PRAIRIE AVENUE, 0.3 MI
- 2 The Spoke & Bird (South Loop)
205 EAST 18TH STREET, 0.6 MI

- 5 Intelligentsia Coffee
Monadnock Coffeebar
MONADNOCK BUILDING, 0.8 MI

SHOPPING

- 1 Target
1154 SOUTH CLARK STREET, 0.2 MI
- 2 The Home Depot
1300 SOUTH CLINTON STREET, 0.7 MI
- 3 Binny's Beverage Depot - South Loop
1132 SOUTH JEFFERSON STREET, 0.8 MI

GROCERY

- 1 Jewel-Osco
1224 SOUTH WABASH AVENUE, 0.1 MI
- 2 Trader Joe's
1147 SOUTH WABASH AVENUE, 0.2 MI
- 3 Whole Foods Market
1101 SOUTH CANAL STREET SUITE 107, 0.6 MI

GYM

- 1 FFC South Loop
1151 SOUTH STATE STREET, 0.1 MI
- 2 Orangetheory Fitness
1005 SOUTH STATE STREET, 0.3 MI
- 3 LA Fitness
1101 SOUTH CANAL STREET, 0.6 MI
- 4 Warrior Evolution MMA
329 WEST 18TH STREET UNIT 405, 0.7 MI

SCHOOLS

- 1 South Loop Elementary School
1212 SOUTH PLYMOUTH COURT, 0.1 MI
- 2 Continuing and Community Education at Columbia College Chicago
1311 SOUTH MICHIGAN AVENUE, 0.2 MI

ENTERTAINMENT

- 1 Soldier Field
1410 SPECIAL OLYMPICS DR, 0.6 MI

- 2 Field Museum
1400 S LAKE SHORE DR, 0.6 MI

- 3 Shedd Aquarium
1200 S DUSABLE LAKE SHORE DR, 0.7 MI

- 4 Reggies Chicago
2105 S STATE ST, 0.8 MI

- 5 Symphony Center
220 S MICHIGAN AVE, 0.9 MI

- 6 The Art Institute of Chicago
111 S MICHIGAN AVE, 1.0 MI

PARKS

- 1 Jones (Mary Richardson) Park
1240 S PLYMOUTH CT, 0.1 MI
- 2 Cotton Tail Park
44 W 15TH ST, 0.3 MI

SERVICES

- 1 Chicago Police Department
1718 SOUTH STATE STREET, 0.5 MI
- 2 Field Museum Library
1400 SOUTH DUSABLE LAKE SHORE DRIVE, 0.6 MI

NOTES

MONIQUE SANDBERG

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