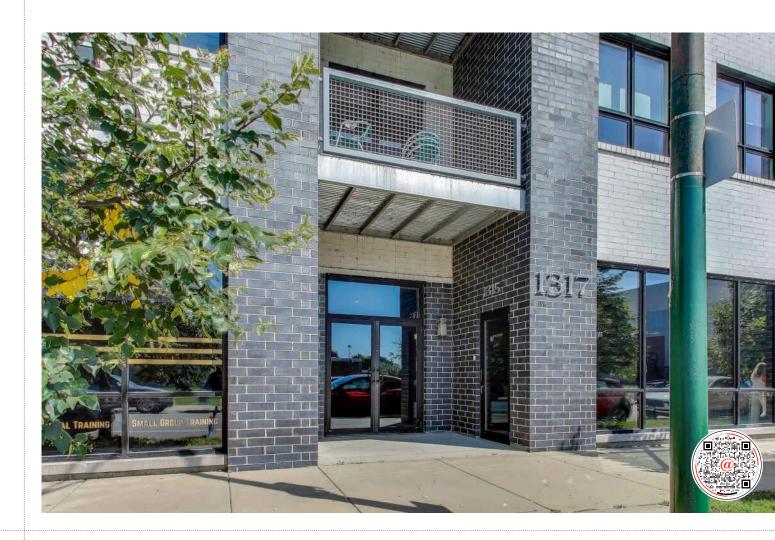
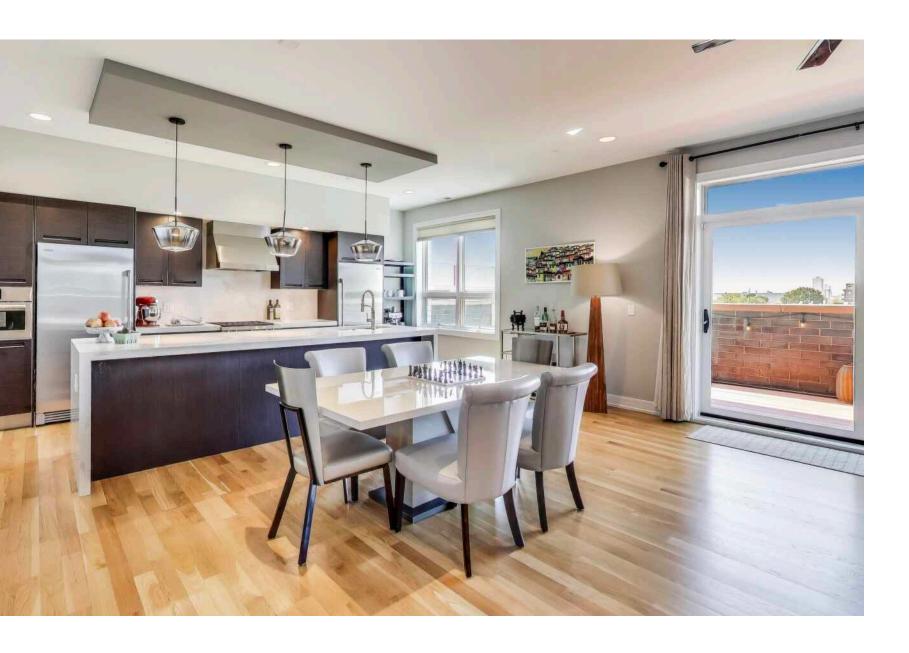
## 1317 N LARRABEE STREET #404

OLD TOWN







Perfectly positioned where Old Town, Lincoln Park, and the Gold Coast meet, this 4-bedroom, 2-bath penthouse at Stanton Condominiums delivers luxury living with thoughtful updates and everyday convenience. Featuring a chef's kitchen, two private balconies, skyline rooftop access, and two deeded garage spaces, this home blends modern style with unbeatable location – just steps from parks, schools, dining, and shopping.

- Sun-filled open floor plan with hardwood floors and custom dimmable lighting.
- Chef's kitchen with Wolf oven, Bosch microwave & dishwasher, two Electrolux refrigerators, and Danby wine cooler (all 2016).
- Spacious primary suite with private balcony, sitting area/workspace, and custom walk-in closet.
- Spa-like en-suite bath with double vanity, soaking tub, and glass-enclosed shower.
- Fourth bedroom with French doors perfect for home office, den, or guest room.
- Walk-in laundry room with LG washer/dryer (2016) and extra storage.
- Common rooftop deck with panoramic skyline views, ideal for fireworks and Air & Water Show.
- Two deeded parking spaces in heated garage included; boutique, pet-friendly building.

4 BEDROOM 2 BATH TAXES: \$19,448

ASSESSMENTS: \$537













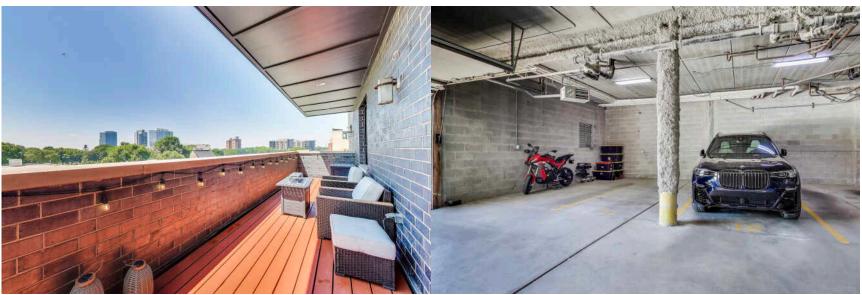








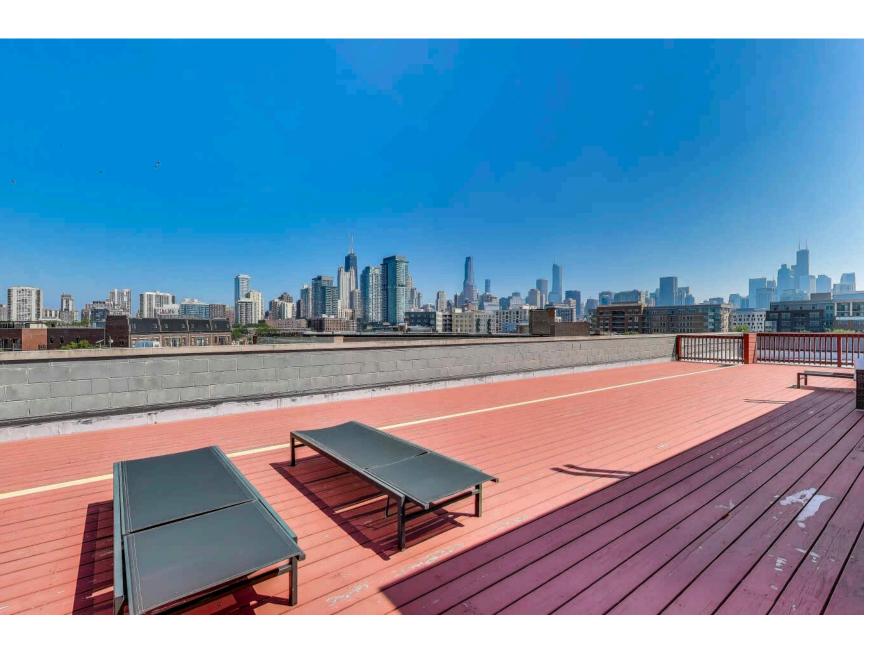


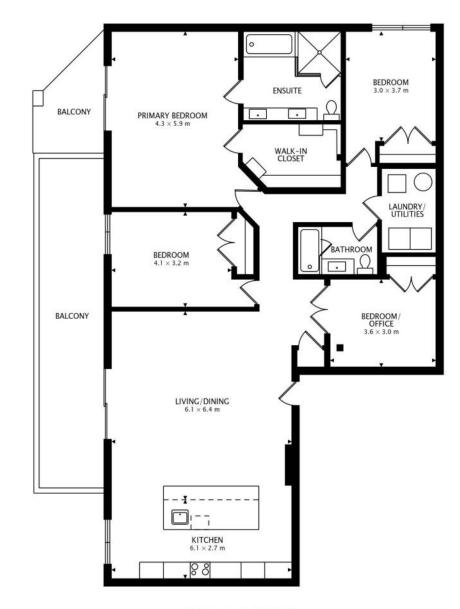












179.9 m<sup>2</sup> + 31.7 m<sup>2</sup> BALCONY

10 1317 N LARRABEE STREET #404 11







## **OLD TOWN** IS TOO HIP TO EVER GET OLD.

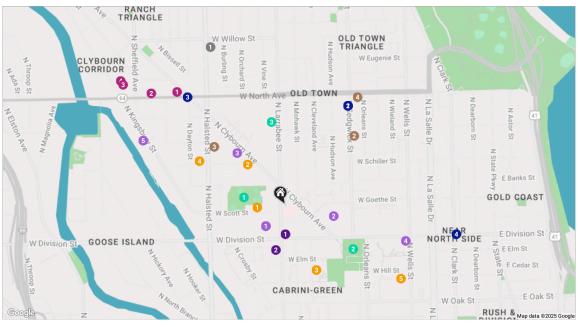
Located between Lincoln Park and the Gold Coast, the neighborhood continues to capture the interest of homebuyers with its diverse collection of restaurants, shops, and entertainment venues.

The go-go clubs of the '60s and '70s may be gone but Old Town's hip spirit lives on with popular pubs, Zanies comedy club, and the worldfamous Second City, where everyone from John Belushi and Bill Murray to Tina Fey and Steve Carell launched their comedy careers.

In addition to nightlife, residents enjoy the neighborhood's central location and variety of independent shops, restaurants, boutiques, and specialty stores that highlight a fabulous mix of old and new. The community thrives during the summer, when The Old Town Art Fair and Wells Street Art Festival showcase the exceptional work of local artists.

The upscale neighborhood includes some of the city's best-preserved historic homes, single-family homes priced well over \$1 million, and many newer condominiums. As the community has edged west in recent years, new development is bringing moderately-priced housing to the area.

With its proximity to the lake, Lincoln Park, and The Loop, Old Town is a top choice among Chicagoans. Easily accessible by public transportation, including two CTA train stops and numerous bus routes, the neighborhood also has well-traveled designated bike lanes along Wells Street.





## ♀ schools\_ 1000 W NORTH AVE STE B, 0.7 MI

- Skinner North Classical School 640 WEST SCOTT STREET # 1, 0.1 MI
- William B Ogden Public School 1443 NORTH OGDEN AVENUE, 0.2 MI
- The Ogden International School of Chicago - Jenner Campus 1119 NORTH CLEVELAND AVENUE, 0.3 MI
- British International School Chicago, Lincoln Park 814 WEST EASTMAN STREET, 0.3 MI
- 6 Whole Foods Market Walter Payton College 1550 NORTH KINGSBURY STREET, Preparatory High School 1034 NORTH WELLS STREET, 0.5 MI

TRANSIT

424 WEST DIVISION STREET, 0.2 MI

1500 N CLYBOURN AVE C104, 0.2 MI

201 WEST DIVISION STREET, 0.4 MI

- Chicago Fire Department Engine 4 Tower Ladder 10 548 WEST DIVISION STREET, 0.1 MI
- Sedgwick
  CTA BROWN LINE, 0.4 MI 2 Chicago Police Department 1160 NORTH LARRABEE STREET, 0.2 MI

	Map data ©2025 Google
2	Sedgwick CTA - PURPLE LINE, 0.4 MI
3	North/Clybourn CTA - RED LINE, 0.5 MI
4	Clark/Division CTA - RED LINE, 0.6 MI
Qı	PARKS
0	Stanton (Edwin) Park 618 WEST SCOTT STREET, 0.1 MI
2	Seward Park 375 WEST ELM STREET, 0.3 MI
3	Park #598 1514 NORTH LARRABEE STREET, 0.3 MI
<b>Q</b> 9	SERVICES

NOTES			

14 1317 N LARRABEE STREET #404 1317 N LARRABEE STREET #404 15



## **ABBY KELLEY**

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