

1332 W ALBION AVENUE #1W
ROGERS PARK





ROOM DIMENSIONS

LIVING ROOM : 20' × 14'

FAMILY ROOM : 30' × 15'

DINING ROOM : 10' × 09'

KITCHEN : 12' × 10'

MASTER BEDROOM : 13' × 13'

SECOND BEDROOM : 13' × 10'

THIRD BEDROOM : 15' × 10'

3 BEDROOM

3 BATH

TAXES: \$4721.45

ASSESSMENTS: \$427.88

SPACIOUS DEVELOPERS UNIT DUPLEX DOWN

Extremely rare developers unit Duplex on one of the most desirable tree-lined streets in Rogers Park. Building was gutted in 2008, offers 3 beds baths & over 2300 sq/ft of space! Living room features large bay window flooding the space with light. Expansive family room in basement perfect for a game room/ media space complete with a gas fireplace. Chefs' kitchen features 42" dark stained Broadmoor cabinets, SS appliances, granite counters & pantry. Attached dining room is ideal for entertaining. Spacious private deck opens to the kitchen perfect for summer dining outside! Master bath boasts double sink, huge whirlpool tub & steam shower. Hardwood floors throughout main level & comfy carpet in the basement. In-unit side by side laundry. Ample closet spaces everywhere & a storage room. Shared yard space with flowers and vegetable garden. Deeded garage space + 1 assigned outdoors pace INCLUDED! Walking distance to a hidden gem of Hartigan beach, Loyola Redline, New Target, lots of restaurants, shops and Glenwood arts district.

- Developers unit highly upgraded
- Private deck plus shared yard with vegetable and flower garden
- Garage parking space + additional exterior space included
- Professional managed building with healthy association





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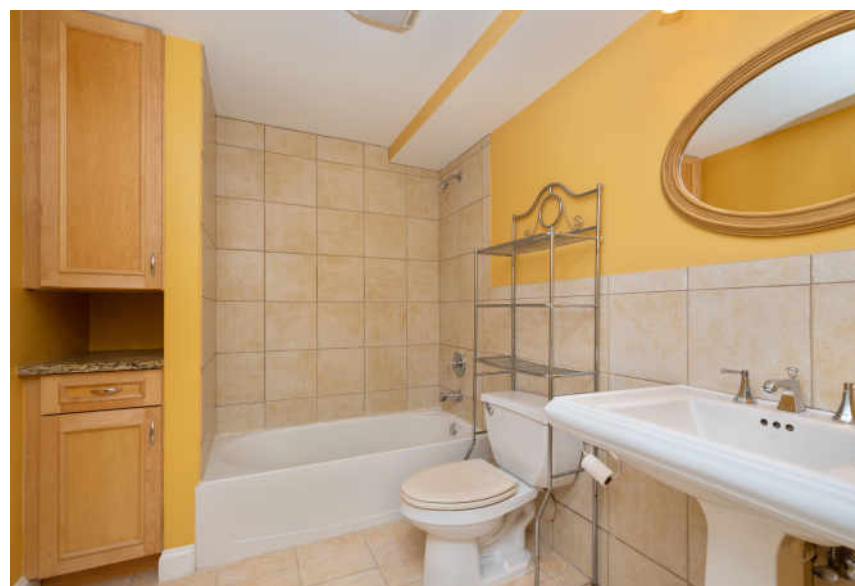
LOCATED ON THE NORTHERN EDGE OF THE CITY, **ROGERS PARK** IS A WORLDLY COMMUNITY THAT HAS A VIBE ALL ITS OWN.

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 of all ages come together to paint Loyola Beach's 600-foot lakefront mural at the Artists of the Wall Festival.

The neighborhood consists of east and west sections and includes smaller pocket neighborhoods such as Peterson Park. 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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