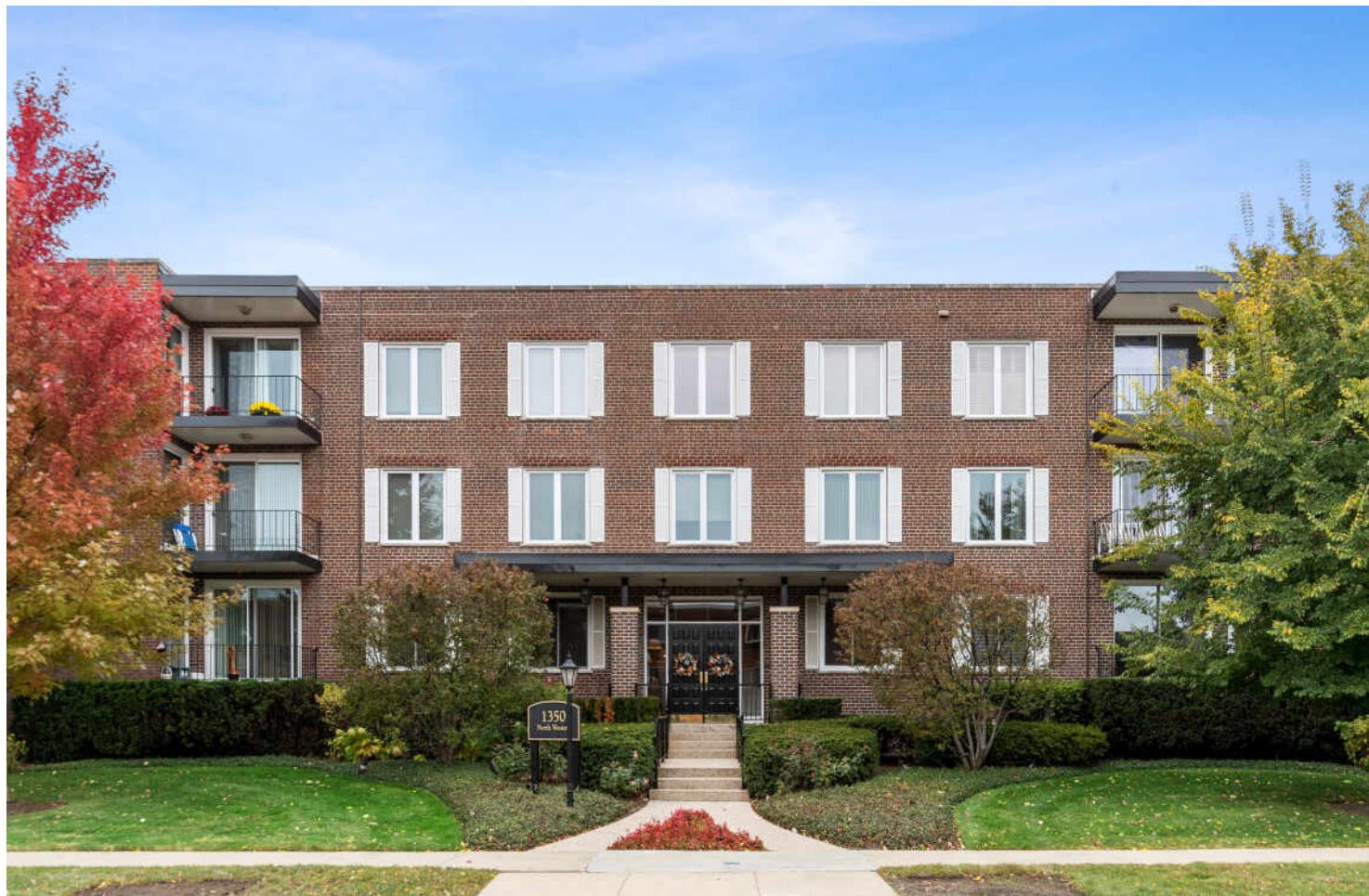


**1350 N WESTERN AVENUE #304**  
LAKE FOREST





TAXES: \$7,219  
ASSESSMENTS: \$612 / MONTH

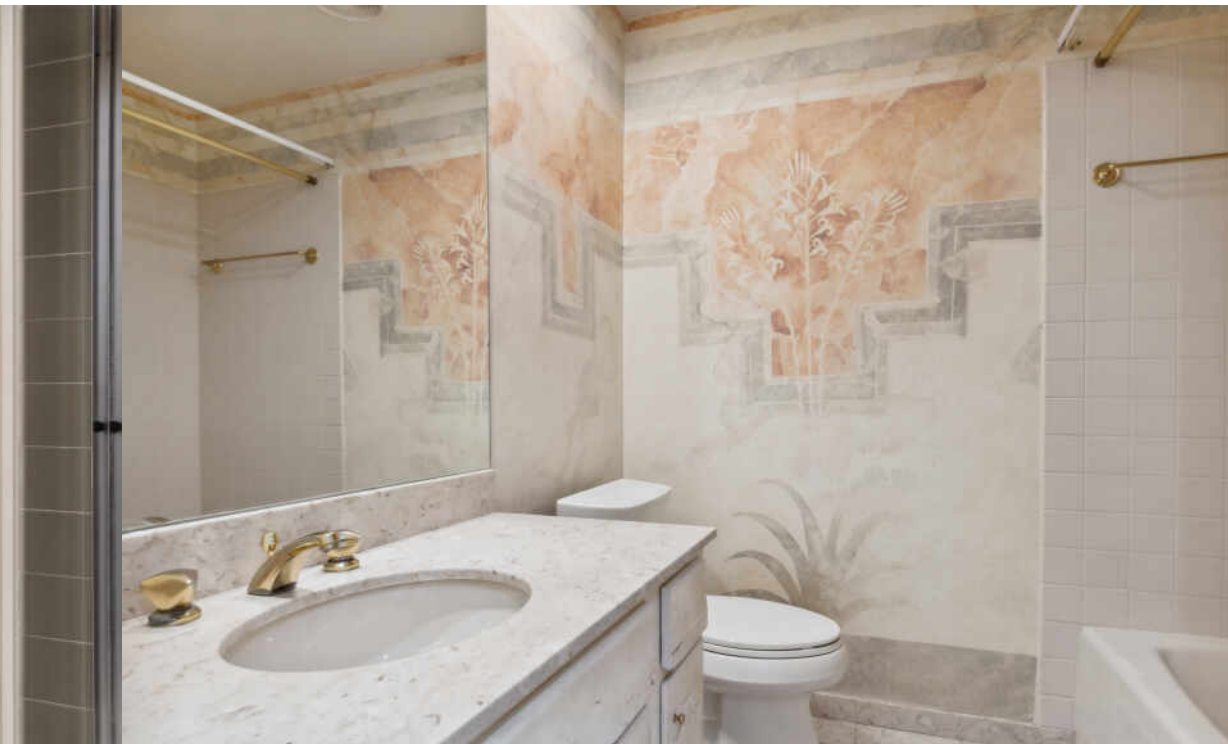
One of largest 3rd floor condos with over 2000 square feet in updated Crystal Point building. This end-unit is drenched with sunlight and features an open floor plan and hardwood floors in most rooms. The family room with bar opens to the living and dining rooms, providing a huge entertainment space and an open and flowing layout. The family room wall could easily be replaced to make a 3rd bedroom if one desires. This unit also features an eat-in white kitchen, in-unit laundry, and 2 garage spaces. Enjoy 3 balconies from the kitchen, living room, and primary bedroom. All windows and doors were replaced 10 years ago! Elevator building with community pool. Great location close to train, restaurants, and shopping.

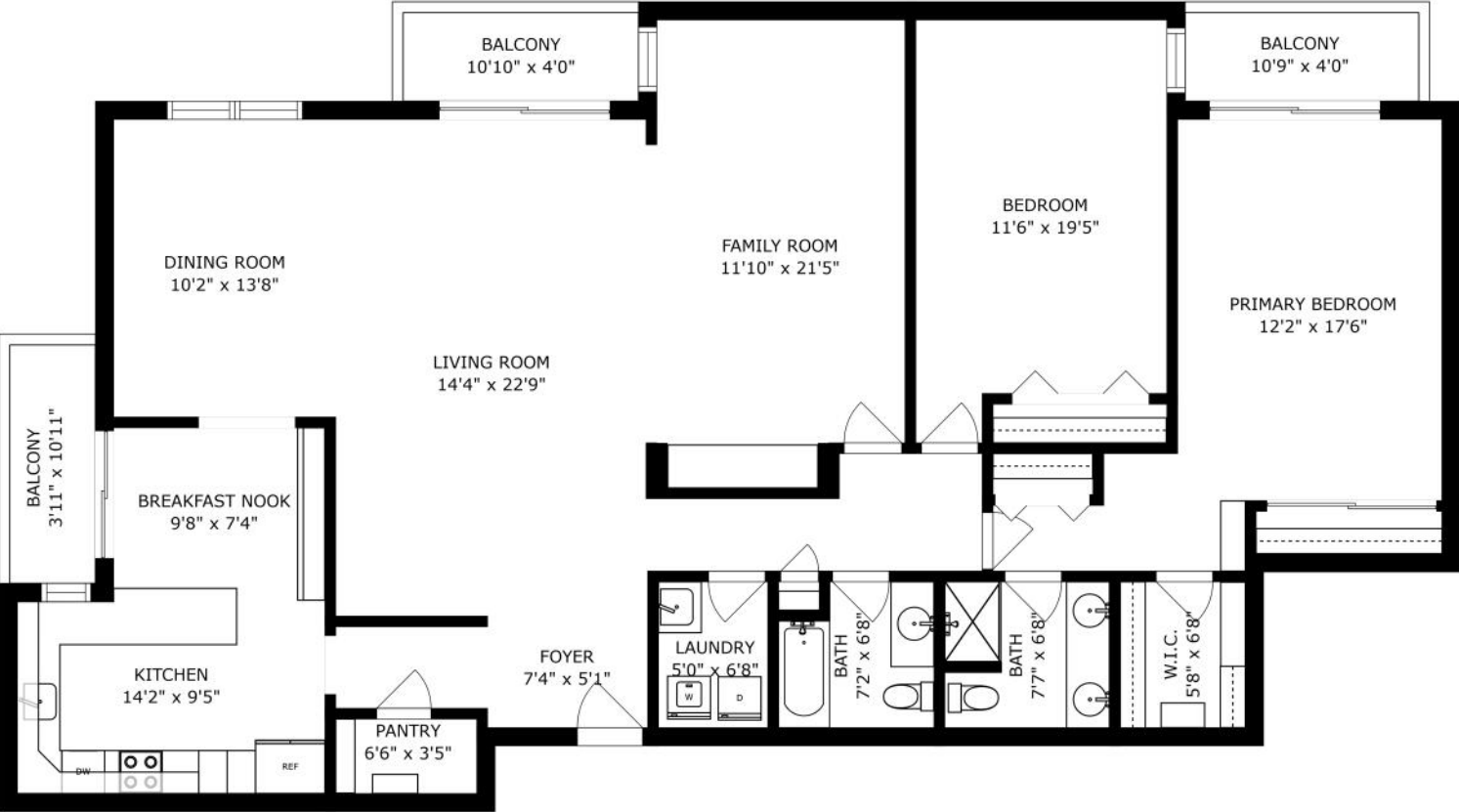












SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





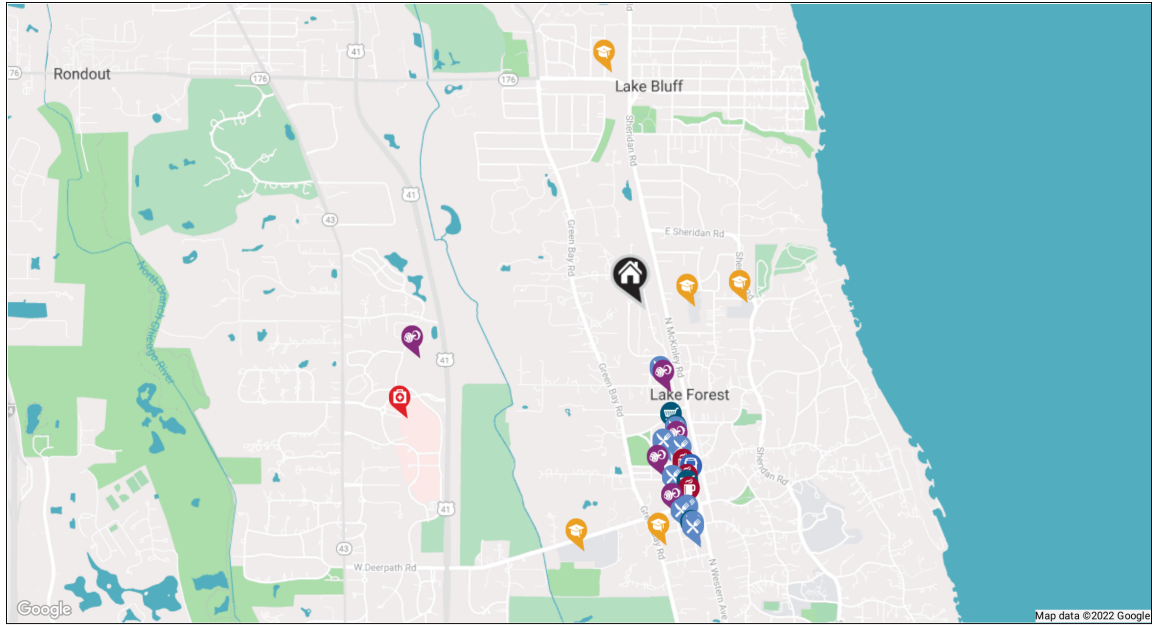


WITH ITS TOWERING TREES, PICTURESQUE STREET PLAN, AND BLUFFS OVERLOOKING LAKE MICHIGAN, IT'S EASY TO SEE WHY **LAKE FOREST** IS KNOWN FOR ITS NATURAL BEAUTY.

Rich in history, the community offers true luxury in a resort-style setting. Historic estates built by legendary architects Howard Van Doren Shaw, David Adler, and Henry Ives Cobb are interspersed among elegant homes with impeccable landscaping. Properties range from multi-million-dollar mansions to maintenance-free new construction condominiums and single-family homes with a convenient in-town location.

The community boasts schools including Lake Forest Academy, Lake Forest College, and Lake Forest Graduate School of Management.

At the heart of Lake Forest is Market Square, a historically significant landmark and charming hub of boutique shopping and dining. Cultural and recreational opportunities abound including the Gorton Community Center and Lake Forest Recreation Center, as well as at beautiful beaches, golf courses, and biking trails. There is also a Metra station right in town, providing commuters with convenient access to downtown Chicago.



#### RESTAURANTS

Sophia Steak Lake Forest  
181 E LAUREL AVE, 0.4 MI

The Gallery  
202 EAST WISCONSIN AVENUE, 0.7 MI

Ferentino's Pizzeria  
842 NORTH WESTERN AVENUE, 0.7 MI

Authentico Mexican Restaurant & Bar  
770 NORTH WESTERN AVENUE, 0.8 MI

Le Colonial Lake Forest  
655 FOREST AVE, 0.9 MI

Deer Path Inn  
255 EAST ILLINOIS ROAD, 1.0 MI

Francesca's Intimo  
293 EAST ILLINOIS ROAD, 1.0 MI

Egg Harbor Cafe  
512 NORTH WESTERN AVENUE, 1.1 MI

Chief's Pub  
502 NORTH WESTERN AVENUE, 1.1 MI

#### COFFEE SHOPS

Einstein Bros. Bagels  
728 NORTH WESTERN AVENUE, 0.8 MI

Gerhard's Elegant European Desserts  
720 NORTH WESTERN AVENUE #1820, 0.8 MI

Starbucks Reserve  
672 NORTH WESTERN AVENUE, 0.9 MI

Dunkin'  
620 NORTH WESTERN AVENUE, 0.9 MI

#### SHOPPING

Jewel-Osco  
890 NORTH WESTERN AVENUE, 0.6 MI

The Fresh Market  
850 NORTH WESTERN AVENUE, 0.7 MI

Walgreens  
296 EAST DEERPATH ROAD, 0.9 MI

CVS  
520 NORTH WESTERN AVENUE, 1.1 MI

#### HEALTH CLUBS

Orangetheory Fitness  
1050 NORTH WESTERN AVENUE, 0.4 MI

Forever Om Yoga  
828 NORTH WESTERN AVENUE, 0.7 MI

BIRD barre + cycle  
188 EAST WESTMINSTER, 0.8 MI

Fitness Together  
225 EAST DEERPATH ROAD SUITE 126, 1.0 MI

Northwestern Medicine Lake Forest Health & Fitness Center  
1200 NORTH WESTMORELAND ROAD, 1.1 MI

#### HOSPITALS

Northwestern Medicine Lake Forest Hospital  
1000 NORTH WESTMORELAND ROAD, 1.2 MI

#### SCHOOLS

Lake Forest High School  
1285 NORTH MCKINLEY ROAD, 0.2 MI

Sheridan Elementary School  
1360 NORTH SHERIDAN ROAD, 0.5 MI

Deer Path Middle School  
95 DEERPATH, 1.1 MI

Forest Bluff School  
8 WEST SCRANTON AVENUE, 1.1 MI

School of St Mary - Upper Grade Center  
185 EAST ILLINOIS ROAD, 1.1 MI

#### TRANSIT

Lake Forest  
METRA - UNION PACIFIC NORTH, 0.8 MI

## NOTES





## LISA TRACE

(708) 710-4104

847-295-0700

LISATRACE@ATPROPERTIES.COM



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

1350NWESTERNAVENUE304.INFO

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.

