

1365 N MOHAWK ST. UNIT 2N  
OLD TOWN





## BEAUTIFULLY RENOVATED OLD TOWN CONDO

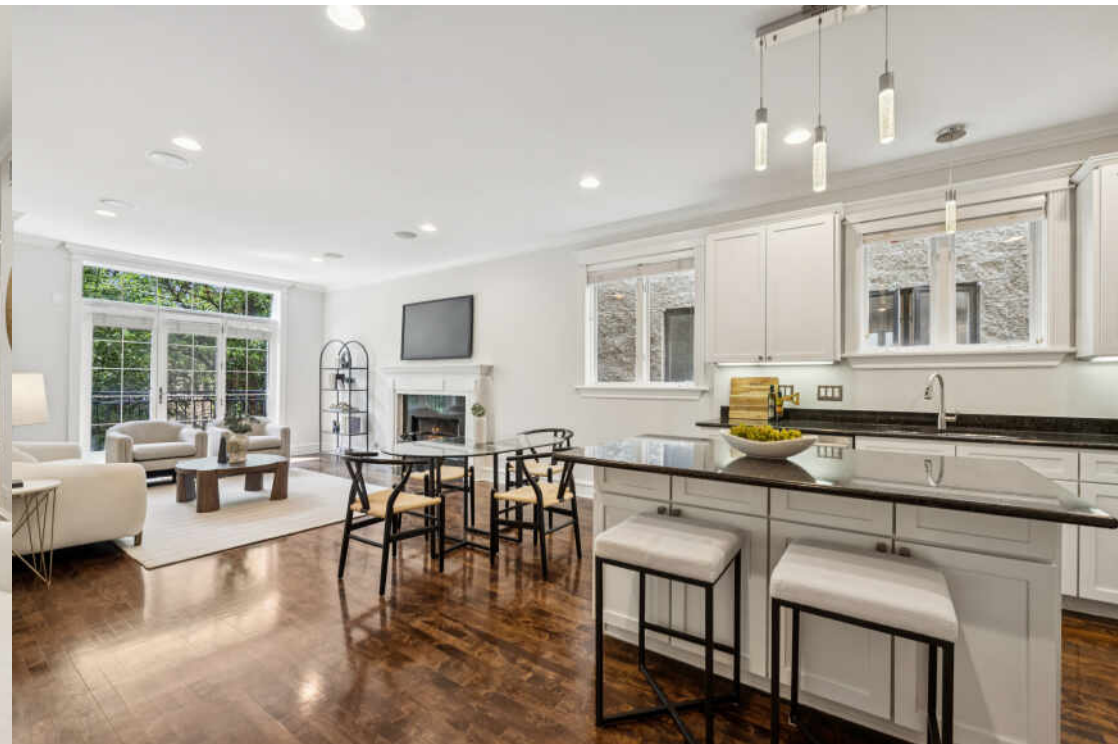
A combination of classic character with modern comfort. Thoughtful updates throughout include a brand-new HVAC system and water heater, newer appliances, and beautifully renovated bathrooms featuring marble tile, quartz countertops, and updated fixtures. Rich hardwood floors throughout, generous living spaces, and quality finishes create an inviting setting for everyday living, entertaining, or working from home. The bright, updated kitchen features newer stainless steel appliances, crisp cabinetry with updated hardware, granite countertops, and a spacious center island with seating. A dedicated dining area adjacent to the kitchen provides an ideal setting for both casual meals and larger gatherings. The welcoming living room is filled with natural light and features a cozy fireplace, built-in speakers, and a media system, creating a comfortable space to relax and unwind. The spacious primary suite offers a private retreat, complete with a professionally organized closet and an en-suite bath featuring dual vanities, quartz countertops, soaking tub, and separate shower. The versatile second bedroom easily serves as a guest room, home office, or both. Step outside to the expansive private balcony to take a peak at the city, and large enough to accommodate outdoor dining, and grilling. Additional enhancements include custom window treatments and custom lighting, with every detail selected for style and practicality. Garage parking is included. In unit WD. The building has recently completed major improvements, including new roof, tuckpointing, and sealing. Professionally managed. Enjoy the convenience of Old Town living, with easy access to the Red and Brown Line trains, boutique shopping, popular restaurants, vibrant nightlife, and neighborhood parks. The lakefront and Lake Shore Drive are less than one mile away, providing quick access to everything Chicago has to offer!

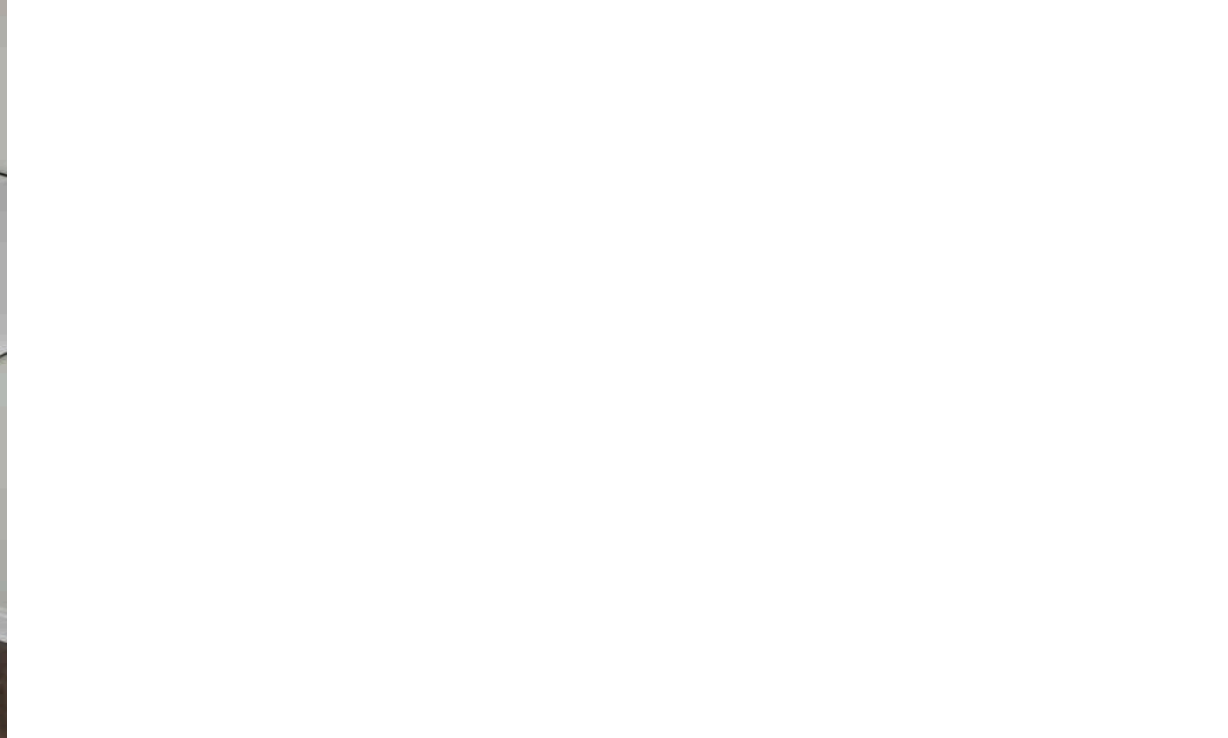
**2 BEDROOM**

**2 BATH**

**TAXES: 7528.93**

**ASSESSMENTS: 321.75**







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

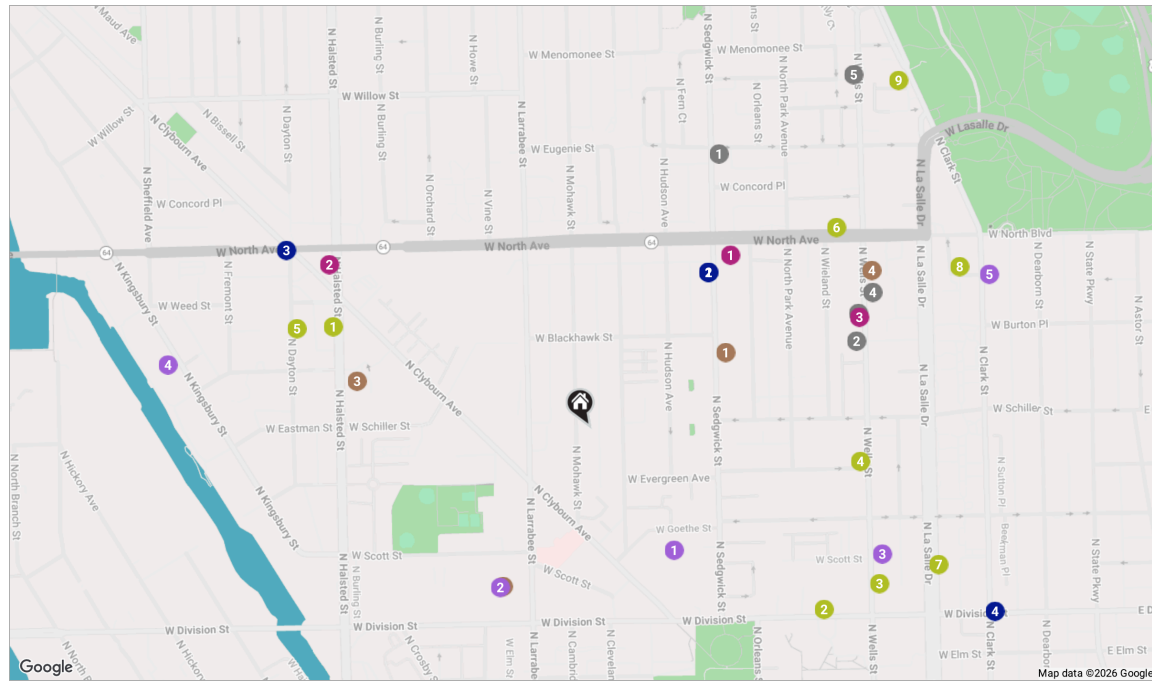
Located between Lincoln Park and the Gold Coast, the neighborhood continues to capture the interest of homebuyers with its diverse collection of restaurants, shops, and entertainment venues.

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 world-famous 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.



**RESTAURANTS**

- 1 Twin Anchors Restaurant & Tavern  
1655 NORTH SEDGWICK STREET, 0.4 MI
- 2 Fireplace Inn  
1448 NORTH WELLS STREET, 0.4 MI
- 3 Topo Gigio Ristorante  
1516 NORTH WELLS STREET, 0.4 MI
- 4 Kamehachi  
1531 NORTH WELLS STREET, 0.4 MI
- 5 Nookies on Wells  
1746 NORTH WELLS STREET, 0.6 MI

**COFFEE**

- 1 Kapéj Coffee Roasters  
1447 NORTH SEDGWICK STREET, 0.2 MI
- 2 Starbucks Coffee Company  
1200 NORTH LARRABEE STREET, 0.2 MI

- 3 Sweetwaters Coffee & Tea  
1457 NORTH HALSTED STREET B105, 0.3 MI
- 4 La Fournette  
1547 NORTH WELLS STREET, 0.4 MI

**SHOPPING**

- 1 The UPS Store  
333 WEST NORTH AVENUE, 0.3 MI
- 2 Apple Lincoln Park  
801 WEST NORTH AVENUE, 0.4 MI
- 3 The Spice House  
1512 NORTH WELLS STREET, 0.4 MI

**GROCERY**

- 1 Jewel-Osco  
424 WEST DIVISION STREET, 0.2 MI
- 2 Target Grocery  
1200 NORTH LARRABEE STREET, 0.2 MI

- 3 The Fresh Market  
1233 NORTH WELLS STREET, 0.4 MI
- 4 Whole Foods Market  
1550 NORTH KINGSBURY STREET, 0.6 MI
- 5 Potash Markets - Clark Street  
1525 NORTH CLARK STREET, 0.6 MI

**GYM**

- 1 PILATES BODY DESIGN  
1528 NORTH HALSTED STREET, 0.4 MI
- 2 Shred415 Old Town  
230 WEST DIVISION STREET, 0.4 MI
- 3 Wells Street Fitness  
1219 NORTH WELLS STREET, 0.4 MI
- 4 Pure Barre  
1342 NORTH WELLS STREET, 0.4 MI
- 5 Chicago Fit Performance  
1535 NORTH DAYTON STREET, 0.4 MI

- 6 LA Fitness  
230 WEST NORTH AVENUE, 0.4 MI
- 7 FFC Old Town  
1235 NORTH LA SALLE DRIVE, 0.5 MI
- 8 CorePower Yoga - Old Town  
108 WEST GERMANIA PLACE, 0.5 MI
- 9 Equinox Lincoln Park  
1750 NORTH CLARK STREET, 0.6 MI

**TRANSIT**

- 1 Sedgwick  
CTA - BROWN LINE, 0.3 MI
- 2 Sedgwick  
CTA - PURPLE LINE, 0.3 MI
- 3 North/Clybourn  
CTA - RED LINE, 0.5 MI
- 4 Clark/Division  
CTA - RED LINE, 0.6 MI





## MICHELLE MARTIN

(312) 560-7491

MMARTIN@ATPROPERTIES.COM

MICHELLEMARTINCHICAGO.COM



## NAFISA MURADOVA

(312) 888-1263

NAFISA@ATPROPERTIES.COM



@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE