



1366 N DEARBORN STREET #13C
GOLD COAST

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

- FOYER : 16' x 4'
- LIVING ROOM : 22' x 14'
- DINING ROOM : 15' x 13'
- KITCHEN : 14' x 7'
- BUTLER'S PANTRY : 11' x 5'
- PRIMARY BEDROOM : 14' x 13'
- 2ND BEDROOM : 14' x 12'
- 3RD BEDROOM : 10' x 7'
- OFFICE/STORAGE : 7' x 5'

3 BEDROOM
2.1 BATH
TAXES: \$11,371.94
ASSESSMENTS: \$1,950

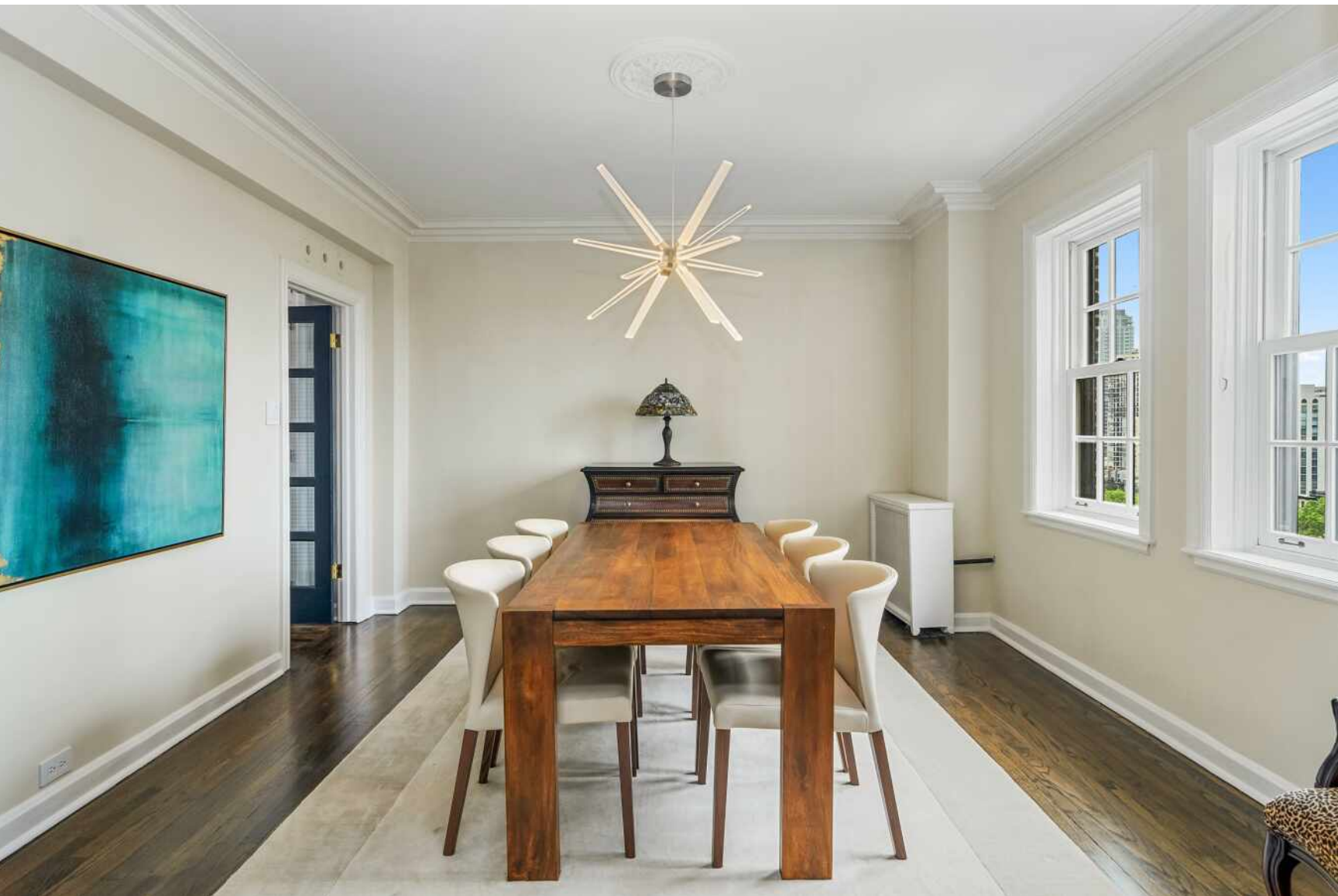
Rarely available high floor completely redone unit – this is vintage perfection. With only two units per floor this building is the epitome of elegance set in the highly sought after Gold Coast.

A gallery hallway draws you into a stunning gracious living room filled with abundant natural light from 3 exposures with a wood burning fireplace. The unit’s many classic vintage features include hardwood floors throughout, crown molding and wainscoting. Built-in bookcases in the living room flank the French door entry to the spacious separate formal dining room. The kitchen, laundry room and third bedroom (former maid's room) were reconfigured into a breakfast room/office and half bath and laundry room with a full-sized stacked Miele washer/dryer. The additional half bath is a rare find in the C floor plan. The kitchen has been beautifully redone in a classic contemporary way with new white cabinetry, counters & back splash, sink and faucet, lighting, and high-end appliances – Bosch, Fisher-Paykel, Miele, Jenn-Air and Kohler.

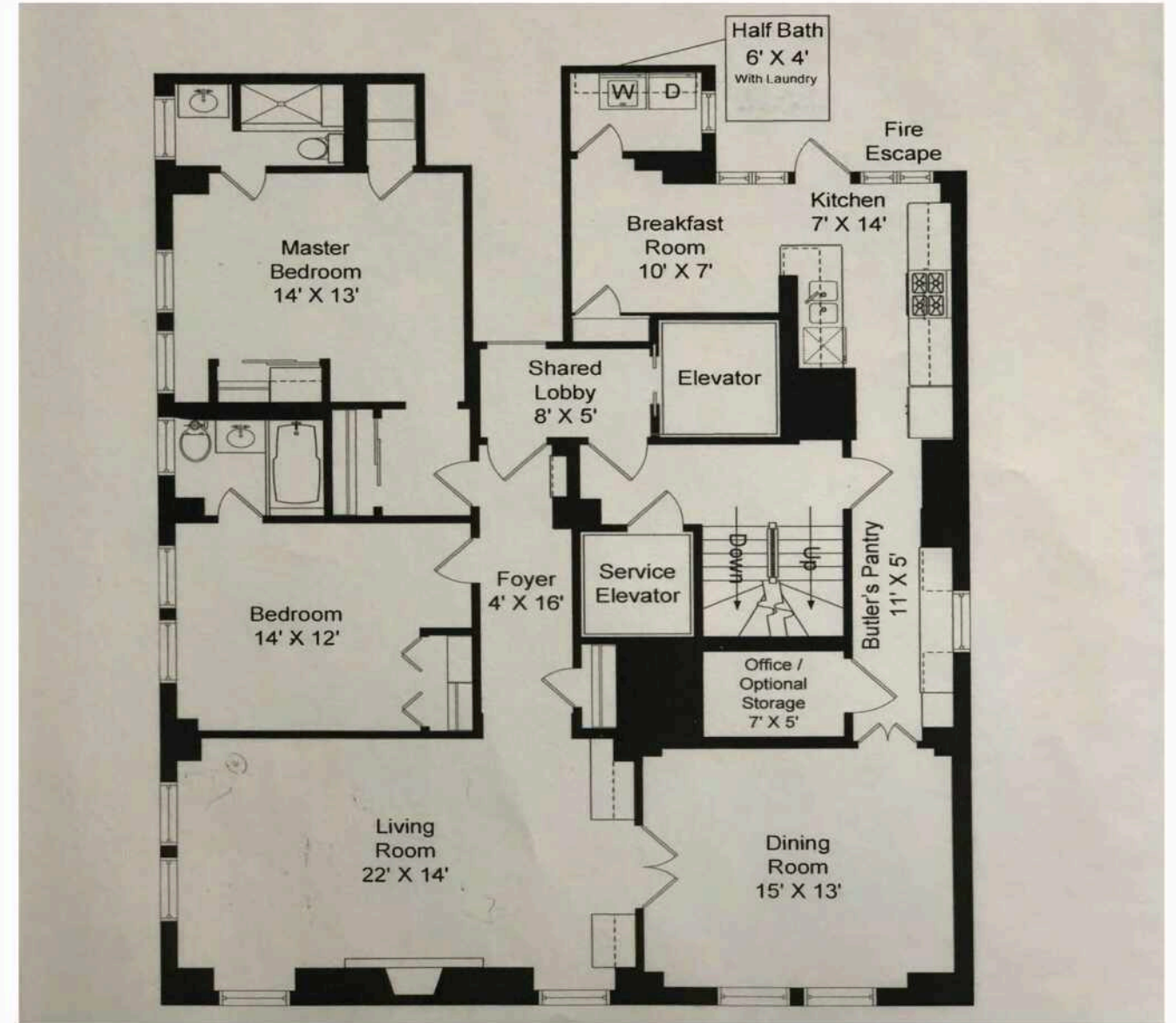
Both ensuite bedrooms are well laid out with the master bath having been rehabbed with new flooring, glass steam shower with body sprays, Kohler fixtures and Robern medicine cabinet.

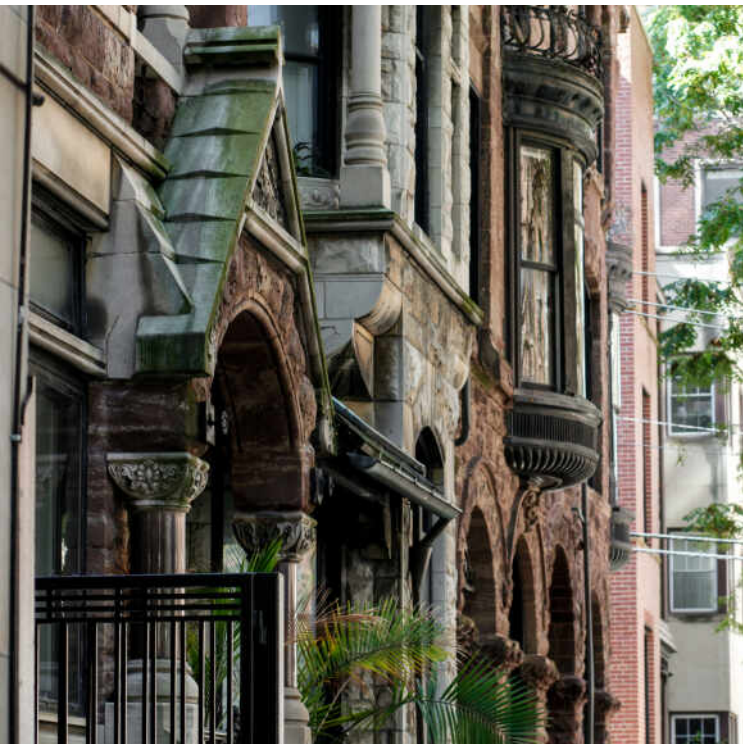
Large floor to ceiling storage room, and additional laundry in the basement. Separate bike storage. Many nearby parking options. Building is pet friendly with no weight limit or breed restrictions. Onsite property management company. Highly walkable location - steps to the lake and some of the city's best dining and weekend farmer's markets! Building is well run and has completed many significant projects recently including replacement of wrought iron fencing (2023), roofs replaced with 30-year life expectancy (2021), new trees at main entrance (2021), all gas meters consolidated to one single meter (2019), renovated mailroom with new mailboxes (2018), new high-efficiency, large capacity washer/dryers installed in common area laundry room (2017), complete tuckpointing covering all elevations (2009-2011).











WHEN YOU REACH THE **GOLD COAST**, YOU KNOW YOU HAVE ARRIVED.

In Chicago's ultimate luxury neighborhood, you'll find lively beaches, internationally renowned boutiques, incredible cuisine, and vibrant nightlife, as well as beautiful parks and attractions.

Residents live among the best experiences the city has to offer. A day in the Gold Coast might include a venture down Michigan Avenue, a day at the beach, and shopping along Oak Street, followed by dinner at an award-winning restaurant.

From the stately mansions on Astor Street to the magnificent high-rises overlooking the lake, the Gold Coast also features a surprising variety of housing choices. In addition to the historic apartment buildings that line Lake Shore Drive, there are walk-ups, townhomes, and a number of contemporary high-rises with all the modern amenities.

For those heading to work downtown, their “commute” is about as convenient as it gets when it comes to city living.



RESTAURANTS

- 1 3rd Coast Cafe
1260 N DEARBORN ST, 0.1 MI
- 2 Old Town Pour House (Old Town - Chicago)
1419 NORTH WELLS STREET, 0.2 MI
- 3 Topo Gigio Ristorante
1516 NORTH WELLS STREET, 0.3 MI
- 4 Adobo Grill
215 WEST NORTH AVENUE, 0.3 MI
- 5 Benchmark
1510 NORTH WELLS STREET, 0.3 MI
- 6 LUXBAR
18 EAST BELLEVUE PLACE, 0.4 MI
- 7 Carmine's
1043 NORTH RUSH STREET, 0.4 MI

GIBSONS BAR & STEAKHOUSE

- 8 Gibsons Bar & Steakhouse
1028 NORTH RUSH STREET, 0.5 MI
- 9 Tavern On Rush
1015 NORTH RUSH STREET, 0.5 MI

COFFEE

- 1 PiniPico Coffee
1538 NORTH CLARK STREET, 0.2 MI
- 2 Starbucks
210 WEST NORTH AVENUE, 0.3 MI
- 3 Starbucks
39 WEST DIVISION STREET, 0.3 MI
- 4 Con centro
211 WEST NORTH AVENUE, 0.3 MI
- 5 La Colombe Coffee Roasters
4 EAST ELM STREET, 0.3 MI

GROCERY

- 1 Potash Markets - Clark Street
1525 NORTH CLARK STREET, 0.2 MI
- 2 Jewel-Osco
102 WEST DIVISION STREET, 0.3 MI

GYM

- 1 FFC Old Town
1235 NORTH LA SALLE DRIVE, 0.2 MI
- 2 Orangetheory Fitness
1513 NORTH WELLS STREET, 0.2 MI
- 3 XSport Fitness
230 WEST NORTH AVENUE, 0.4 MI

SHRED415 OLD TOWN

- 4 Shred415 Old Town
230 WEST DIVISION STREET, 0.4 MI
- 5 Equinox Lincoln Park
1750 NORTH CLARK STREET, 0.5 MI

SCHOOLS

- 1 Latin School of Chicago
59 WEST NORTH BOULEVARD, 0.2 MI

TRANSIT

- 1 Clark/Division
CTA - RED LINE, 0.3 MI
- 2 Sedgewick
CTA - BROWN LINE, 0.5 MI
- 3 Sedgewick
CTA - PURPLE LINE, 0.5 MI

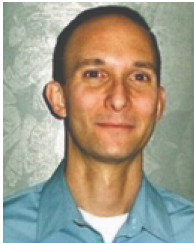
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