

1411 W FARWELL AVENUE #M3, CHICAGO, IL 60626
ROGERS PARK



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 12' × 15'

KITCHEN : 8' × 8'

BEDROOM : 8' × 12'

OFFICE : 8' × 5'

STORAGE : 4' × 4'

1 BEDROOM

1 BATH

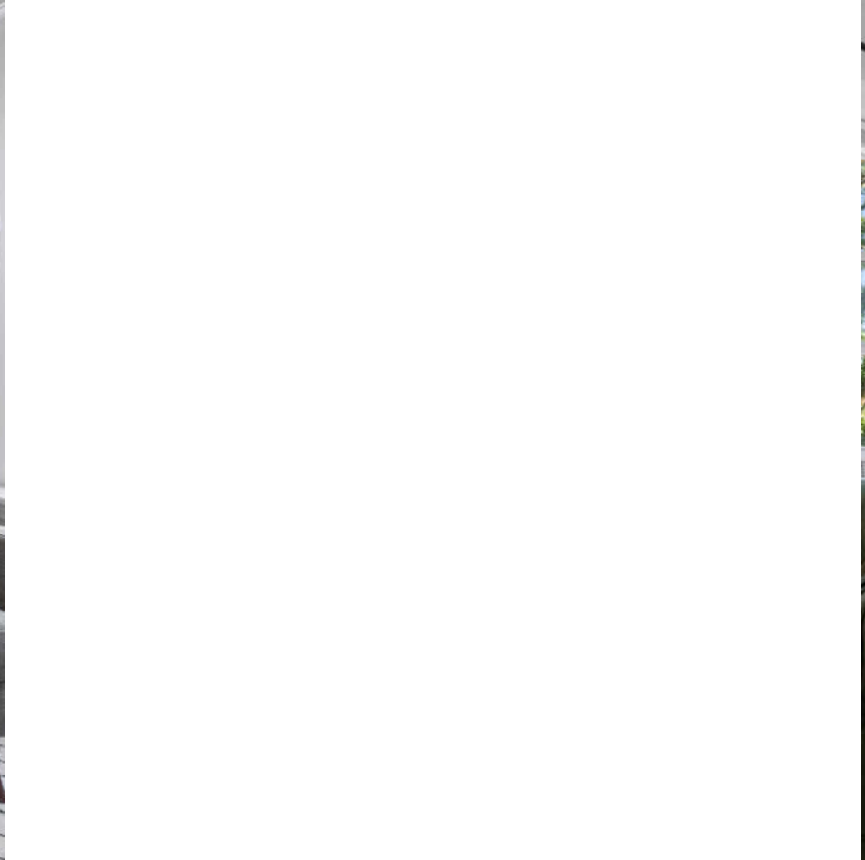
TAXES: 2024 \$2,457 NO EXEMPTION

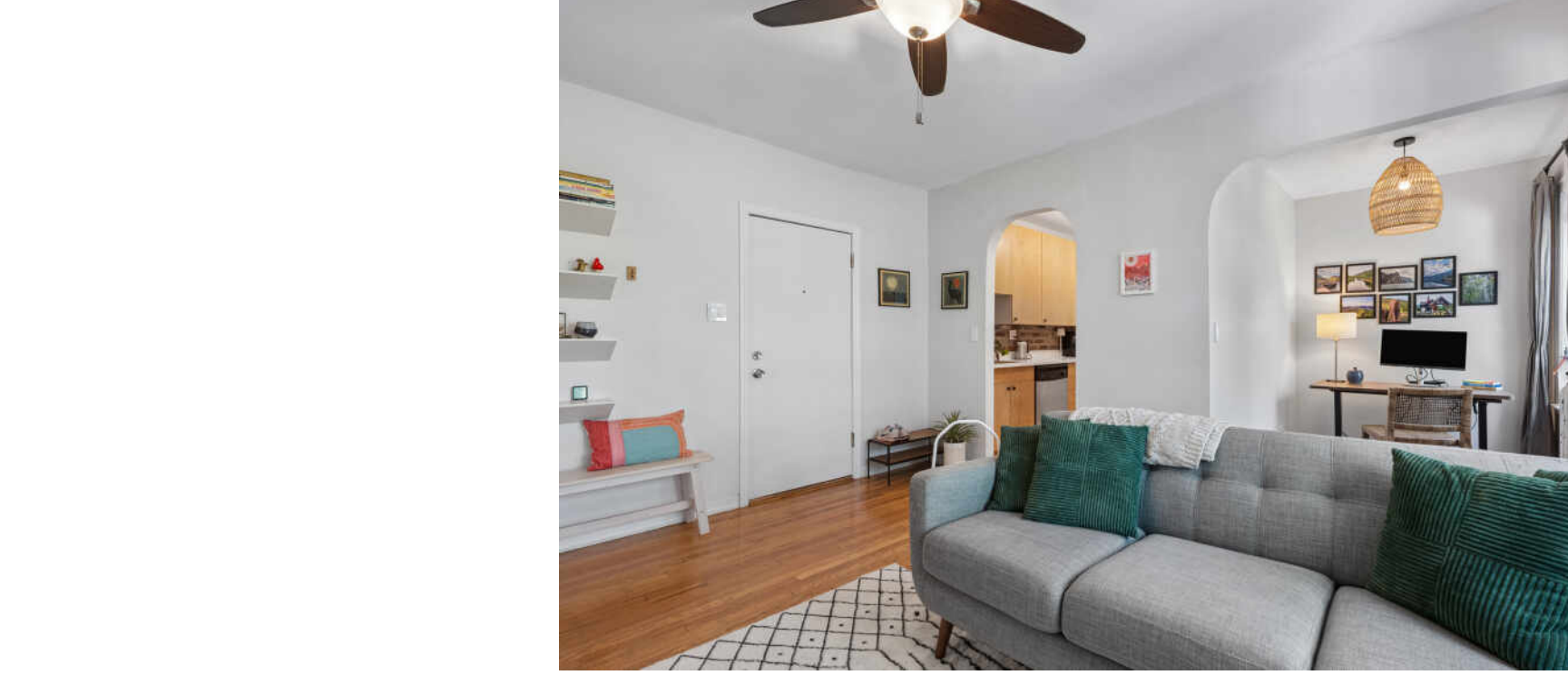
ASSESSMENTS: \$408/MTH (INCLUDES
HEAT)

1411 W FARWELL AVENUE #M3, CHICAGO, IL

Charming top-floor 1-bedroom condo in a beautifully landscaped Rogers Park courtyard building. This unit is filled with natural light, features hardwood floors and a versatile layout.

- Top-floor 1-bedroom condo
- Hardwood floors
- Flexible office or dining space
- Nice sized Living room with foyer space and coat closet
- Kitchen with quartz countertops & Frigidaire appliances
- Updated bathroom with glazed soaking tub
- In-unit laundry
- Additional storage and bike storage
- Heat is included in the monthly assessment
- Professionally managed building
- Pet friendly
- No new rentals permitted
- Close to the Red Line, Metra, buses, dining & Lake Michigan







ROGERS PARK IS A WORLDLY COMMUNITY THAT HAS A VIBE ALL ITS OWN.

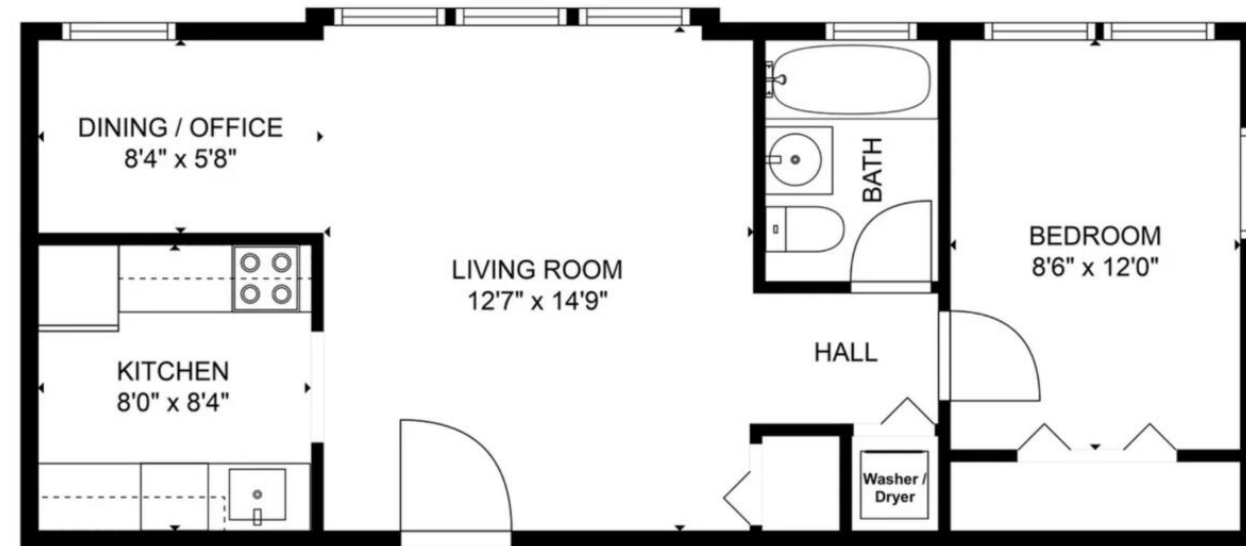
The neighborhood features legendary restaurants and shops that highlight a variety of cultures, along with popular dive bars, coffee shops, scenic beaches and more than 30 parks.

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

The community consists of east and west sections and includes smaller pocket neighborhoods. 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.



NOTES



JOE KENNEDY

312-404-9005

JOEKENNEDY@ATPROPERTIES.COM



NANCY WEBER

773-220-4205

NANCYWEBER@ATPROPERTIES.COM

WWW.WEBERKENNEDY.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE