

# THE TIMELESS CHICAGO LIFESTYLE

1449 W. ROSEMONT AVE UNIT 2



@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



2 BEDROOM  
1 BATH

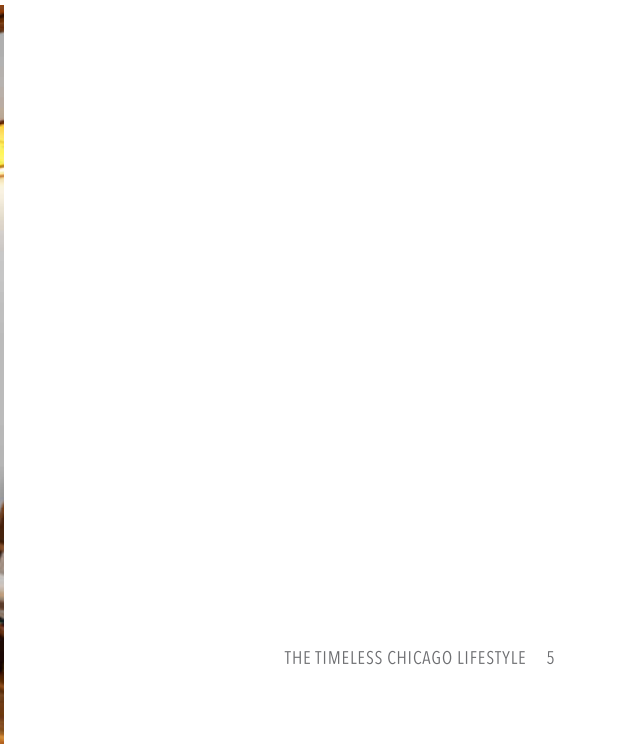
## TIMELESS CHARM IN THE HEART OF EDGEWATER GLEN

Nestled on one of Edgewater Glen's picturesque tree-lined streets, this beautifully preserved Arts & Crafts residence seamlessly blends timeless craftsmanship with contemporary updates. Original oak millwork, stained glass windows, hardwood floors, and a welcoming gas fireplace celebrate the home's historic character, while a renovated kitchen, updated bath, in-unit laundry, and private rear deck deliver the conveniences today's buyers expect.

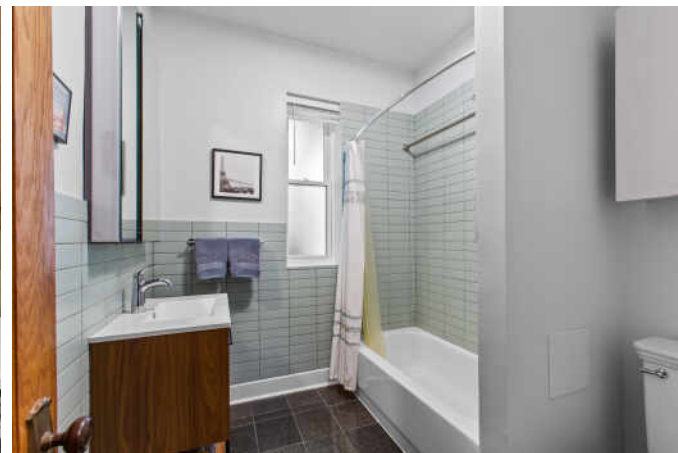
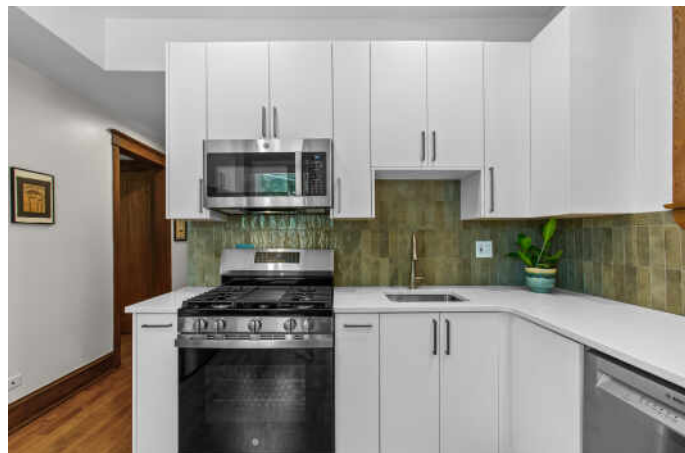
The spacious layout offers two generously sized bedrooms, expansive formal living and dining rooms, and abundant natural light throughout. Every room feels intentional, creating a home equally suited for quiet mornings, entertaining guests, or simply appreciating the warmth and detail found only in Chicago's classic architecture.

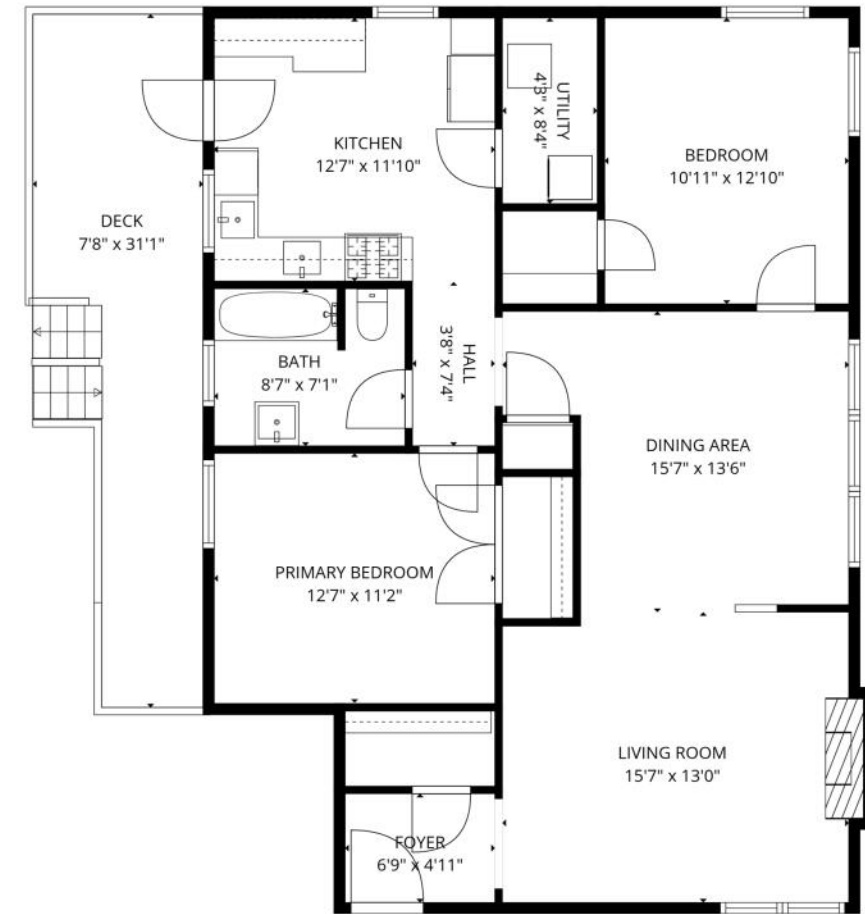
Just outside your door, enjoy one of the city's most beloved neighborhoods, with neighborhood restaurants, the lakefront, Whole Foods, the Red Line, and Edgewater Beach all just moments away. Set within a well-maintained, fully owner-occupied six-unit building, this residence offers the rare combination of architectural integrity, modern comfort, and an unbeatable location.

- Original Arts & Crafts architecture with stained glass windows, rich hardwood floors, fireplace, and beautiful millwork
- Spacious formal living and dining rooms designed for entertaining
- Updated eat-in kitchen with direct access to a private rear deck overlooking the landscaped backyard
- Generously sized bedrooms, in-unit laundry, additional storage, and a professionally managed six-unit, 100% owner-occupied building





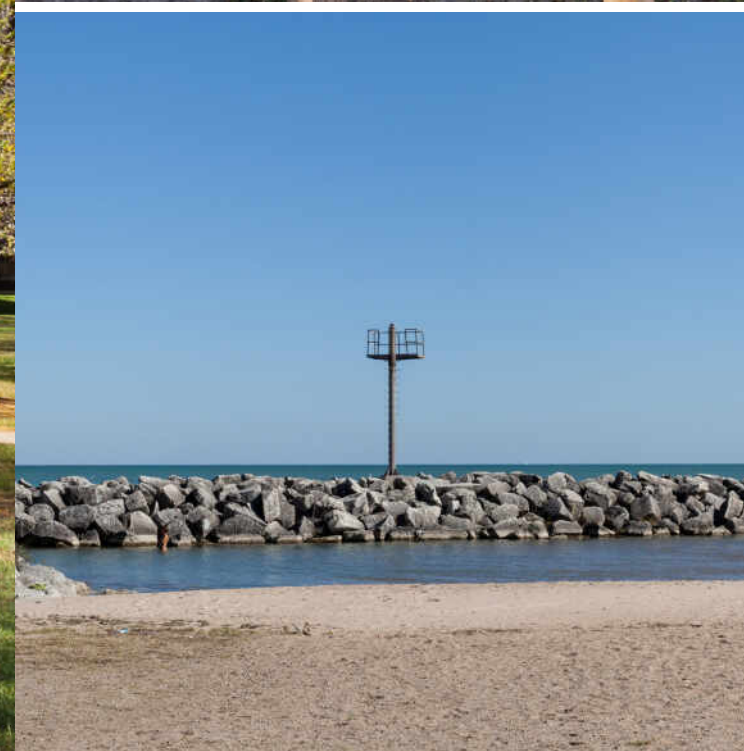




**TOTAL: 1079 sq. ft**  
 1st floor: 1079 sq. ft  
 EXCLUDED AREAS: DECK: 196 sq. ft, FIREPLACE: 4 sq. ft, WALLS: 67 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



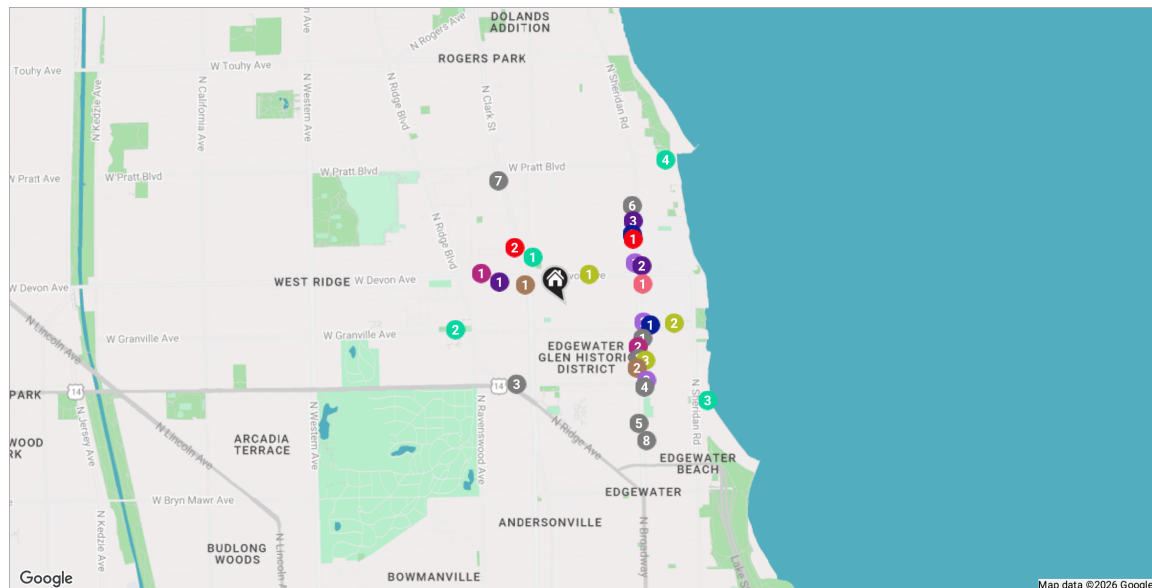


## LAKESIDE LIVING NEVER GOES OUT OF STYLE IN **EDGEWATER**.

The neighborhood draws residents with its spectacular lake views, large beaches, thriving theater scene and restaurants with cuisines from around the world. Edgewater also boasts its fair share of antique shops, cafes and parks.

Encompassing a number of neighborhoods between Uptown and Rogers Park, the neighborhood offers convenience and proximity to downtown Chicago and nearby Loyola University. The community is easily accessible by Lake Shore Drive and public transportation, including the CTA Red Line and Metra's Union Pacific North Line.

Edgewater retains some of its early posh glamour with stately mansions, Neo-Gothic churches and the iconic 1920s pink Edgewater Beach Apartments. The Bryn Mawr Historic District features opulent mansions and vintage lamp posts. Edgewater housing choices also include high-rise condominiums, vintage three-flats, greystones and new-construction single-family homes.

 RESTAURANTS.

- 1 **Beard & Belly**  
6157 N BROADWAY, 0.4 MI
- 2 **Lickity Split Frozen Custard & Sweets LLC**  
6056 N BROADWAY, 0.4 MI
- 3 **Barrelman Tavern**  
6001 N PAULINA ST, 0.4 MI
- 4 **Regalia bar & restaurant**  
5959 N BROADWAY, 0.5 MI
- 5 **Mango Pickle**  
5842 N BROADWAY, 0.6 MI
- 6 **bopNgrill**  
6604 N SHERIDAN RD, 0.6 MI
- 7 **Smack Dab Chicago**  
6730 N CLARK ST, 0.7 MI
- 8 **Sfera Sicilian Street Food**  
5759 N BROADWAY, 0.7 MI

 COFFEE

- 1** Sauce & Bread Kitchen  
6338 N CLARK ST, 0.2 MI

- 2 Loaves & Witches**  
6034 N BROADWAY, 0.4 MI

 SHOPPING

- 1 Ravenswood Center  
1754 W DEVON AVE, 0.4 MI
- 2 Broadway Antique Market  
6130 N BROADWAY, 0.4 MI

 GROCERY

- 1 Target  
6422 N SHERIDAN RD UNIT A, 0.4 MI
- 2 ALDI  
6221 N BROADWAY, 0.4 MI
- 3 Whole Foods Market  
6009 N BROADWAY, 0.5 MI

 GYM

- 1 Anytime Fitness  
1346 W DEVON AVE, 0.2 MI
- 2 Edgewater Athletic Club  
SOVEREIGN', 0.5 MI

- 3 LA Fitness  
6107 N BROADWAY, 0.5 MI

 MEDICAL

- 1 CVS  
6510 N SHERIDAN RD, 0.4 MI
- 2 Walgreens Specialty Pharmacy  
6500 N CLARK ST, 0.4 MI

 ENTERTAINMENT

- 1** **Porkchop Edgewater**  
6341 N BROADWAY, 0.4 MI



- 1 Granville  
CTA - RED LINE, 0.4 MI
- 2 Loyola  
CTA - RED LINE, 0.5 MI



- 1 **Schreiber Park**  
1552 W SCHREIBER AVE, 0.3 MI
- 2 **Emmerson (Louis) Park**  
1820 W GRANVILLE AVE, 0.5 MI
- 3 **Lane Beach**  
5915 N SHERIDAN RD, 0.8 MI
- 4 **Tobey Prinz Beach Park**  
1050 W PRATT BLVD, 0.8 MI

 SERVICES

- 1 United States Postal Service  
1723 WEST DEVON AVENUE, 0.3 MI
- 2 Chase Bank  
6415 N SHERIDAN RD, 0.4 MI
- 3 BMO Bank N.A Branches  
6556 N SHERIDAN RD, 0.5 MI

## NOTES



## SAMUEL CIOCHON

CELL: 312.513.5337

EMAIL: [SAMUELCIOCHON@ATPROPERTIES.COM](mailto:SAMUELCIOCHON@ATPROPERTIES.COM)

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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.

