

1452 W MELROSE STREET  
LAKEVIEW







#### ROOM DIMENSIONS

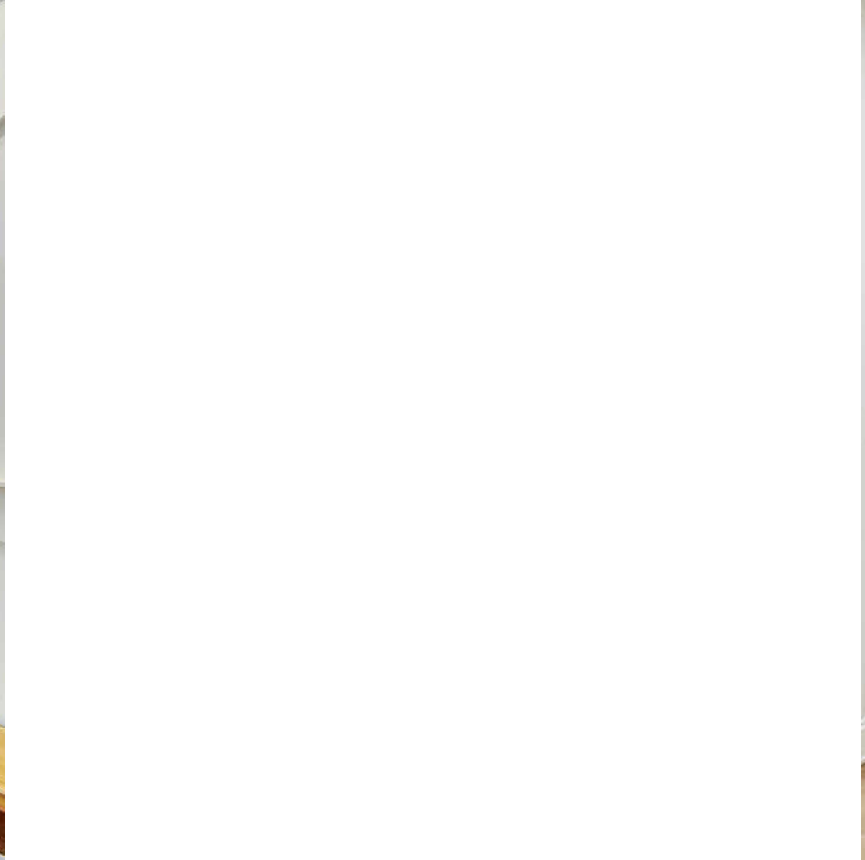
- LIVING ROOM : 13' × 11'
- DINING ROOM : 20' × 11'
- EAT IN KITCHEN : 20' × 15'
- FAMILY ROOM : 14' × 10'
- PRIMARY BEDROOM : 18' × 13'
- SECOND BEDROOM : 14' × 10'
- THIRD BEDROOM : 13' × 10'
- FOURTH BEDROOM : 12' × 11'
- FIFTH BEDROOM : 12' × 11'
- SIXTH BEDROOM : 11' × 9'
- RECREATION ROOM : 20' × 15'
- OFFICE / LOFT : 17' × 12'
- GARAGE ROOF DECK : 21' × 18'

6 BEDROOM  
3.2 BATH  
TAXES: \$23,027

## 1452 WEST MELROSE STREET

Located on a great tree lined street in the heart of Southport Corridor, this expansive home with 6 bedrooms and 3.2 baths is sure to impress. In 2005, this home was completely rebuilt, and enlarged with a 3 story addition. Expect to be impressed with its turnkey condition, bright exposures, soaring ceilings, and classic finishes. Sought after floor plan offers tons of flexibility and comfortability with 4 bedrooms, 2 baths & a laundry room on the 2nd floor - plus fully finished attic offering tons of remote work options. The gourmet kitchen is complete with custom cabinetry, professional grade appliances, sizable island, soapstone counters, and opens to fantastic great room with a convenient mud room. Generously sized primary suite with organized walk-in closet & a serene ensuite bath with double vanity, jacuzzi tub, & over-sized steam shower. Finished lower level with recreation room, two additional bedrooms, 1.1 baths, & radiant floor heating. Incredible outdoor space including front porch, back patio, balcony, and a roof deck on the garage. Oversized 2 car garage completes this home. All of this in a terrific Southport Corridor location with close proximity to transportation (brown line), Burley Elementary, the 606, parks, nightlife, retail, & so much more.





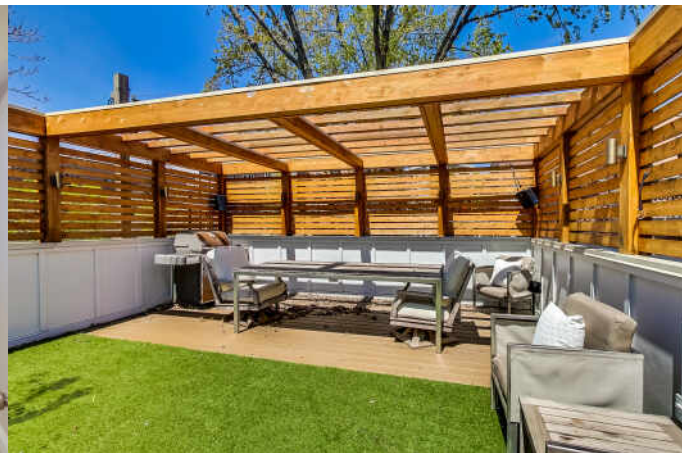
















CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

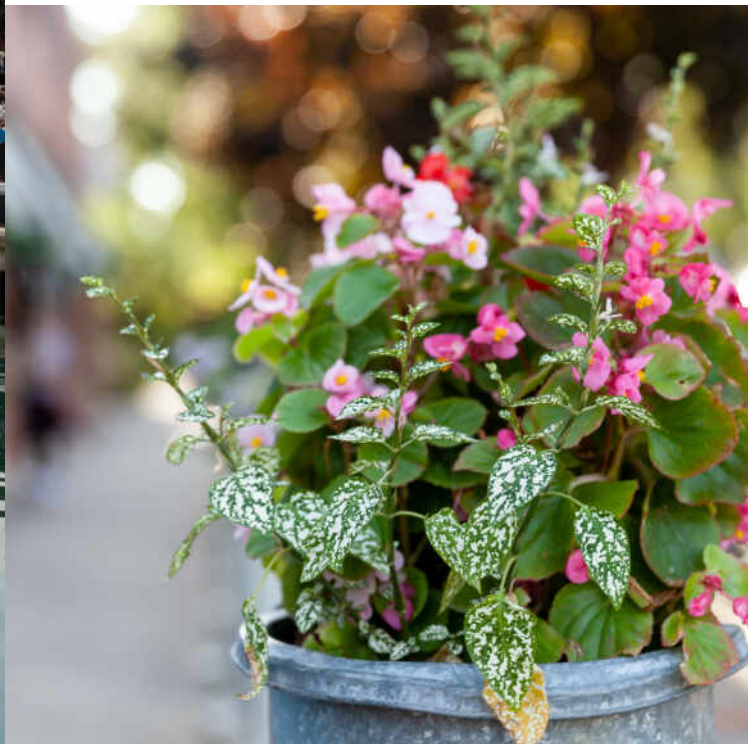
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

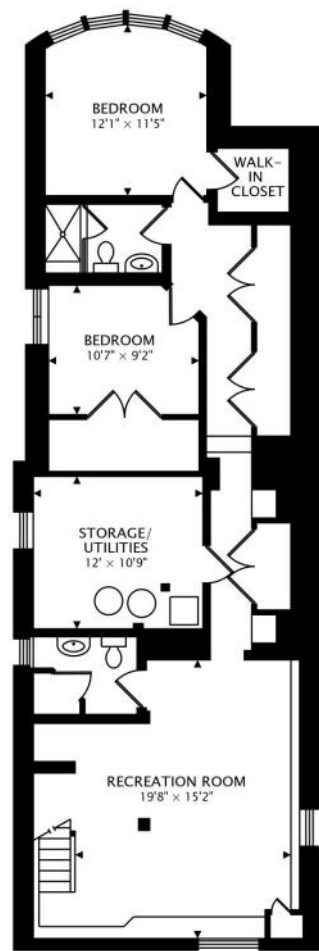
Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

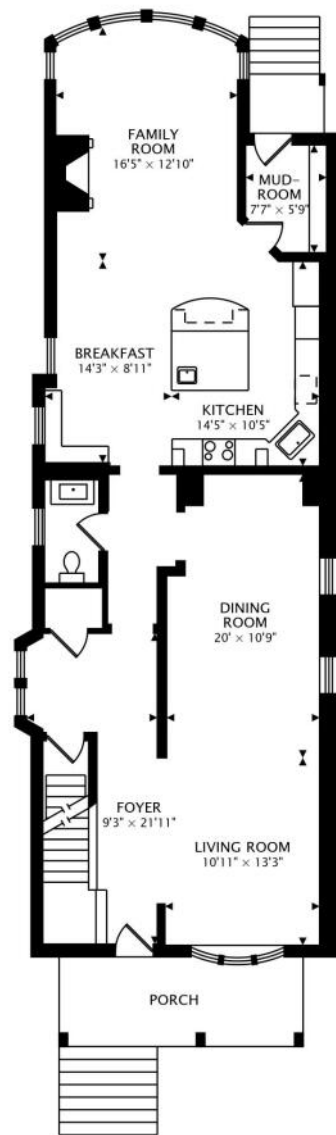
And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.





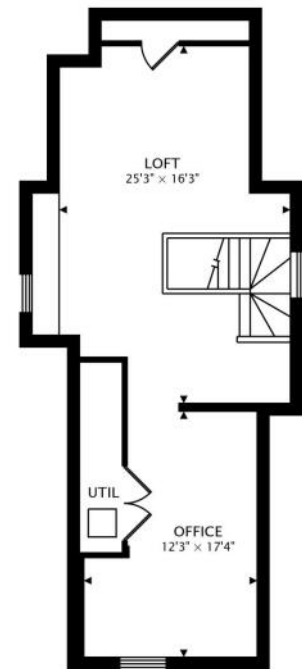
LOWER  
1336 sq ft



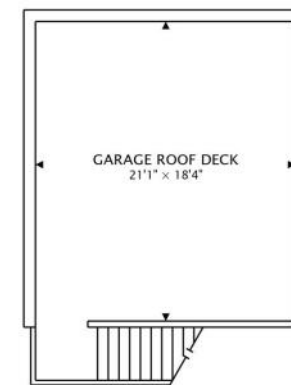
MAIN  
1361 sq ft



SECOND  
1270 sq ft



THIRD  
669 sq ft



TERRACE





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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.

