# 1457 W CARMEN AVENUE #3W

ANDERSONVILLE









#### ROOM DIMENSIONS

LIVING ROOM: 20' × 14'

DINING ROOM: 11' × 9'

KITCHEN: 13' × 11'

PRIMARY BEDROOM : 14' × 12'

WALK-IN CLOSET: 9' × 6'

BEDROOM 2: 13' × 11'

BEDROOM 3: 11' × 11'

ROOF DECK : 21' × 72'

FRONT BALCONY: 19' × 6'

REAR BALCONY: 15' × 8'

STORAGE: 6' × 5'

# THIS IS THE ONE YOU HAVE BEEN WAITING FOR!

Stunning Andersonville Penthouse with Private Rooftop Oasis.

Live above it all in this incredible 3-bedroom, 2-bath Andersonville Penthouse, where luxury, design, and location come together seamlessly. Set atop a reimagined historic greystone, this one-of-a-kind home features a showstopping 1,200 SF private rooftop deck-custom-built for entertaining and relaxation. Just steps from Andersonville's vibrant shops, dining, and nightlife, this third-floor residence offers three private outdoor spaces: a spacious front balcony, a rear terrace, and the ultimate rooftop retreat. Your rooftop paradise is outfitted with a hot tub, pergola, two-sided gas fireplace, radiant heater, outdoor kitchen with built-in grill and beer taps, refrigerator, TV mount, and lush landscaped planters-all accessible via interior stairs for seamless indoor-outdoor living. Inside, the home boasts an open-concept island kitchen with rich cabinetry, quartz counters, custom backsplash, and top-tier appliances including Sub-Zero fridge, Blue Star range, Bosch dishwasher, and a beverage center. Thoughtful touches like oak floors, crown molding, integrated speakers. The king-sized primary suite is a spa-inspired sanctuary with a stone bath, oversized steam shower with body sprays, double vanity, and radiant heat flooring. Two additional spacious bedrooms and a beautifully appointed second bath with a jetted tub complete the layout. Additional perks include in-unit laundry, garage parking plus tandem exterior space, and extra storage. Truly a rare find in one of Chicago's most sought-after neighborhoods.

3 BEDROOM 2 BATH TAXES: 13648

ASSESSMENTS: 380





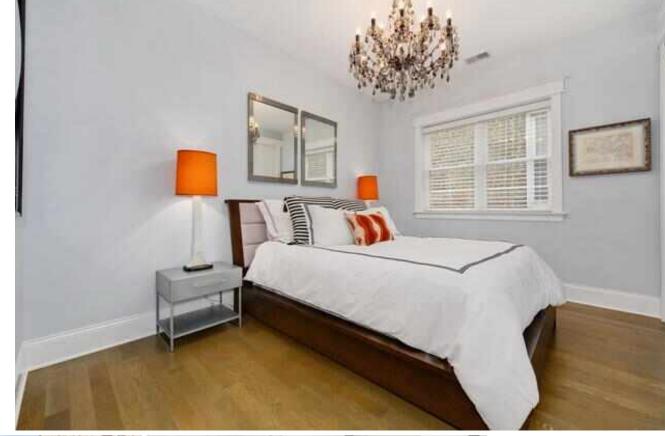






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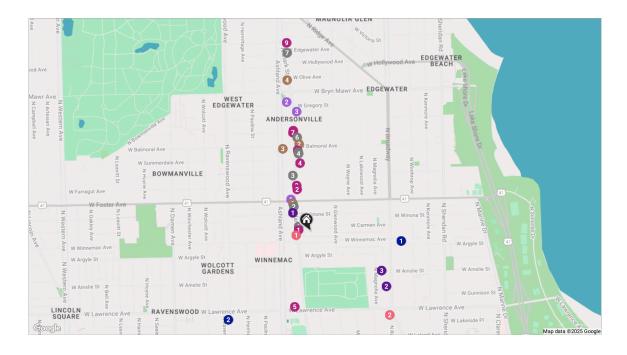
# JUST BLOCKS FROM THE LAKEFRONT, ANDERSONVILLE OFFERS RESIDENTS A VIBRANT, SELF-SUSTAINING COMMUNITY ON CHICAGO'S NORTH SIDE.

At the forefront of the "shop local" movement, the historic and bustling business district along Clark Street is a mecca of locally owned businesses including independent shops, restaurants, bars, and bistros. Residents can find almost everything nearby, from the grocery store and dentist to fine art and antique shops.

Tree-lined streets, playgrounds, and parks make Andersonville a popular place to call home. Housing includes a mix of handsome greystone two-and three-flats, 1920s walk-ups, redbrick apartment complexes, and large single-family homes. Buyers can also find gut rehabs and beautiful new construction homes with backyard gardens.

In addition to dinner, cocktails, music, magic, and the Andersonville Farmers Market, residents can enjoy al fresco dining with plenty of dog-friendly patios. Andersonville also hosts one of Chicago's most popular street festivals, Midsommarfest.

The neighborhood is accessible by express buses, the "L," and Lake Shore Drive.



#### RESTAURANTS\_

- Bar Roma
   5101 N CLARK ST, 0.1 MI
- 2 Hopleaf 5148 N CLARK ST, 0.1 MI
- 3 Lady Gregory's Irish Bar & Restaurant 5260 N CLARK ST, 0.3 MI
- Calo Ristorante 5343 NORTH CLARK STREET, 0.4 MI
- Big Jones 5347 NORTH CLARK STREET, 0.4 MI
- 6 Fiya 5419 N CLARK ST, 0.4 MI
- Parson's Chicken & Fish (Andersonville) 5721 N CLARK ST, 0.8 MI

- Workshop 5158 NORTH CLARK STREET, 0.2 MI
- A Taste of Heaven 5401 NORTH CLARK STREET, 0.4 MI
- First Slice Pie Cafe 1R, 0.4 MI
- The Coffee Studio
- 1 Foursided Card + Gift -Andersonville 5061 N CLARK ST, 0.1 MI
- GL Home Decor
- Women & Children First 5233 N CLARK ST, 0.2 MI

- COFFEE,
- La Colombe Coffee
- 5357 NORTH ASHLAND AVENUE STE
- 5628 NORTH CLARK STREET, 0.7 MI
- SHOPPING\_

  - 5225 N CLARK ST, 0.2 MI

- 4 Alamo Shoes 5321 NORTH CLARK STREET, 0.3 MI
- 6 Crafty Beaver Home Center 1522 W LAWRENCE AVE, 0.3 MI
- 6 Kriser's Natural Pet 5353 N CLARK ST, 0.4 MI
- District 5430 N CLARK ST, 0.5 MI
- 8 Johnny Sprockets 5434 N CLARK ST, 0.5 MI
- Gethsemane Garden Center 5739 N CLARK ST, 0.9 MI
- ₹ GROCERY\_
- Middle East Bakery & Grocery 1512 W FOSTER AVE, 0.2 MI
- 2 Jewel-Osco 5516 NORTH CLARK STREET, 0.6 MI
- Edgewater Produce 5515 NORTH CLARK STREET, 0.6 MI

### PENTERTAINMENT\_\_\_\_

- Chicago Magic Lounge 5050 N CLARK ST, 0.1 MI
  - 2 The Riviera Theatre 4746 N RACINE AVE, 0.5 MI
  - TRANSIT\_
  - Argyle
     CTA RED LINE, 0.4 MI
  - 2 Ravenswood METRA - UNION PACIFIC NORTH, 0.6 MI

# SERVICES\_

- 1 Chase Bank 5134 NORTH CLARK STREET, 0.1 MI
- 2 United States Postal Service 4850 NORTH BROADWAY, 0.4 MI
- 3 Bezazian Branch, Chicago Public Library 1226 WEST AINSLIE STREET, 0.4 MI

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