

1459 W MELROSE STREET #1S
LAKEVIEW





ROOM DIMENSIONS

LIVING ROOM : 11' × 24'

DINING ROOM : 12' × 7'

KITCHEN : 12' × 19'

PRIMARY BEDROOM : 13' × 22'

SECOND BEDROOM : 10' × 11'

FOYER : 16' × 6'

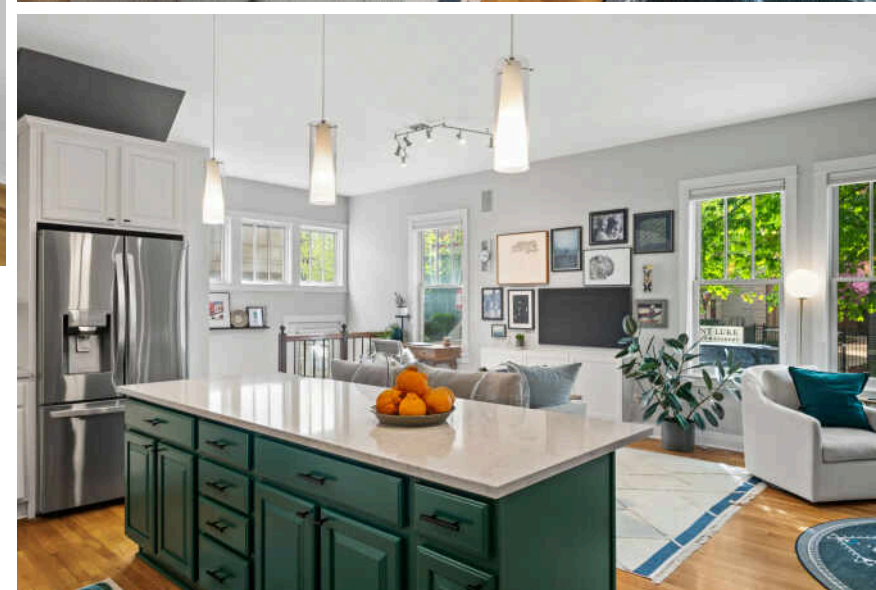
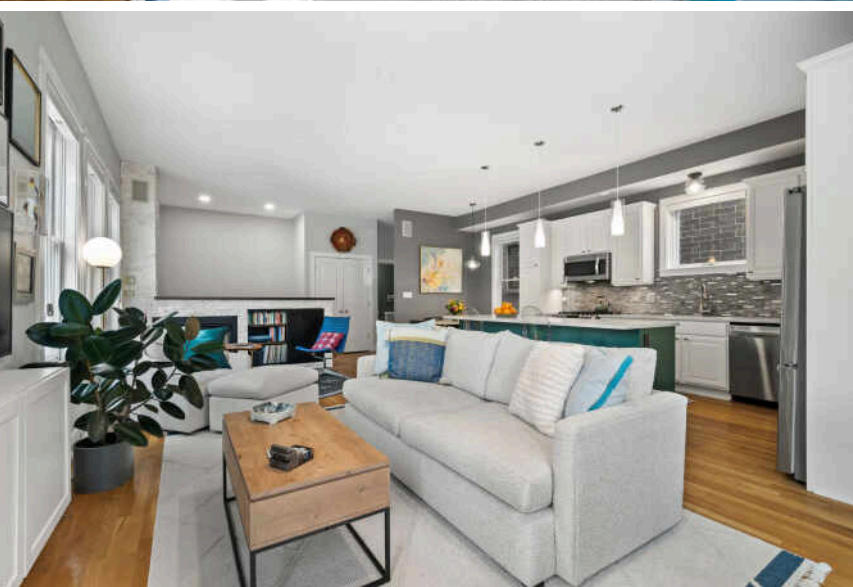
WALK-IN CLOSET : 5' × 8'

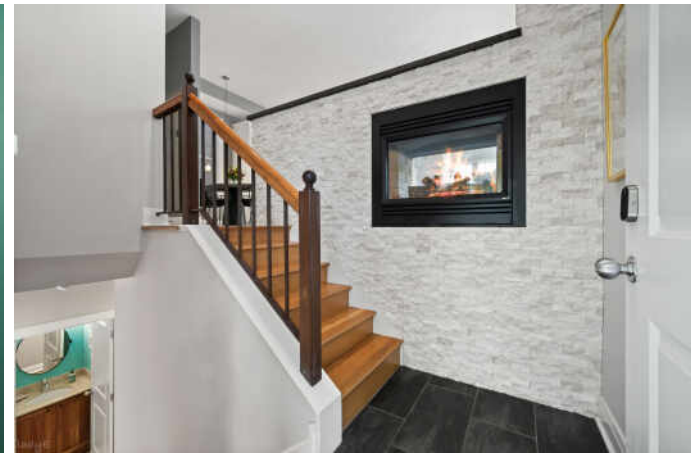
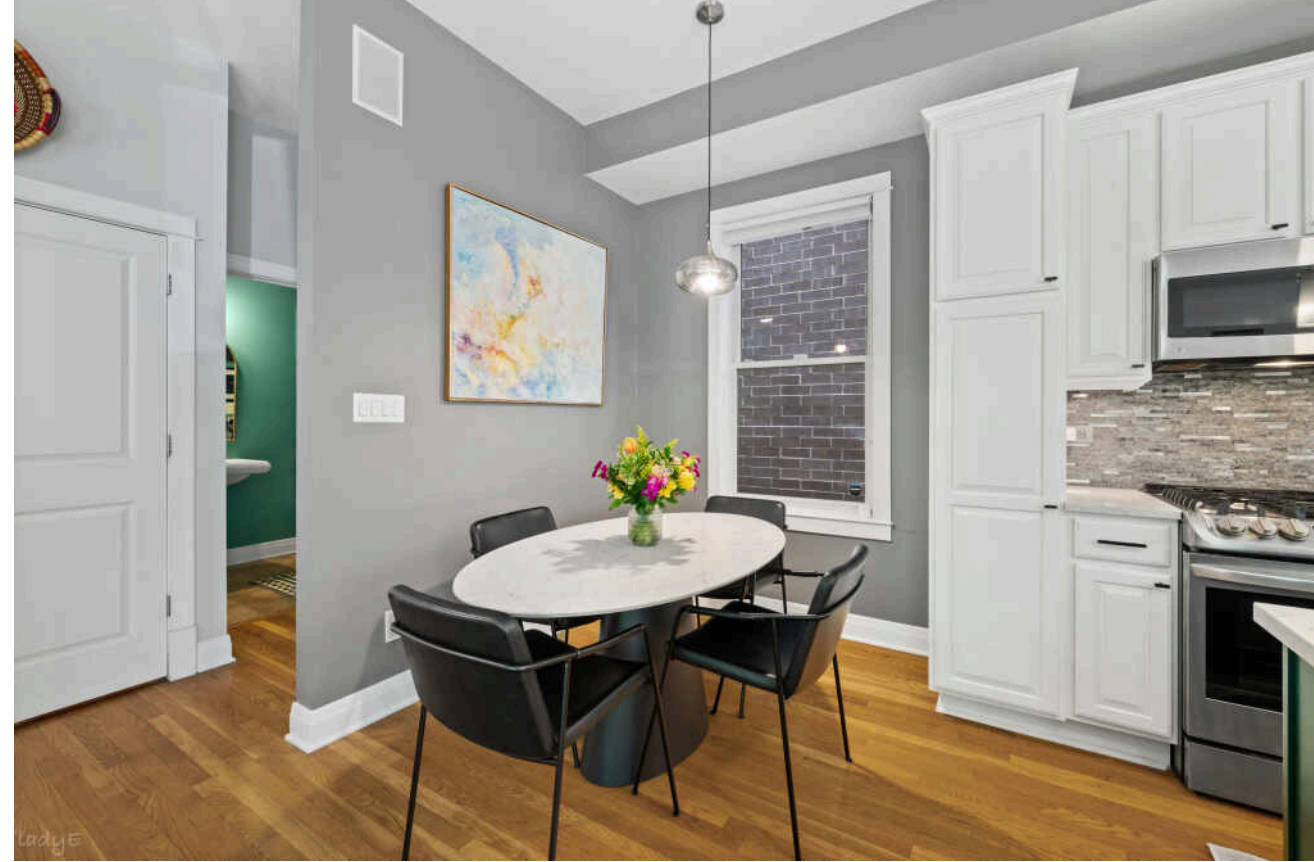
2 BEDROOM
2.1 BATH
TAXES: \$9,579.51
ASSESSMENTS: \$400 / MONTH

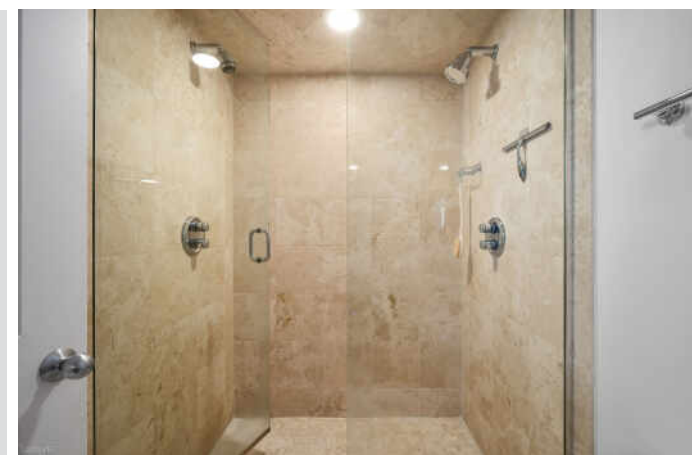
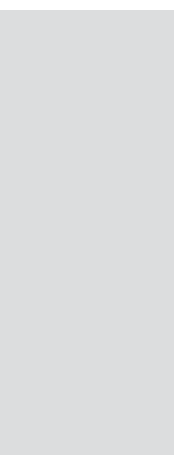
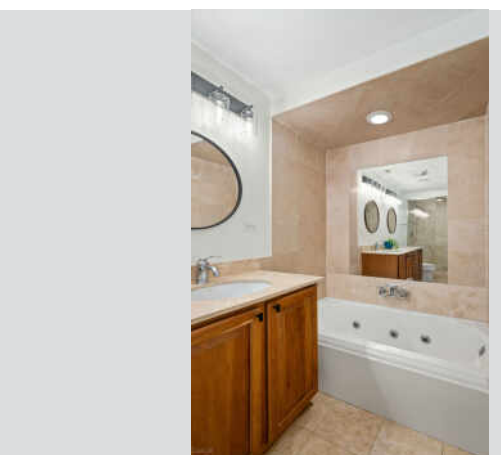
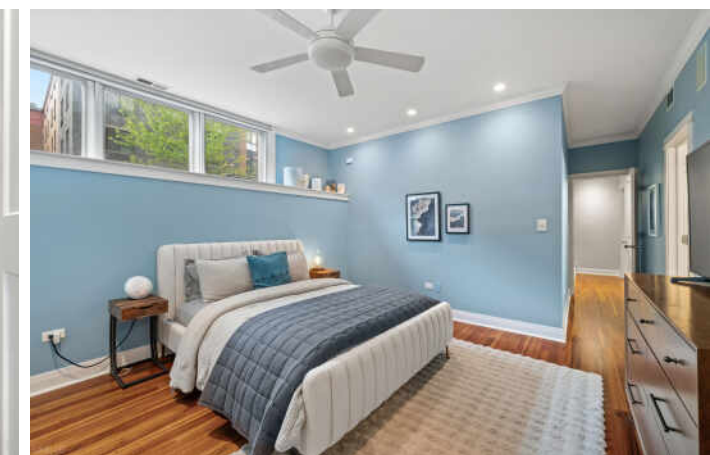
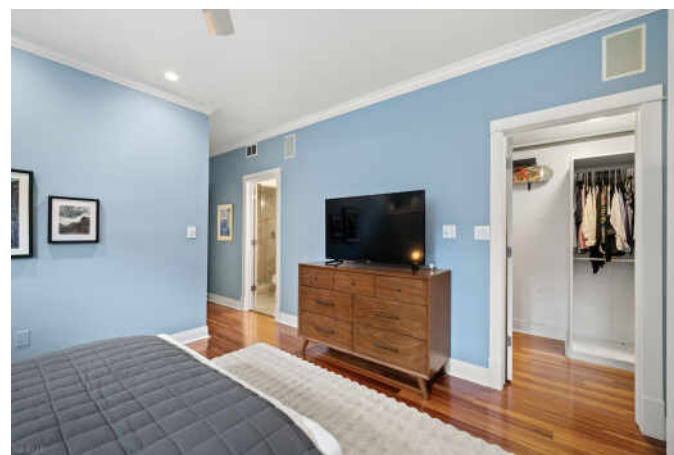
A WELCOME DEPARTURE FROM COOKIE CUTTER IN THE HEART OF SOUTHPORT CORRIDOR

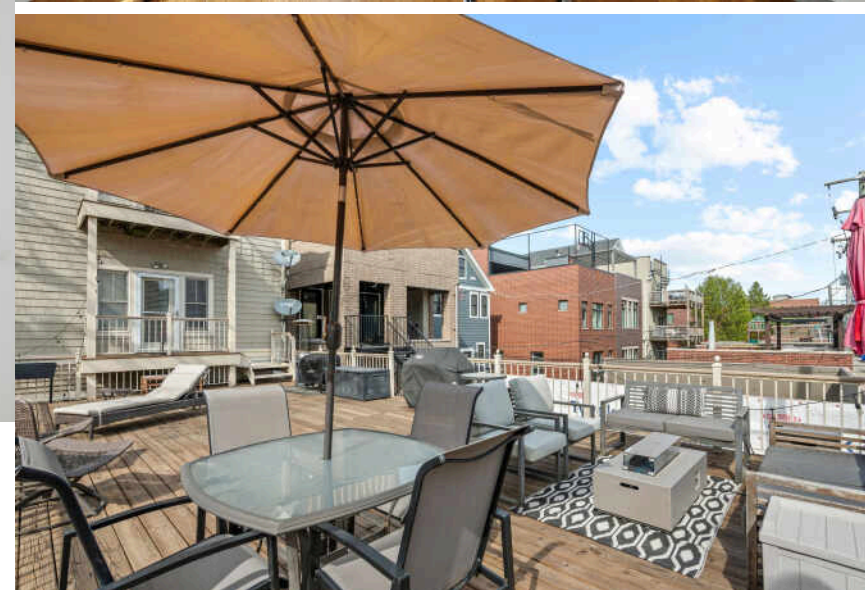
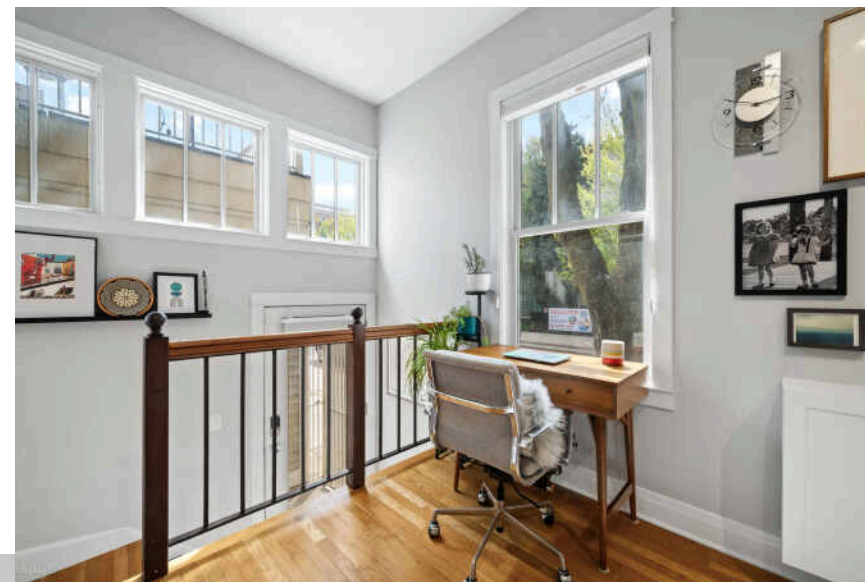
Rarely available and thoughtfully designed, this bright duplex offers an unusually wide, open main level that lives far beyond typical condo layouts. With seamless flow, generous room sizes, and smart everyday functionality, it strikes the perfect balance between comfort and style—all just steps from the best of Southport.

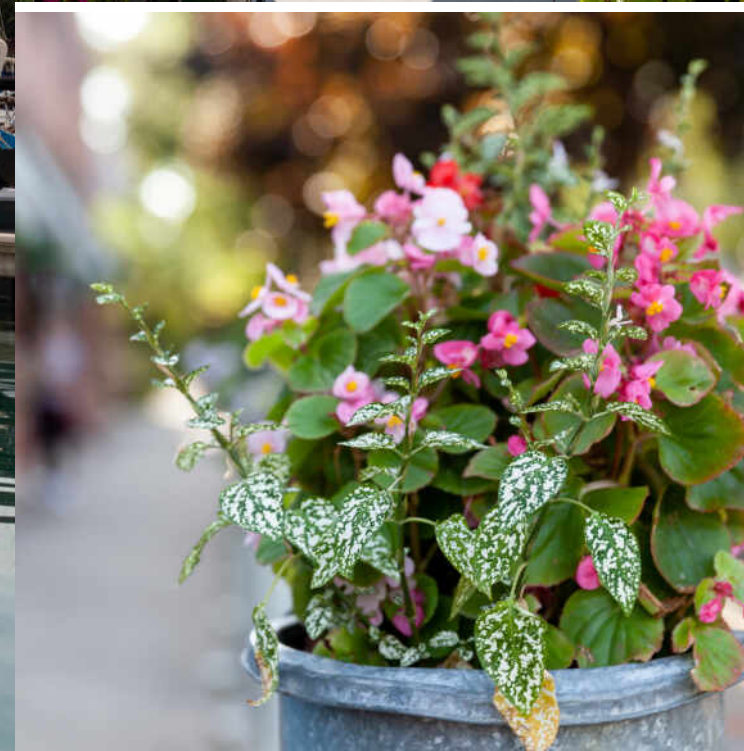
- Exceptionally wide and open main level with tons of natural light
- Expansive open living and dining space with easy, flexible layout
- Updated kitchen with large island, quartz countertops, LG appliances and abundant cabinetry, plus separate pantry for added storage and organization
- Private powder room on main level
- Large coat closet at entry for everyday convenience
- Spacious lower level with tall ceilings and generously sized bedrooms
- Primary suite with large walk-in closet, 2 small closets, plus large built-in storage and stone bath with double sinks, whirlpool tub, and separate shower
- Second bedroom with excellent closet space, and nearby hall bath
- Dedicated laundry room with folding area and storage cabinets
- Garage parking is heated and right outside unit door
- Great oversized shared rooftop deck, ideal for entertaining & relaxing in the sun
- Unbeatable location just one block to Southport's shops and restaurants, and Whole Foods, and an easy walk to CTA trains and all of Lakeview
- Solid, self managed building with over \$12,000 in reserves











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.



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