



**1487 N CLYBOURN AVENUE #F**  
ORCHARD PARK

**@properties®**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



© VHT STUDIOS

#### ROOM DIMENSIONS

LIVING ROOM : 16' × 16'

DINING ROOM : 13' × 9'

KITCHEN : 16' × 13'

PRIMARY BEDROOM : 13' × 11'

SECOND BEDROOM : 12' × 10'

THIRD BEDROOM : 12' × 17'

3 BEDROOM

3 BATH

## OASIS IN ORCHARD PARK

Oasis in Orchard Park! Welcome home to an urban retreat tucked away at the corner of Old Town, Clybourn Corridor & Lincoln Park. This cozy & comfortable 3 bed/ 3 bath townhome offers a 1st floor suite with an extra-large bedroom & fully updated bath w/ shower. new hardwood floors & paint throughout, updated kitchen with sliding door access to balcony. 2 bedrooms & 2 full bathrooms on 3rd floor. Enjoy relaxing on the private patio. Attached garage with extra parking spot & ample guest parking. Park facilities behind the unit will include: a playground, running track, fitness equipment and a dog friendly area. Mariano's and NewCity shopping center is located across the street. Starbucks, Apple Store, Whole Foods, Trader Joe's and a variety of restaurants, shops and theatres are all nearby. Public transportation is oh-so-close: The CTA red line at Clybourn & North Ave, The CTA brown line at Sedgwick & North Ave. The CTA #8 bus on Halsted & the #72 bus on North Ave. Area schools; Newberry Academy, the British School, Skinner North, the Latin School and Walter Payton College Prep.





VHT STUDIOS

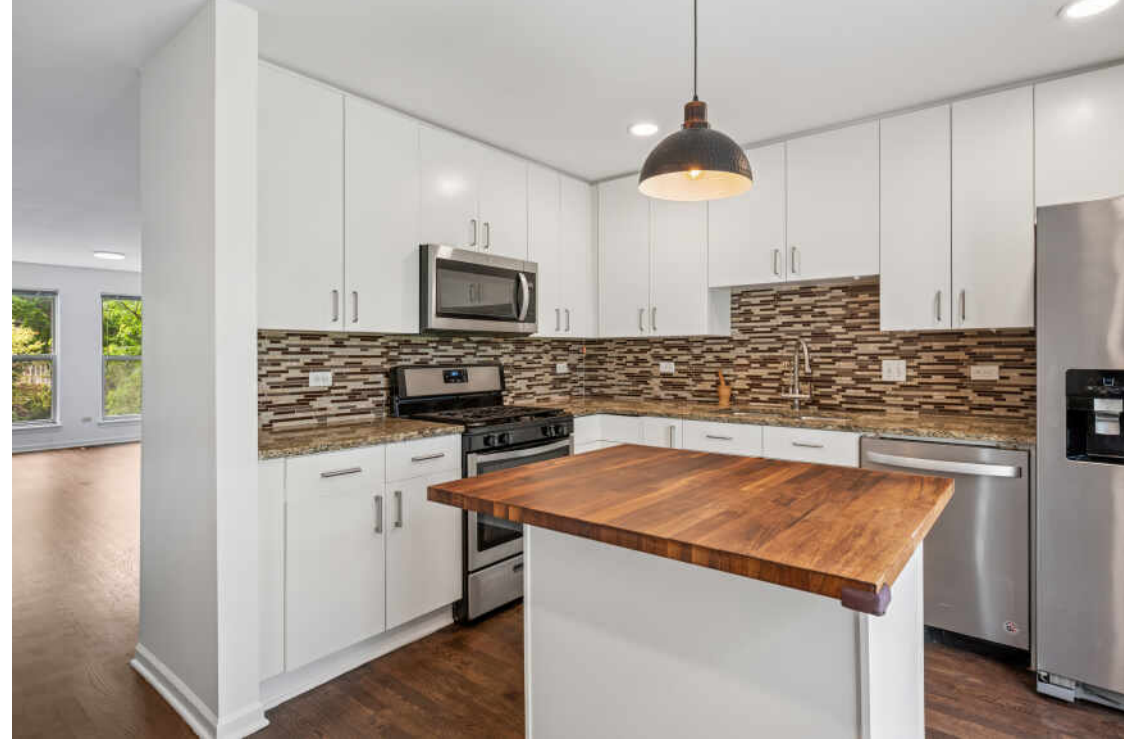
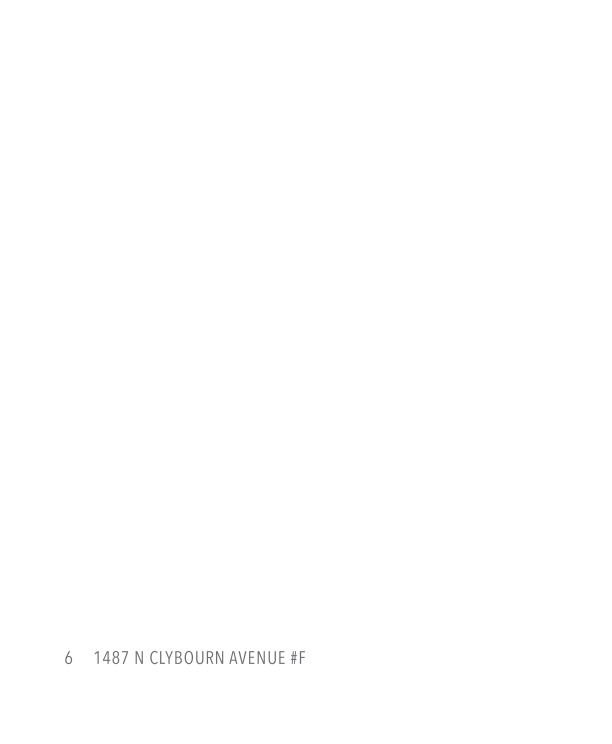




PHOTO STUDIOS







## OLD TOWN IS TOO HIP TO EVER GET OLD.

Located between Lincoln Park and the Gold Coast, the neighborhood continues to capture the interest of homebuyers with its diverse collection of restaurants, shops, and entertainment venues.

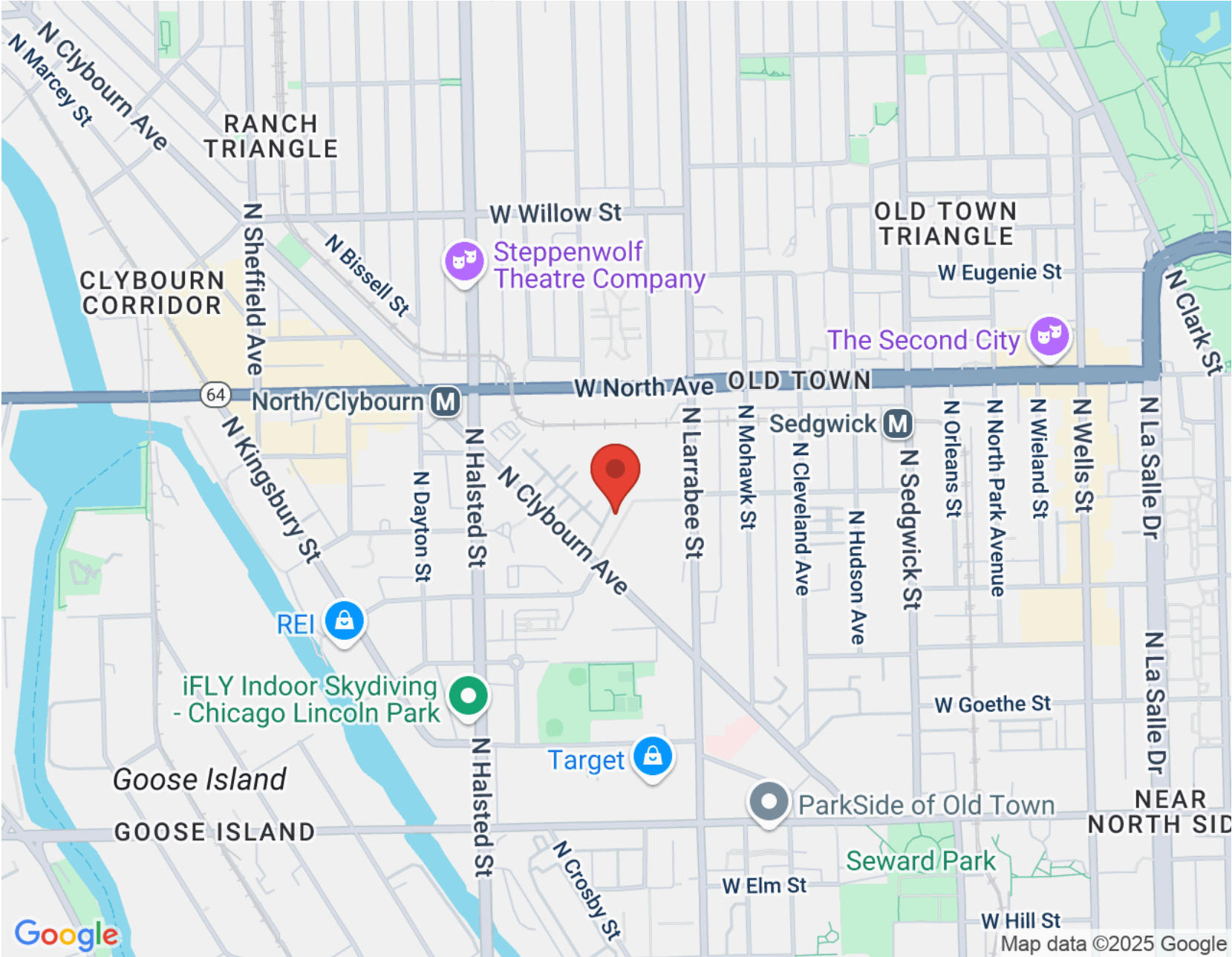
The go-go clubs of the '60s and '70s may be gone but Old Town's hip spirit lives on with popular pubs, Zanies comedy club, and the world-famous Second City, where everyone from John Belushi and Bill Murray to Tina Fey and Steve Carell launched their comedy careers.

In addition to nightlife, residents enjoy the neighborhood's central location and variety of independent shops, restaurants, boutiques, and specialty stores that highlight a fabulous mix of old and new. The community thrives during the summer, when The Old Town Art Fair and Wells Street Art Festival showcase the exceptional work of local artists.

The upscale neighborhood includes some of the city's best-preserved historic homes, single-family homes priced well over \$1 million, and many newer condominiums. As the community has edged west in recent years, new development is bringing moderately-priced housing to the area.

With its proximity to the lake, Lincoln Park, and The Loop, Old Town is a top choice among Chicagoans. Easily accessible by public transportation, including two CTA train stops and numerous bus routes, the neighborhood also has well-traveled designated bike lanes along Wells Street.









## KIM KERBIS, ABR, CRS, GRI, CNE, SRES, AHWD

REAL ESTATE BROKER

(312) 339-1849

KIMKERBIS@ATPROPERTIES.COM

WWW.LAKEEFFECTCHICAGO.COM



## VASHTI ARAIA

REAL ESTATE BROKER

(312) 391 9301

VASHTI@ATPROPERTIES.COM