



**1514 W VICTORIA STREET #1**  
ANDERSONVILLE

**@properties®**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 13' × 16'

DINING AREA : 10' × 7'

KITCHEN : 10' × 11'

PRIMARY BEDROOM : 13' × 14'

PRIMARY BATH : 8' × 5'

SECOND BEDROOM : 13' × 11'

FAMILY ROOM : 17' × 25'

THIRD BEDROOM : 13' × 10'

3 BEDROOM

3 BATH

TAXES: \$ 9,638.83

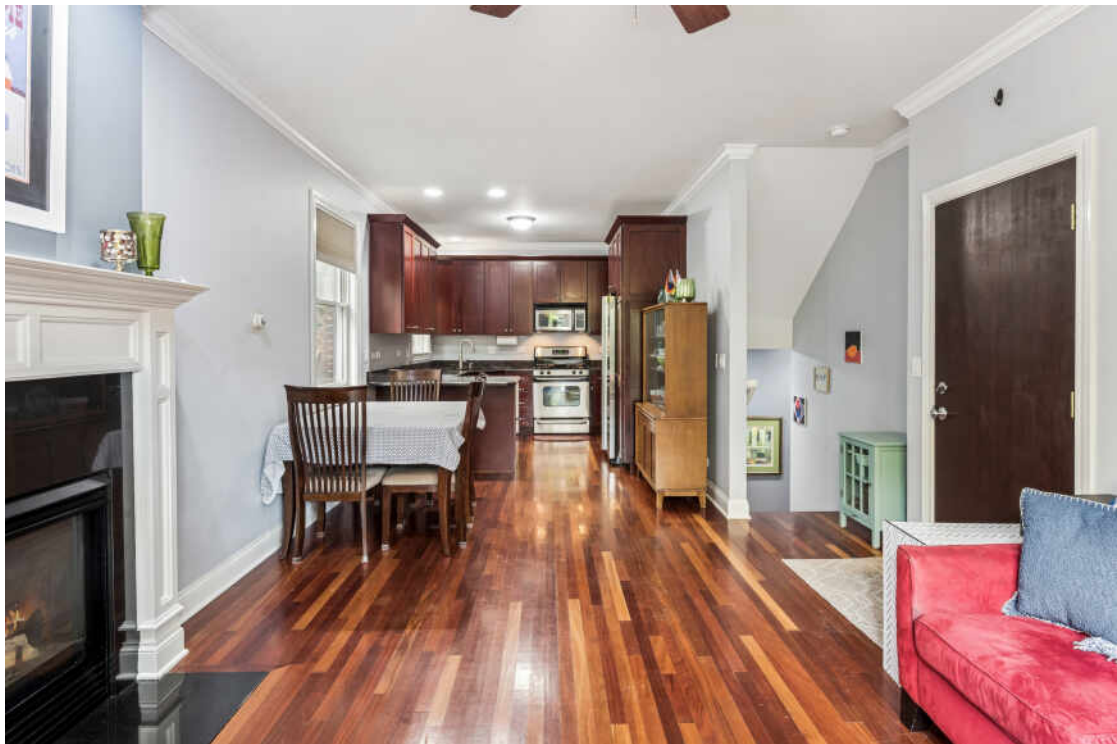
ASSESSMENTS: \$255.15

## CITY LIVING WITH NEIGHBORHOOD CHARM

Welcome home to this spacious 3 bed, 3 bath duplex down in the heart of Andersonville, just steps from Gethsemane Garden Center and everything this vibrant neighborhood has to offer. The open-concept main level features sun-filled living and dining areas with a cozy gas fireplace and south-facing sliding glass doors leading to a Juliet balcony overlooking the treelined street. The kitchen seamlessly flows off the main living area, perfect for everyday living and entertaining. Two bedrooms on the main floor include a generous primary suite with direct access to a large private deck, ideal for relaxing or outdoor dining. The deck can also be accessed from the back door. The lower level offers a spacious family room with a second gas fireplace, a third bedroom, full bathroom, and a large laundry room. Enjoy dedicated parking, a private storage room, and easy access to Andersonville's shops, restaurants, bars, the lakefront, and nearby beaches. Move right in and experience the best of city living with a strong neighborhood feel.

- Two gas fireplaces
- Large private deck
- Spacious lower-level family room
- Large laundry room

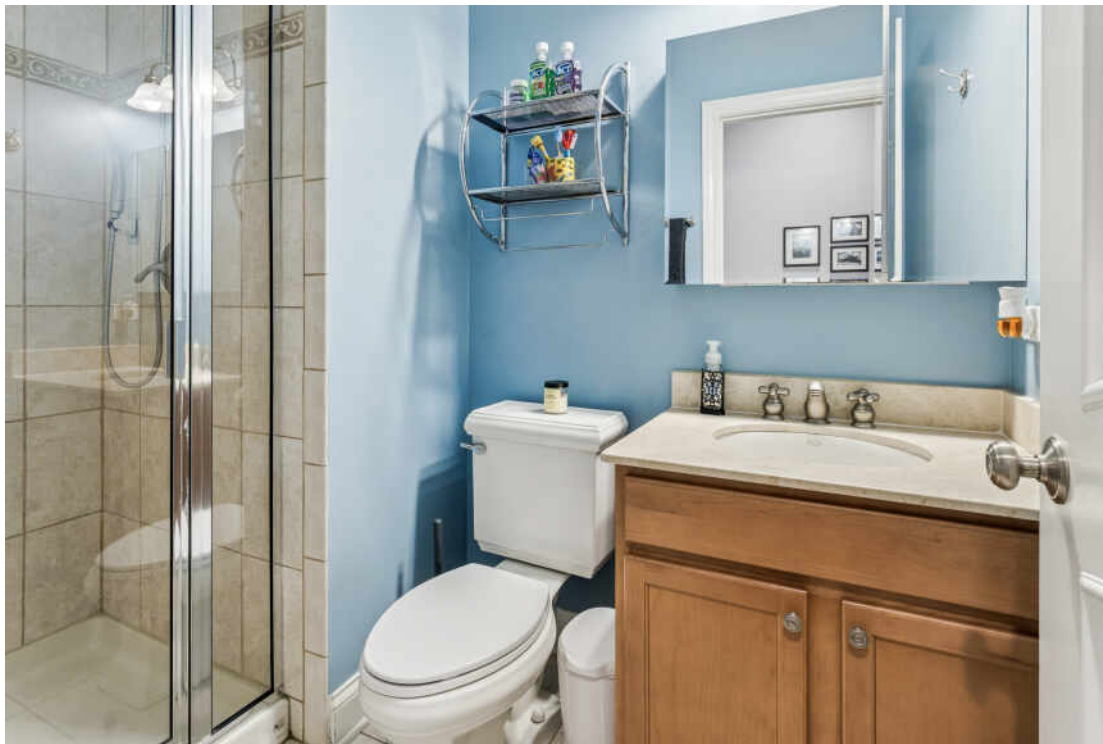












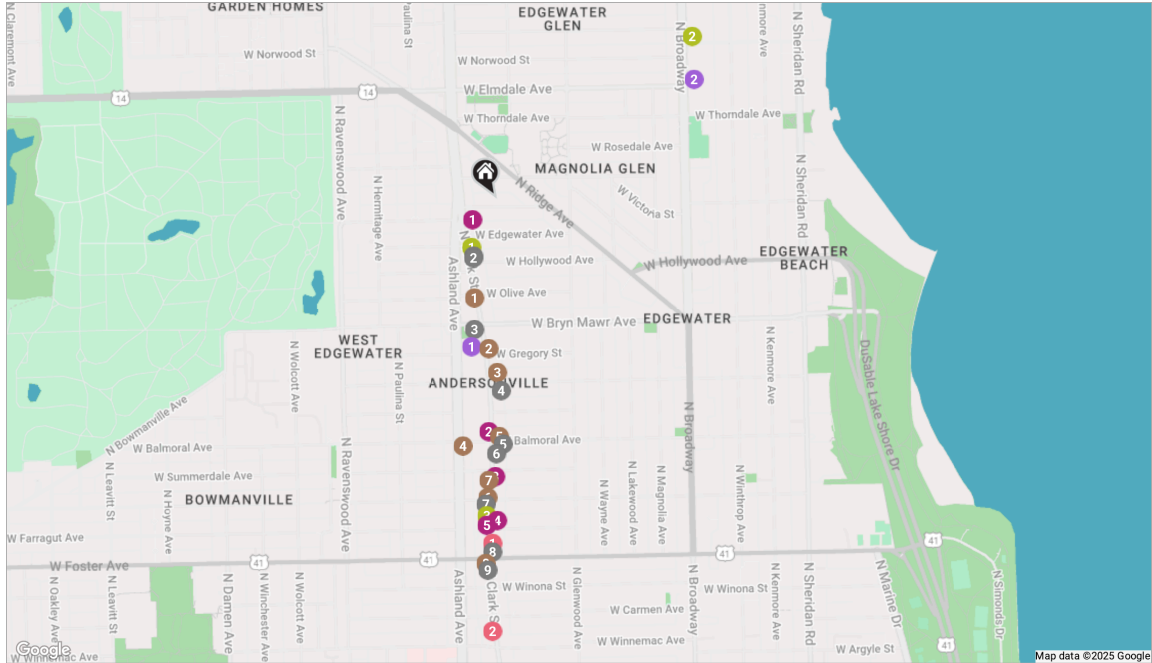








SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



#### RESTAURANTS

- 1 m.henry  
5707 N CLARK ST, 0.1 MI
- 2 Ora  
5701 N CLARK ST, 0.1 MI
- 3 Little Bad Wolf  
1541 W BRYN MAWR AVE, 0.3 MI
- 4 Pizza Lobo  
5457 N CLARK ST, 0.4 MI
- 5 defloured: A Gluten Free Bakery  
1477 W BALMORAL AVE, 0.5 MI
- 6 Big Jones  
5347 N CLARK ST, 0.5 MI
- 7 Lady Gregory's Irish Bar & Restaurant  
5260 N CLARK ST, 0.7 MI
- 8 Jin Ju  
5203 N CLARK ST, 0.8 MI

- 9 Hopleaf  
5148 N CLARK ST, 0.8 MI

#### COFFEE

- 1 The Coffee Studio  
5628 N CLARK ST, 0.2 MI
- 2 The Understudy Coffee and Books  
5531 N CLARK ST, 0.3 MI
- 3 Eli Tea Bar  
5507 N CLARK ST, 0.4 MI
- 4 First Slice Pie Cafe  
5357 N ASHLAND AVE STE 1R, 0.5 MI
- 5 A Taste of Heaven  
5401 N CLARK ST, 0.5 MI
- 6 Starbucks  
5300 N CLARK ST, 0.6 MI
- 7 Lost Larson (Andersonville)  
5318 N CLARK ST, 0.6 MI

- 8 La Colombe Coffee Workshop  
5158 N CLARK ST, 0.8 MI

#### SHOPPING

- 1 Gethsemane Garden Center  
5739 N CLARK ST, 0.1 MI
- 2 The Brown Elephant - Andersonville  
5404 N CLARK ST, 0.5 MI
- 3 Alamo Shoes  
5321 N CLARK ST, 0.6 MI
- 4 Five Elements Home  
5239 N CLARK ST, 0.7 MI
- 5 Andersonville Antiques  
5234 N CLARK ST, 0.7 MI

#### GROCERY

- 1 Jewel-Osco  
5516 N CLARK ST, 0.3 MI

- 2 Whole Foods Market  
6009 N BROADWAY, 0.5 MI

#### GYM

- 1 105F Hot Yoga, Pilates & Wellness - Andersonville  
5715 N CLARK ST, 0.1 MI
- 2 LA Fitness  
6107 N BROADWAY, 0.6 MI
- 3 Cheetah Gym  
5248 N CLARK ST, 0.7 MI

#### ENTERTAINMENT

- 1 Swedish American Museum  
5211 N CLARK ST, 0.7 MI
- 2 Chicago Magic Lounge  
5050 N CLARK ST, 0.9 MI

## NOTES





## JUSTIN LUCAS

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