



1536 W WELLINGTON AVENUE LAKEVIEW



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LAKEVIEW

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PORTFOLIO  
INTERNATIONAL®



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**1536 W WELLINGTON AVENUE** IMPRESSIVE BRICK AND LIMESTONE 5 BEDROOM/4.1 BATH HOME IN SOUGHT AFTER BURLEY SCHOOL DISTRICT WITH MULTIPLE OUTDOOR SPACES!

**ROOM DIMENSIONS**

Living Room .....	12'x16'
Dining Room .....	14'x17'
Kitchen .....	18'x20'
Mud Room .....	8'x6'
Primary Bedroom .....	16'x18'
Family Room .....	17'x18'
Balcony .....	10'x7'
Second Bedroom .....	10'x13'
Third Bedroom .....	12'x18'
Fourth Bedroom .....	12'x15'
Terrace .....	19'x17'
Deck .....	19'x9'
Laundry Room .....	6'x5'
Fifth Bedroom .....	12'x10'
Game Room .....	18'x17'

**FEATURES**

Located in an unbeatable Lakeview location surrounded by parks, restaurants, shopping and transportation options. The living room welcomes you with stunning millwork, gas fireplace, and large windows allowing light to flood the first floor and flows seamlessly to the spacious dining room. Continue to the chef's kitchen boasting high end appliances, loads of cabinet space, granite countertops, custom cabinets and a large island with sink and additional storage. The kitchen opens to a generous family room with a gas fireplace, custom built ins and direct access to the rear patio, perfect for grilling and relaxing. Head upstairs for three bedrooms including an impressive primary suite with walk in closet, another gas fireplace and a private balcony to enjoy your morning coffee. Spa-like bathroom with Toto Washlet, dual sinks, whirlpool tub, steam shower, heated towel rack and heated floors. Two additional bedrooms and a full bath round out the second floor. The third level offers a bedroom and full bath, allowing privacy for guests! Additionally, the top floor features a wet bar with a beverage fridge and a dishwasher offering ultimate convenience when entertaining on the private rooftop deck! The lower level offers a large recreation room with gas fireplace, wet bar with abundant cabinet space, 5th bedroom, full bath, radiant floors, media room, sauna and wine cellar! Many upgrades throughout including heated exterior stairs, patio and side walkway, Alert Protective alarm with remote access, tankless water heater, custom Hunter Douglas window treatments throughout, newer sump pump, Ring doorbell and rear camera with flood light, separate garage alarm and brand new Carrier triple zoned HVAC system with smart controls.



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LIVING





KITCHEN





FAMILY





MASTER



BALCONY







Photo is virtually staged







BAR







Photo is virtually staged





RECREATION

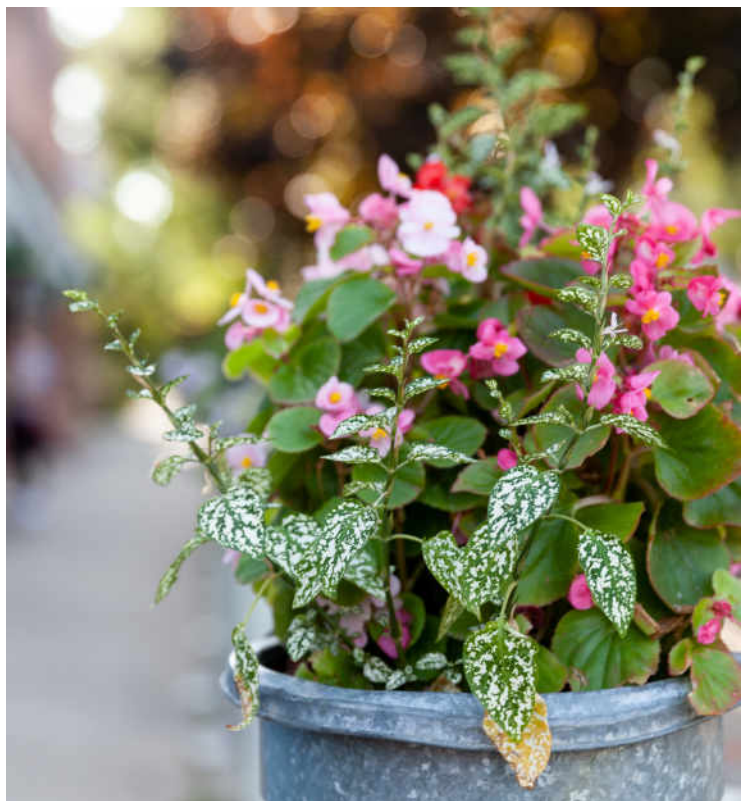














CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN  
**LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

*Locals love the action and excitement surrounding Wrigley Field and the many locally-owned shopping and dining options along the Southport Corridor.*

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.

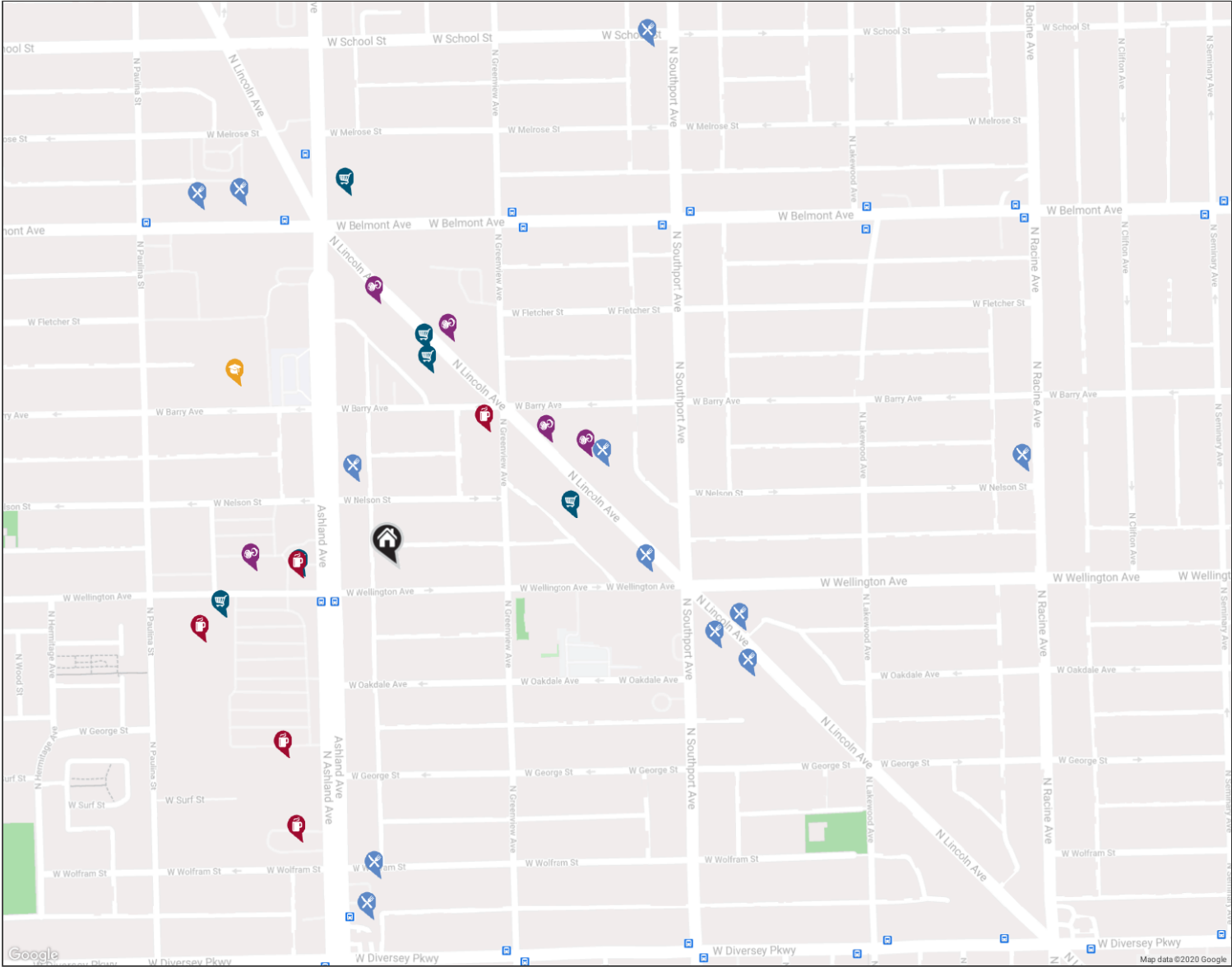
Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade,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

NEIGHBORHOOD GUIDE MAP

1536 W WELLINGTON AVENUE  
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NEIGHBORHOOD GUIDE



RESTAURANTS

- The Art of Pizza  
3033 NORTH ASHLAND AVENUE, 0.1 MI
- Jimmy John's  
3041 NORTH LINCOLN AVENUE, 0.2 MI
- S&G Restaurant  
3000 NORTH LINCOLN AVENUE, 0.2 MI
- Papacito's Mexican Grille  
2960 NORTH LINCOLN AVENUE, 0.2 MI
- Heritage Bicycles  
2959 NORTH LINCOLN AVENUE, 0.2 MI
- Jet's Pizza  
2811 NORTH ASHLAND AVENUE, 0.2 MI
- Subway  
2825 NORTH ASHLAND AVENUE, 0.2 MI
- The Pony Inn  
1638 WEST BELMONT AVENUE, 0.3 MI

Flagship Tavern & Grill  
1622 WEST BELMONT AVENUE, 0.3 MI

Las Tablas  
2942 NORTH LINCOLN AVENUE, 0.3 MI

Will's Northwoods Inn  
3030 NORTH RACINE AVENUE, 0.4 MI

Schoolyard Tavern & Grill  
3258 NORTH SOUTHPORT AVENUE,  
0.4 MI



COFFEE SHOPS

- Starbucks  
2940 NORTH ASHLAND AVENUE, 0.1 MI
- Dunkin'  
3000 NORTH ASHLAND AVENUE, 0.1 MI
- Doppio Coffee House  
3054 NORTH GREENVIEW AVENUE,  
0.1 MI
- HI-VIBE Superfood Juicery  
2904 NORTH ASHLAND AVENUE, 0.1 MI

McDonald's  
2834 NORTH ASHLAND AVENUE, 0.2 MI



SHOPPING

- Jewel-Osco  
2940 NORTH ASHLAND AVENUE, 0.1 MI
- Designer Furniture Brokers  
3036 NORTH LINCOLN AVENUE, 0.1 MI
- Baskin-Robbins  
3000 NORTH ASHLAND AVENUE, 0.1 MI
- Ashland Addison Florist -  
Lakeview  
3118 NORTH LINCOLN AVENUE, 0.1 MI
- Wrightwood Furniture  
3036 NORTH LINCOLN AVENUE, 0.1 MI
- Bakin' & Eggs: A Lovely Idea  
3120 NORTH LINCOLN AVENUE, 0.2 MI
- Whole Foods Market  
3201 NORTH ASHLAND AVENUE, 0.3 MI



HEALTH CLUBS

- Total Results Training  
3061 NORTH LINCOLN AVENUE, 0.1 MI
- Orangetheory Fitness  
3010 NORTH ASHLAND AVENUE, 0.1 MI
- Power Sculpt Fitness  
3119 NORTH LINCOLN AVENUE, 0.2 MI
- Chicago Yoga Center  
3047 NORTH LINCOLN AVENUE #320,  
0.2 MI
- The Peace School  
3121 NORTH LINCOLN AVENUE, 0.2 MI



SCHOOLS

- Burley Elementary School  
1630 WEST BARRY AVE, 0.2 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.  
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.





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