



1540 W WRIGHTWOOD AVE #2
LINCOLN PARK

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 18' × 15'

DINING ROOM : 10' × 4'

KITCHEN : 10' × 15'

PRIMARY BEDROOM : 14' × 15'

SECOND BEDROOM : 11' × 12'

2 BEDROOM

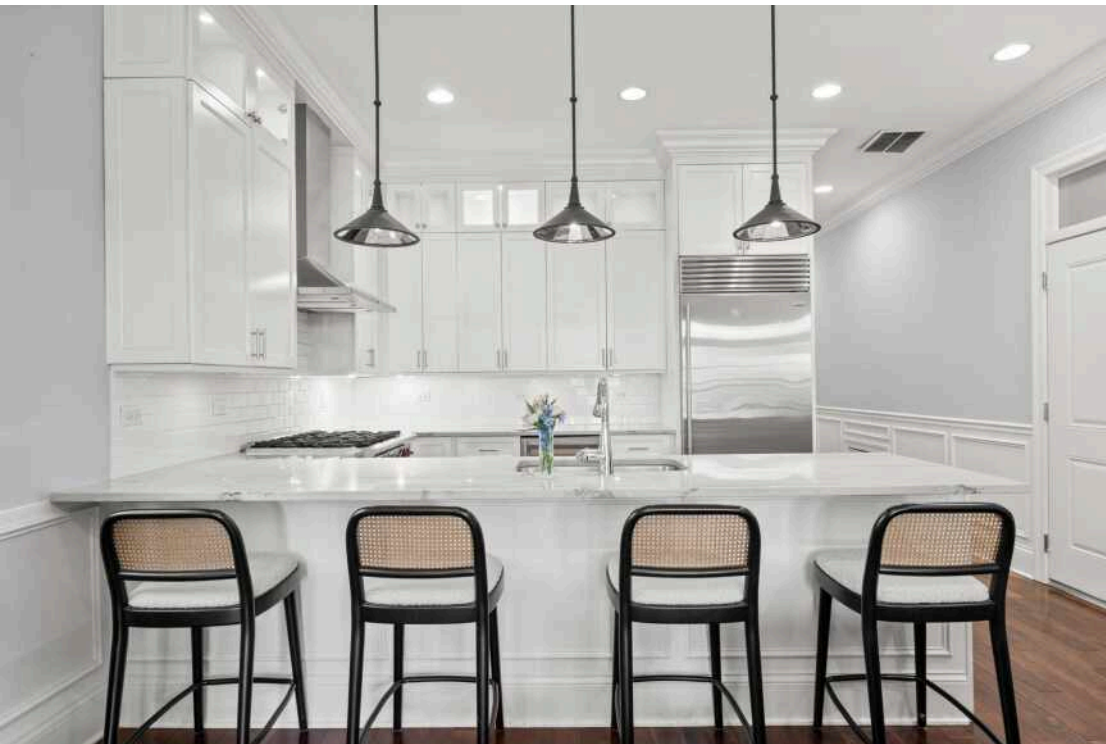
2 BATH

TAXES: \$12,264 (2025 - NO EXEMPTIONS)

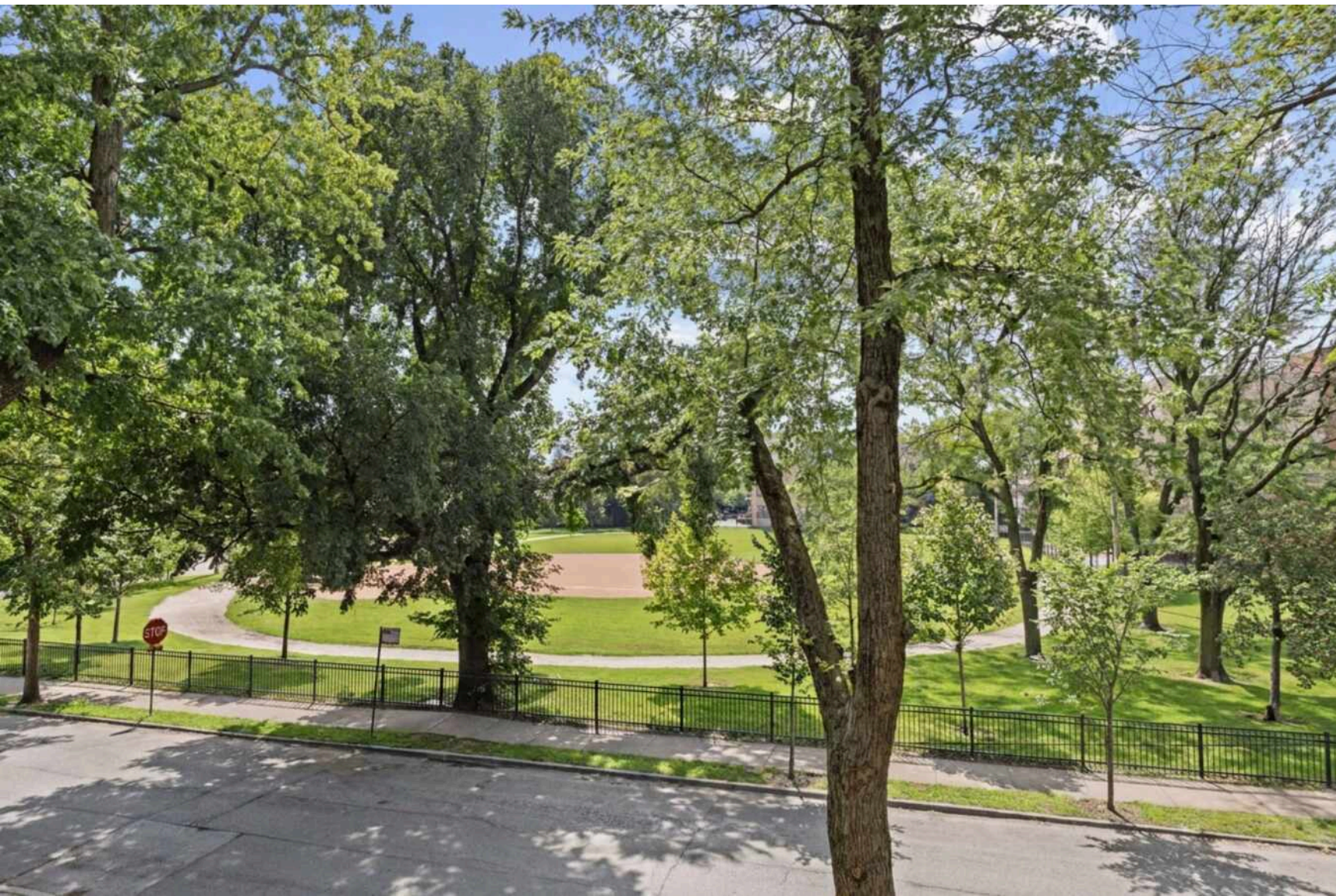
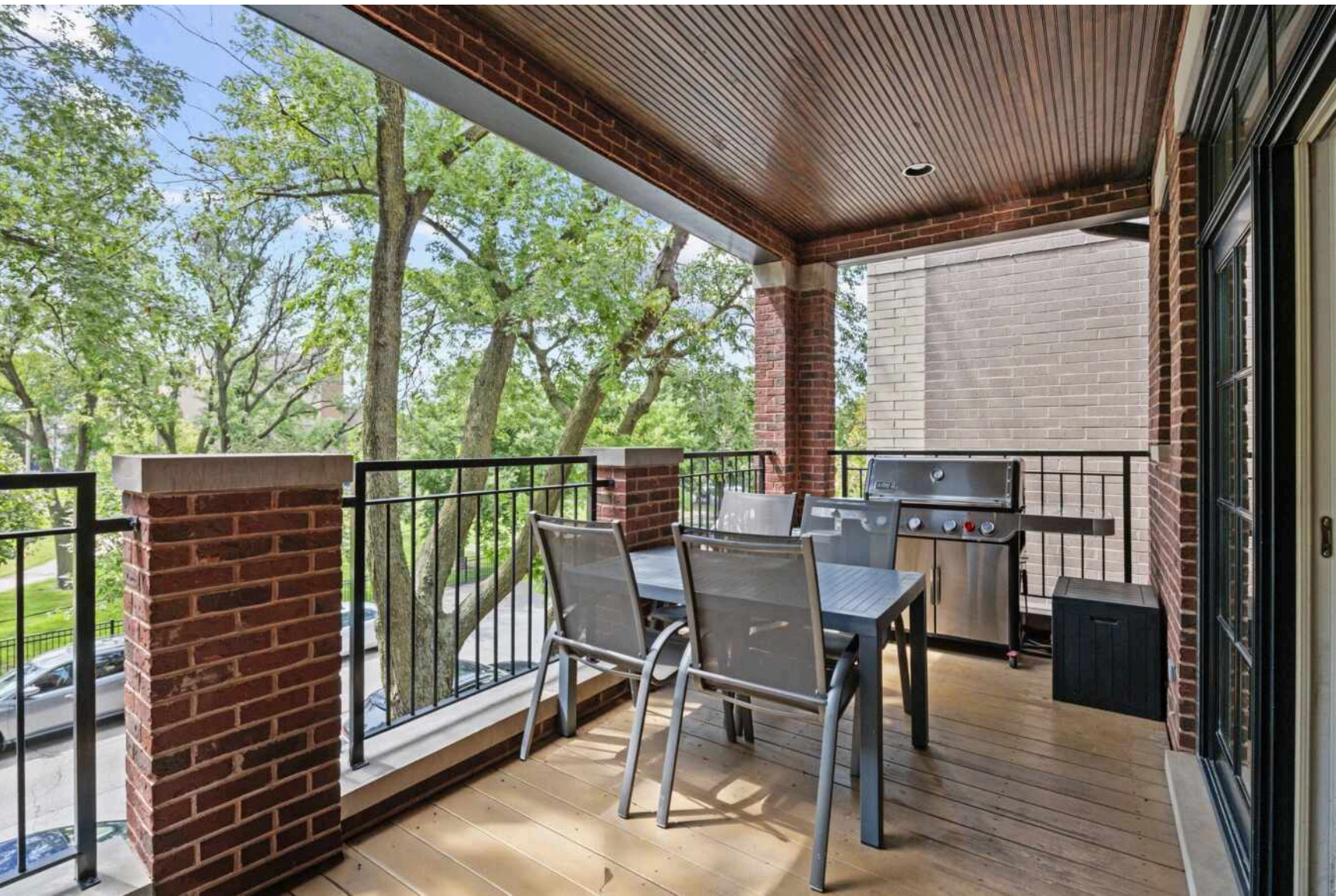
ASSESSMENTS: \$225 / MONTHLY

- The sun kissed living room & dining area features a gas-start fireplace with mantel, floor-to-ceiling built-ins, recessed lighting, wainscoting, and crown molding.
- Step out onto the 8' x 19' covered balcony which includes a gas line for grilling, overhead lighting, a water spigot, and electrical outlets.
- Never miss a beat in the kitchen with 48-inch custom white cabinetry, granite countertops, a subway tile backsplash, Wolf 6-burner gas range with an external venting range hood (2013), Bosch dishwasher (2026), Sub-Zero refrigerator (2013), a dedicated wine fridge, & garbage disposal.
- Large primary bedroom has room-darkening roller shades & a walk-in closet with custom built-ins. The spa-like primary bathroom has a dual vanity, heated flooring, a rainfall shower head, & a Steamist steam shower.
- There is oak hardwood flooring throughout. There's an additional storage closet located on the garden level of the building.
- 200-amp electrical service. Stacked Front Loading Samsung Washing Machine & Dryer (2013). A.O. Smith Water Heater (2012). A/C Condenser (2012). Carrier Furnace & Whole House Humidifier (2012).
- New Google security camera system with motion sensors installed in 2025 for all external areas of the building (including the alley). Front fence & balcony fences repaired and repainted (2025). Garage masonry repaired and re-sealed (2025). Back staircase repainted in (2020).
- No upcoming or ongoing special assessments. Reserves: \$18,000 (as of 08/18/2026). Percentage of Ownership: 26 pct.
- 1.0-mile from CTA Red, Purple, and Brown Line Fullerton Station. 0.9-miles from METRA Clybourn Station.
- Located in the sought-after Prescott Elementary School and Lincoln Park High School attendance areas, with Prescott earning Illinois' highest Exemplary designation for four consecutive years.











LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.



Floor Plan Created By Cubicasa App.measurements Deemed Highly Reliable But Not Guaranteed



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