

1606 W EDGEWATER

EDGEWATER

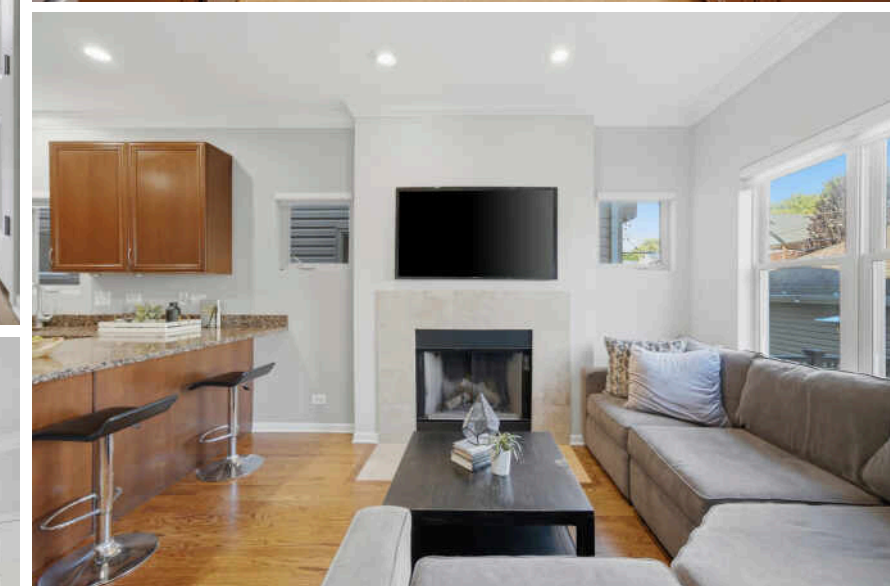
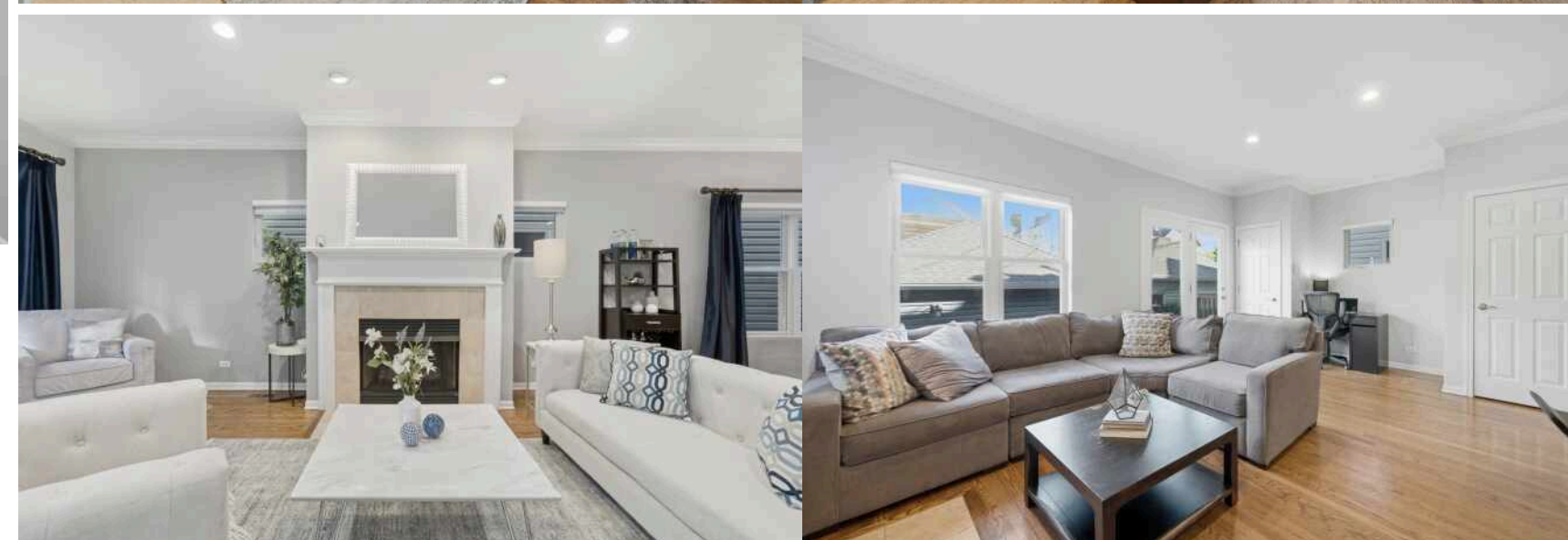
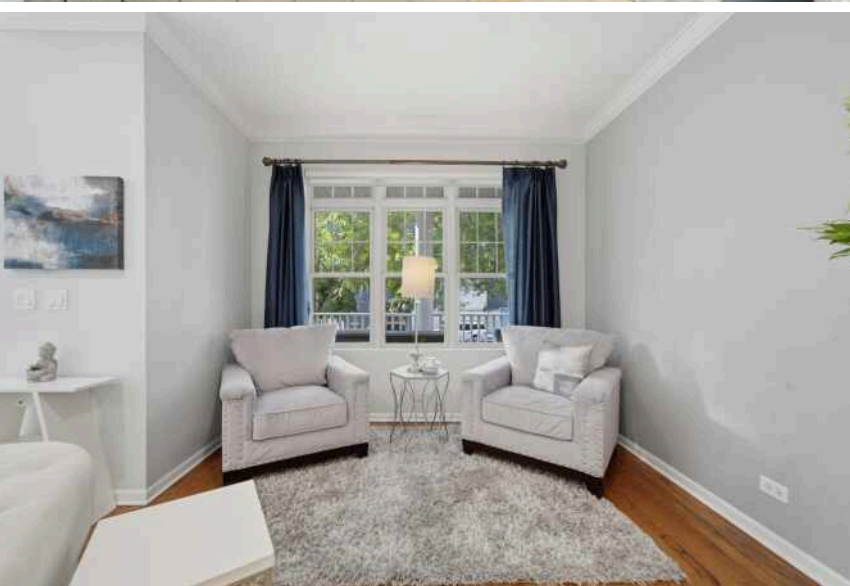
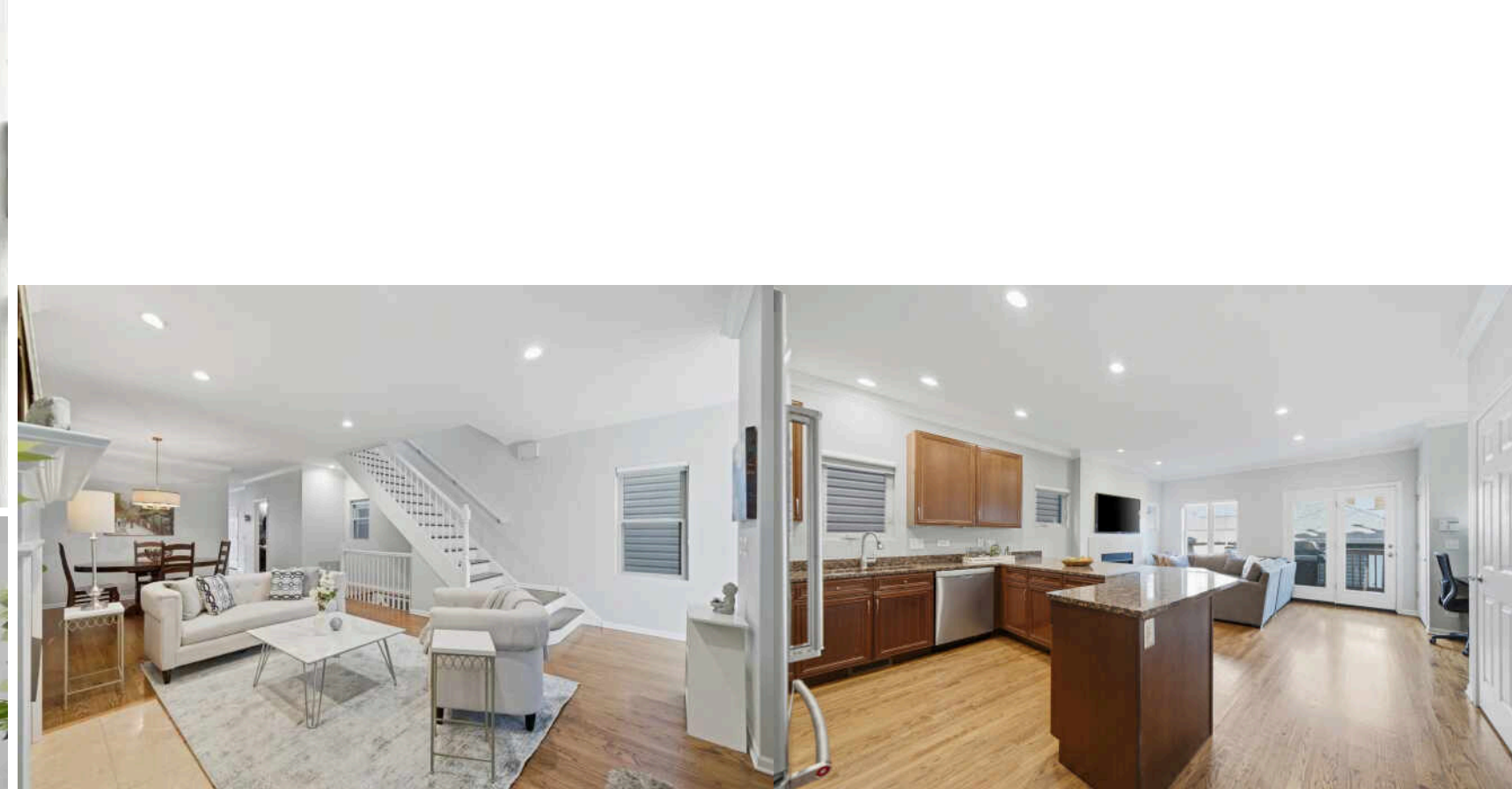


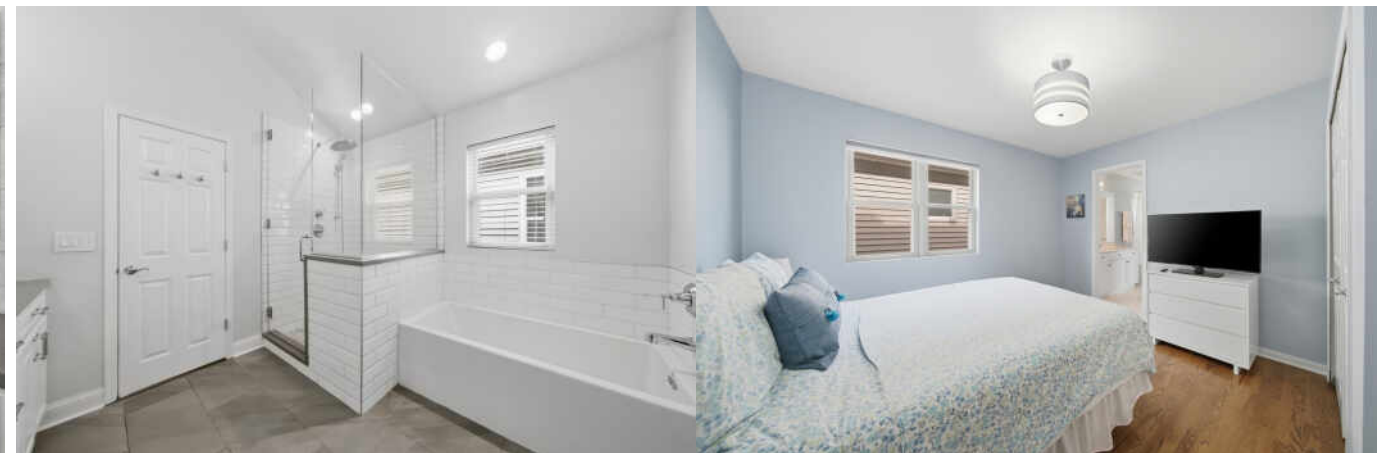


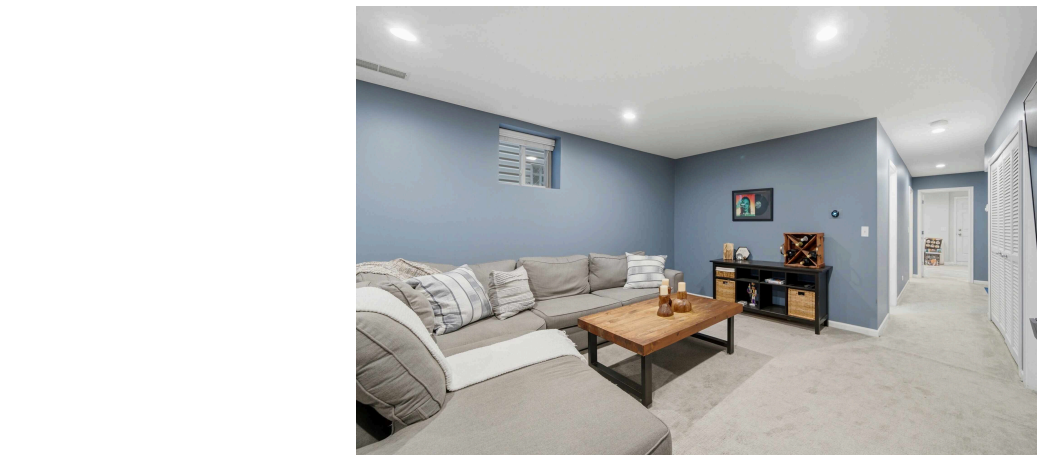
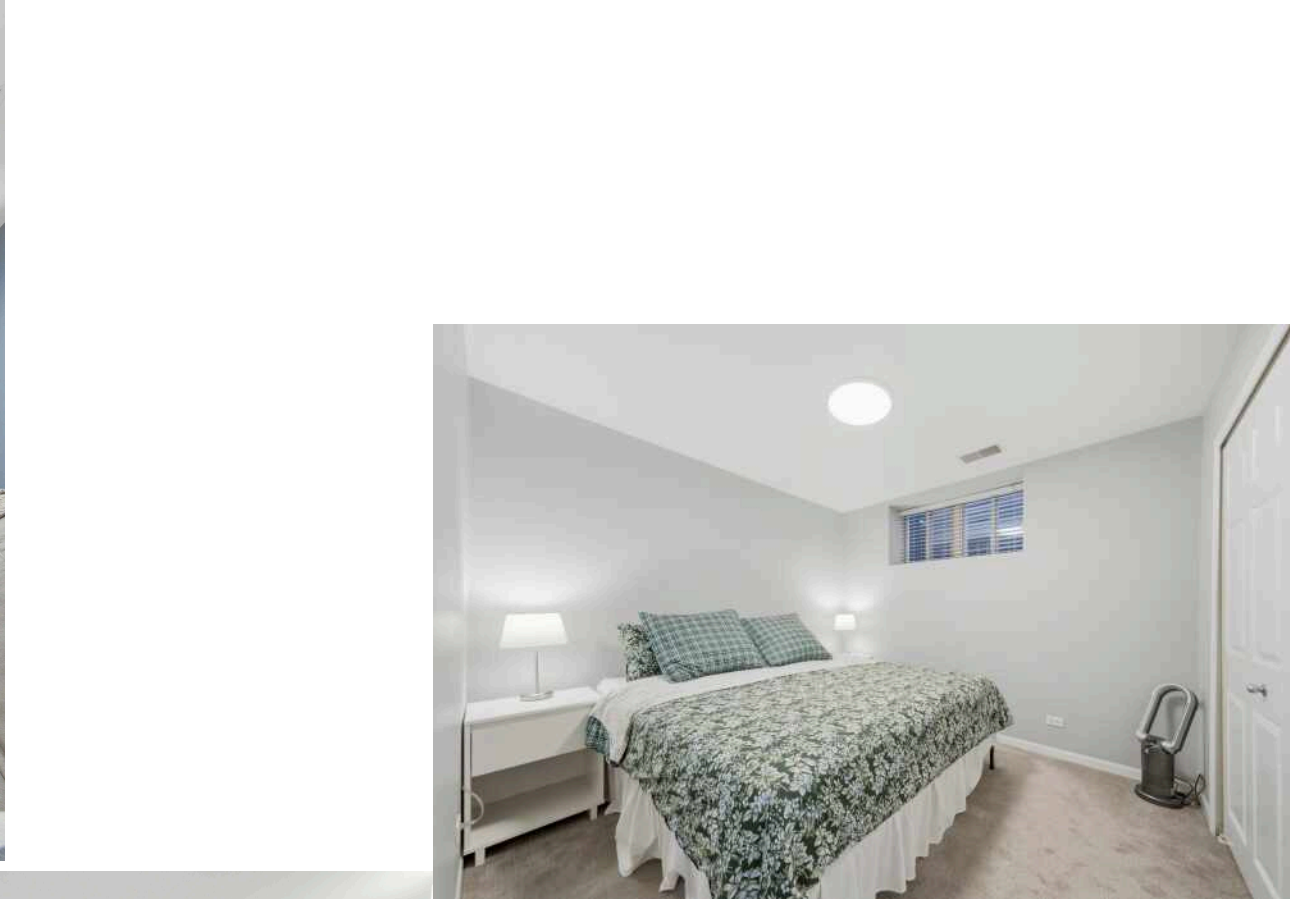
4 BEDROOM
3.1 BATH
TAXES: \$19,467.62

CHARMING 4 BEDROOM 3 1/2 IN ANDERSONVILLE

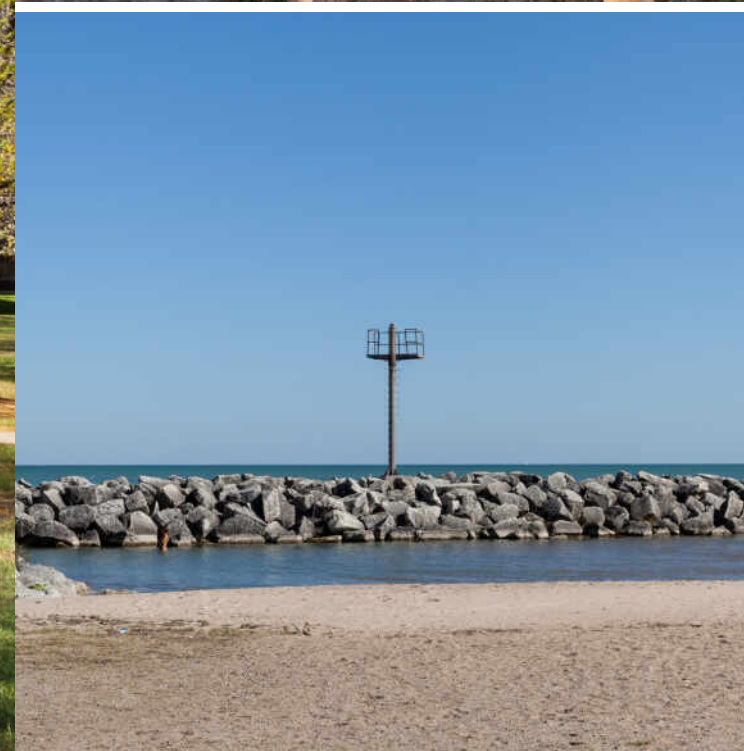
- Spacious, functional layout with 4 bedrooms and 3 1/2 baths, a welcoming front porch, and a large brick-paver patio-perfect for everyday living and entertaining.
- The main level features a generous living room and dining room highlighted by a gas fireplace and elegant crown molding.
- The kitchen includes stainless steel appliances, a pantry, and a breakfast bar that opens to the inviting family room with a second fireplace.
- Hardwood floors run throughout both the main and upper levels.
- Upstairs, the sun-filled primary suite features vaulted ceilings, a walk-in closet, and a beautifully renovated bath with a double vanity, soaking tub, and separate fully enclosed glass shower.
- Two additional bedrooms share a convenient Jack-and-Jill bath, with second-floor laundry with side-by-side washer and dryer replaced in 2025.
- The finished lower level includes a recreation room, fourth bedroom, full bath, and a multipurpose room-ideal.
- Outside, enjoy the expansive front porch with durable composite decking and a large brick-paver patio. The exterior has been freshly repainted.
- A lovely, serene park directly across the street provides a peaceful green space just steps from home. Additional updates include HVAC (2023) and water heater (2025).
- Walking distance to hotspots, as well as the Peterson Metra and Red Line.









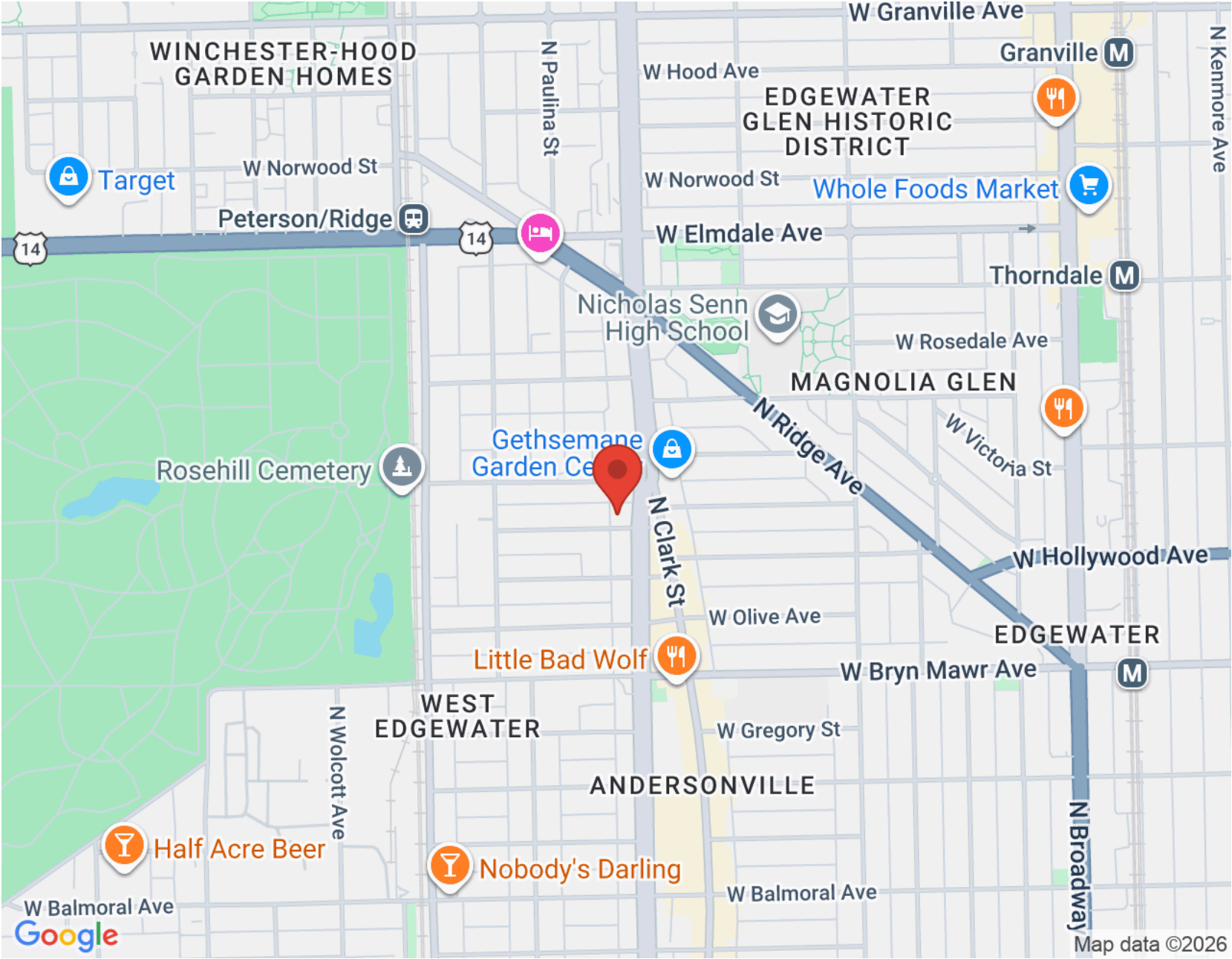


LAKESIDE LIVING NEVER GOES OUT OF STYLE IN **EDGEWATER**.

The neighborhood draws residents with its spectacular lake views, large beaches, thriving theater scene and restaurants with cuisines from around the world. Edgewater also boasts its fair share of antique shops, cafes and parks.

Encompassing a number of neighborhoods between Uptown and Rogers Park, the neighborhood offers convenience and proximity to downtown Chicago and nearby Loyola University. The community is easily accessible by Lake Shore Drive and public transportation, including the CTA Red Line and Metra's Union Pacific North Line.

Edgewater retains some of its early posh glamour with stately mansions, Neo-Gothic churches and the iconic 1920s pink Edgewater Beach Apartments. The Bryn Mawr Historic District features opulent mansions and vintage lamp posts. Edgewater housing choices also include high-rise condominiums, vintage three-flats, greystones and new-construction single-family homes.



NOTES _____



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