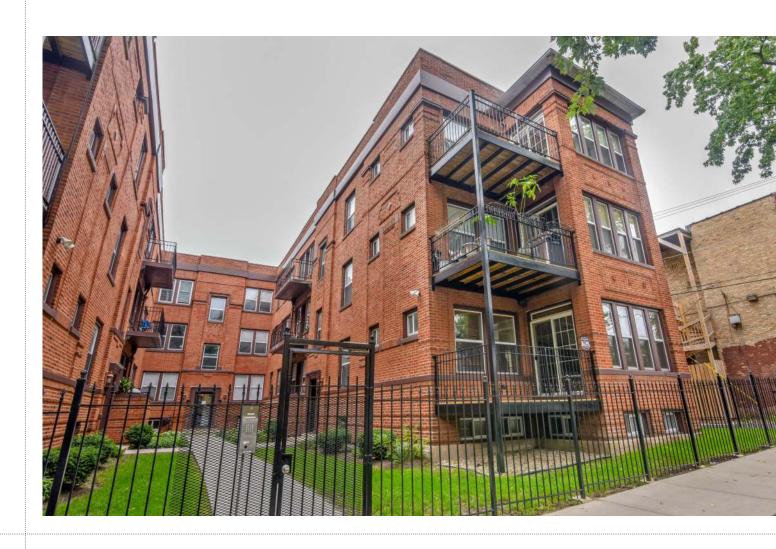
## 1623 W WALLEN AVENUE 1

ROGERS PARK







Charming vintage courtyard building on a beautiful tree-lined street. Spacious

3 bedroom / 2 bath duplex down with plenty of light. Welcome home!

- Hardwood floors newly buffed and sealed
- Freshly painted
- Kitchen with Stainless Steel appliances, thick granite counters and breakfast bar
- Dining area to accommodate a table for entertaining and family meals
- Living Room has crown molding and many windows with 2" wood blinds
- Balcony is perfect for relaxing on a warm night
- Spa-like Travertine bathrooms
- Spacious lower level Family Room large enough to include a home office
- Newer Washer/Dryer
- Large storage space
- Deeded parking included







4 1623 W WALLEN AVENUE 1











6 1623 W WALLEN AVENUE 1

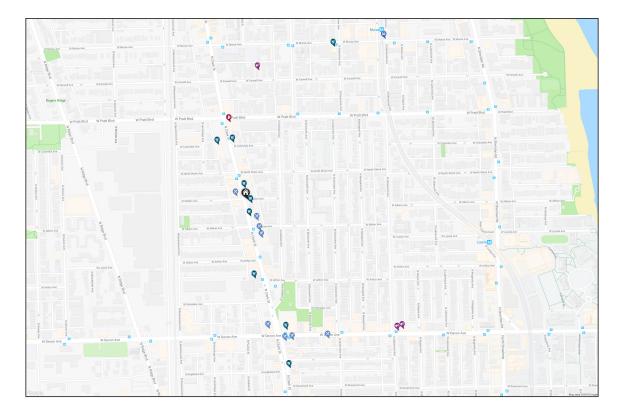


## ROGERS PARK IS A WORLDLY, ARTSY COMMUNITY WITH A VIBE ALL ITS OWN.

Roger Park's lively scene has popular neighborhood bars, local restaurants and coffee shops catering to Loyola students and locals alike. With more than 30 parks and beaches, there's always plenty to do here. The neighborhood's artsy side is evident in Miles of Murals, an initiative featuring 14,000 square feet of commissioned art including block-long pieces, viaducts and an overpass.

Located on the northern edge of the city just south of Evanston, Rogers Park is home to Loyola University. Students and long-time residents alike love the neighborhood's diversity with legendary restaurants and shops that highlight cultures from the Middle East, Southeast Asia, the Caribbean, Latin America, Eastern Europe and more. Devon Avenue is considered to be the main South Asian shopping district in Chicago.

Downtown Chicago is easily accessible via public transportation including the CTA's Purple and Red lines.





Denden Restaurant 6635 NORTH CLARK STREET, 0.0 MI

Tapia's Pizzeria 6632 NORTH CLARK STREET, 0.0 MI

Taste of Peru 6545 NORTH CLARK STREET, 0.1 MI

Subway Restaurants 6555 NORTH CLARK STREET, 0.1 MI

Domino's Pizza 6607 NORTH CLARK STREET, 0.1 MI

Hello Sushi 1553 WEST DEVON AVENUE, 0.3 MI

Cozy Corner Restaurant & Pancake House
6349 NORTH CLARK STREET, 0.3 MI

Taqueria El Chorrito 6404 NORTH CLARK STREET, 0.3 MI

Cilantro Thai Kitchen 1509 WEST DEVON AVENUE, 0.4 MI

COFFEE SHOPS

Smack Dab 6730 NORTH CLARK STREET, 0.1 MI

Popa's Cafe 1671 WEST PRATT BOULEVARD, 0.2 MI

SHOPPING

S & S Food 6627 NORTH CLARK STREET, 0.0 MI

Clark Supermarket 6647 NORTH CLARK STREET, 0.0 MI

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Carmen's Gift Shop 6611 NORTH CLARK STREET, 0.0 MI

Fine Wines & Spirits 6729 NORTH CLARK STREET, 0.1 MI

ECBG Cake Studio 6730 NORTH CLARK STREET, 0.1 MI

Walgreens Pharmacy CHICAGO, 0.2 MI

Clark Devon Hardware 6401 NORTH CLARK STREET, 0.3 MI

Common Cup 1501 WEST MORSE AVENUE, 0.4 MI

Gary's Cycle Shop 6317 NORTH CLARK STREET, 0.4 MI PHEALTH CLUBS

Core Strength Fitness 1634 WEST FARWELL AVENUE, 0.3 MI

> Curves 1354 WEST DEVON AVENUE, 0.5 MI

Anytime Fitness 1346 WEST DEVON AVENUE, 0.5 MI

TRANSIT

Rogers Park METRA - UNION PACIFIC NORTH, 0.5 MI

Morse CTA - RED LINE, 0.5 MI

NOTES	

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