

1624 W GRACE STREET #1  
LAKEVIEW





#### ROOM DIMENSIONS

LIVING ROOM : 14' x 16'

KITCHEN : 14' x 07'

PRIMARY BEDROOM : 11' x 13'

SECOND BEDROOM : 10' x 11'

## MOVE-IN READY LAKEVIEW GEM

Welcome to 1624 W Grace Unit 1, a charming and beautifully maintained 2 bed/2 bath home with an unbeatable location! Nestled on quiet, treelined Grace Street, this warm and inviting condo is freshly painted & features a gourmet kitchen with newer stainless steel appliances (2025), granite counters with a large island, hardwood floors in the main living area, newly carpeted bedrooms, spacious and private primary bedroom with large walk-in closet, generous second bedroom, newer washer/dryer in unit, central A/C, amazing extra storage, and a beautiful and spacious common roof top deck accessible through the building's west entrance. Located in the highly sought-after Blaine School District, this home is a short walk to Wrigley Field, the Southport Corridor, public transportation and all the shopping, dining and nightlife that Lakeview has to offer!

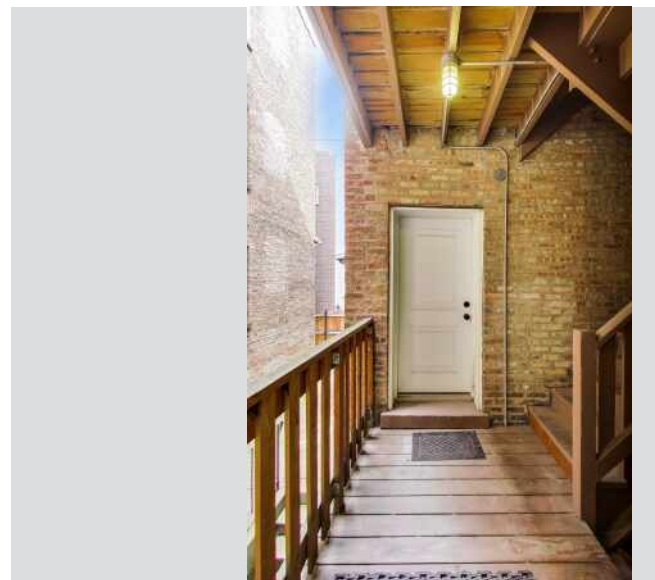
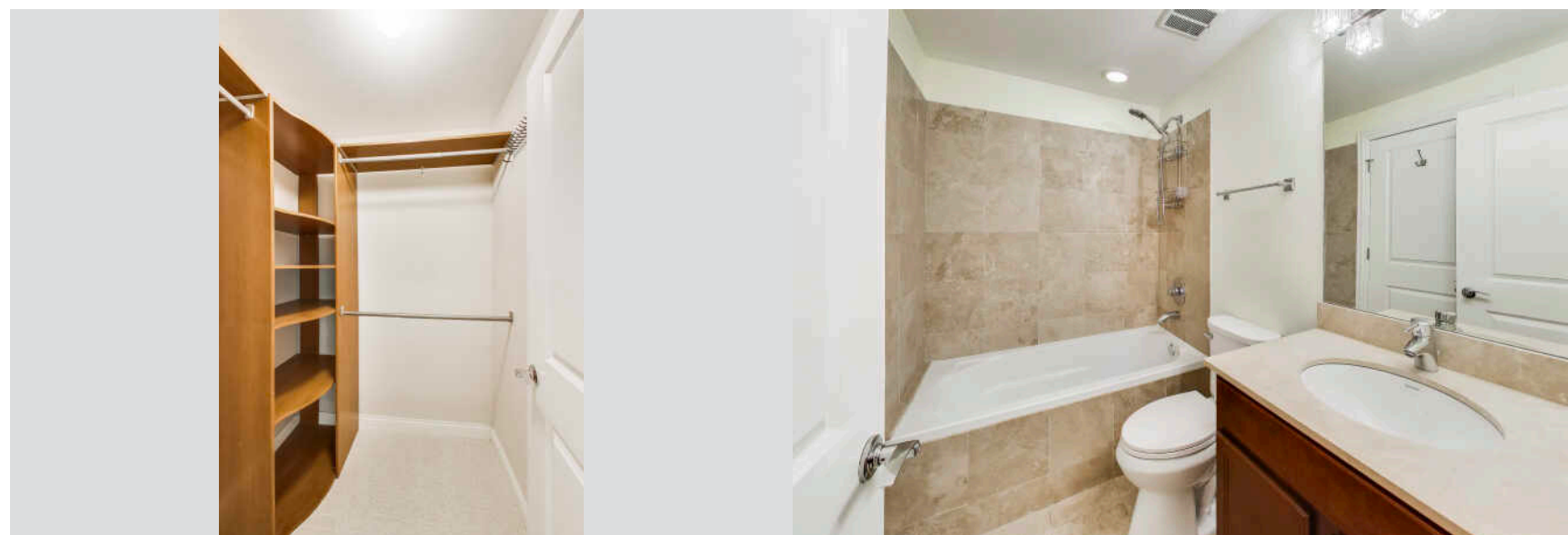
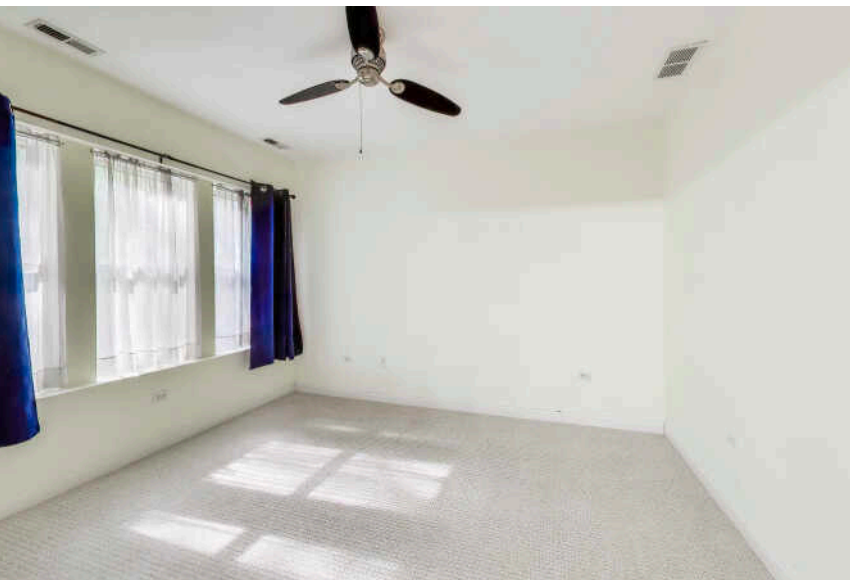
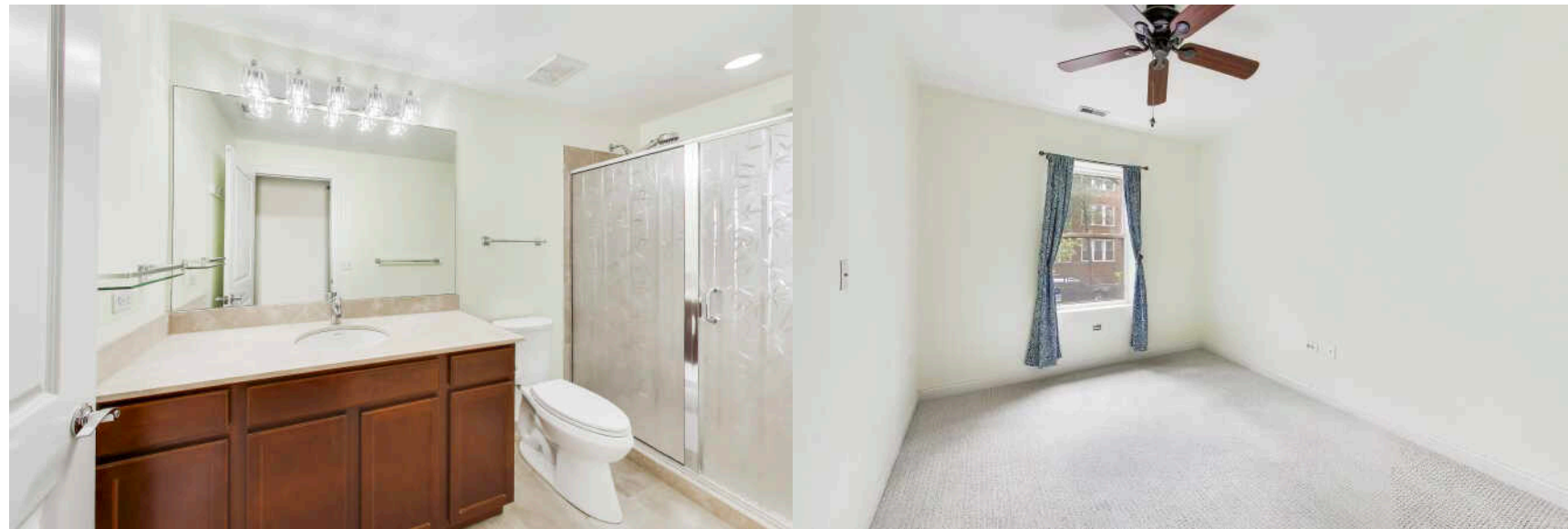


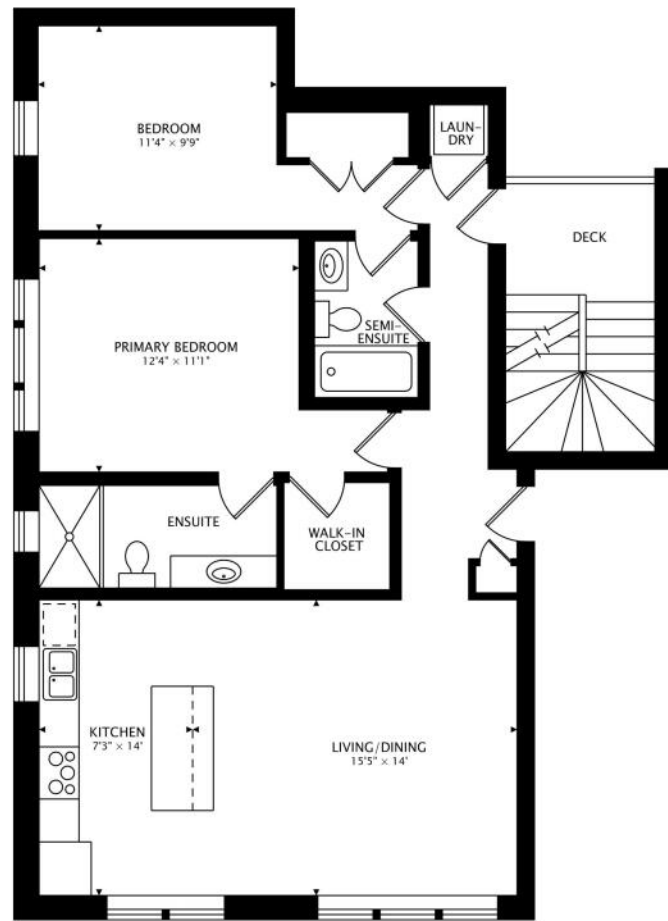
2 BEDROOM

2 BATH

TAXES: \$6,281

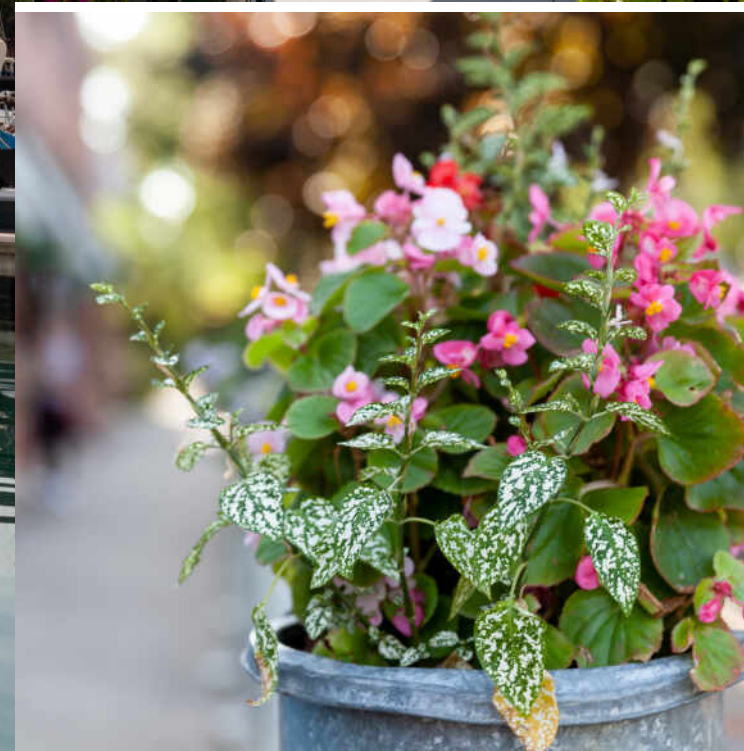
ASSESSMENTS: \$335 / MONTH





988 sq ft





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

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.





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