

1629 S PRAIRIE AVENUE, UNIT #1301
SOUTH LOOP / PRAIRIE DISTRICT





ROOM DIMENSIONS

LIVING ROOM : 15' × 14'

DINING ROOM : 15' × 11'

KITCHEN : 19' × 10'

PRIMARY BEDROOM : 23' × 15'

2ND BEDROOM : 11' × 10'

3RD BEDROOM : 11' × 10'

BALCONY : 18' × 6'

WALK-IN CLOSET : 9' × 6'

FOYER : 11' × 7'

MODERN LUXURY WITH SPECTACULAR VIEWS

Welcome home to the luxury & comfort of the Prairie District's premier condo building - Adler Place. Located right at the lakefront, enjoy spectacular unobstructed views of the lake, Chicago's iconic skyline, Soldier Field and Navy Pier fireworks thru full floor-to-ceiling windows! This coveted & rarely available '01 Tier unit boasts the preferred North/East corner exposure with a fantastic open layout & roomy 1,600 sq ft of living space. Modern finishes at every turn incl gorgeous new wide-plank flooring & brand-new Bosch counter-depth refrigerator. Extended chefs kitchen with longer granite island that includes new wine cooler fridge, built-in double ovens, tall 42" cabinets and pantry closet. Your 8-person dining table has a home too! Easily flow outside to your large private balcony, great for grilling, entertaining or just relaxing after a long day. Oversized primary suite w/ more stunning views easily holds a king-sized bed w/ 2 night stands & dressers, plus has huge organized walk-in closet. Pamper yourself in the attached spa bath w/ designer granite stone tiles, separate shower & soaking tub and dual-sink vanity. 2 additional bedrooms have custom closets for guests and your home office setup. Incredibly well maintained home w/ fresh paint is move-in ready! Brand new LG front-loader washer/dryer & new ceiling fans. Plenty of closets & storage incl 1 exterior storage cage (S-67). 2 side-by-side garage parking spaces (1 included & 1 for \$30K). HOA includes: heat, AC, gas, water & internet. Outstanding full amenity bldg features: 24HR doorman, large fitness center, top floor party/club room, outdoor pool, sundeck w/ furniture & grill, catering kitchen, saunas/hot tub, bike storage & dog run. Easy access to the lakefront trail. This is the one!

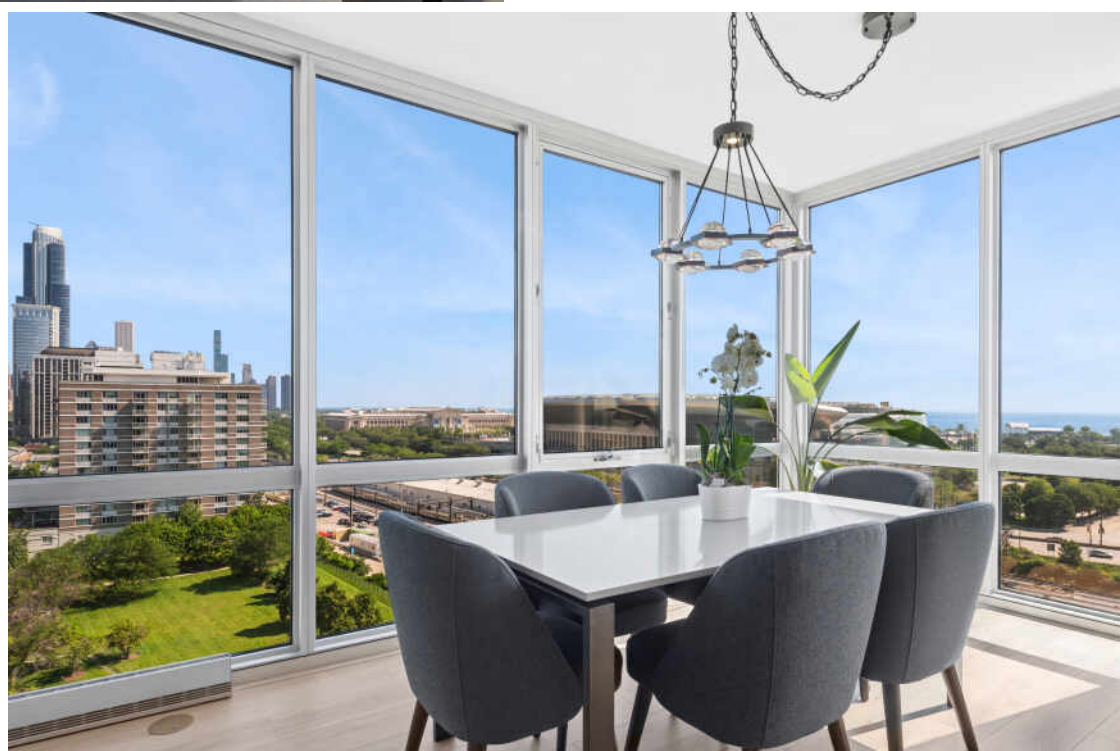
3 BEDROOM

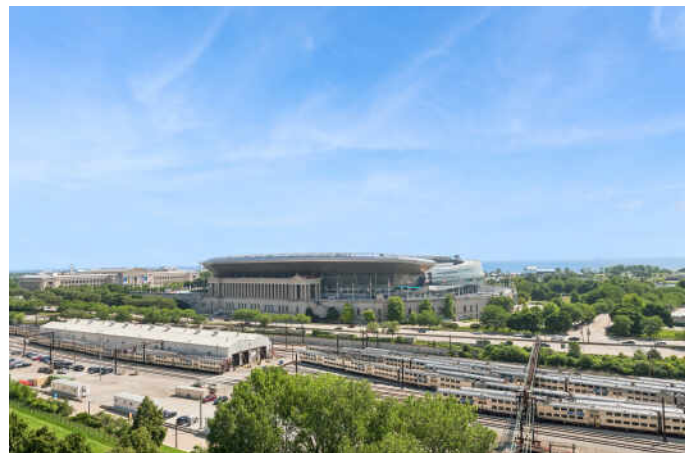
2 BATH

TAXES: \$12,888

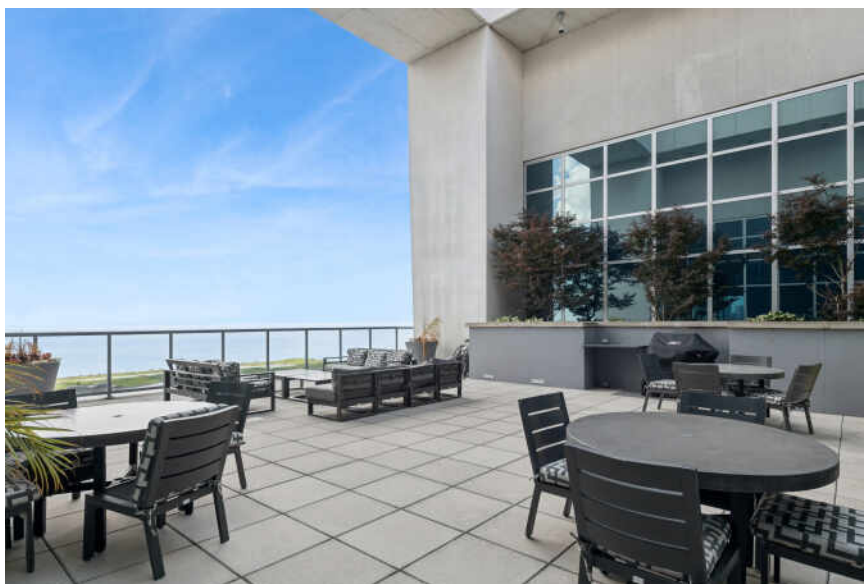
ASSESSMENTS: \$1,118











SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



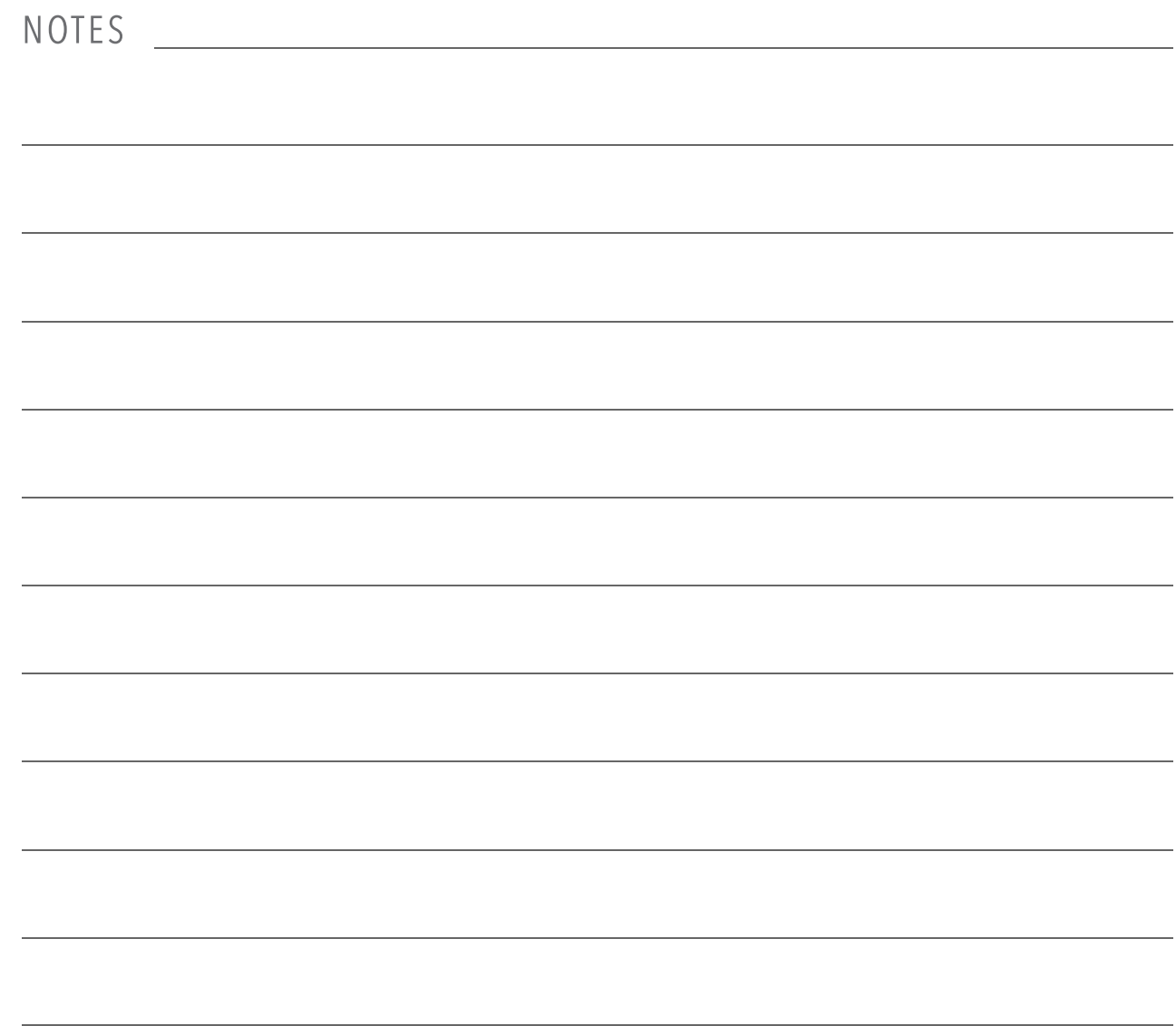
CHARACTERIZED BY TOWERING HIGH RISES AND HISTORIC POCKETS THAT REFLECT THE AREA'S STORIED PAST, THE **SOUTH LOOP** IS A DISTINCTIVE CHICAGO NEIGHBORHOOD.

Chicago's original Gold Coast in the late 19th century, the South Loop was once home to the likes of Marshall Field, George Pullman, and Philip Armour. Today the vibrant neighborhood is known for its access to the lakefront, shops, restaurants, parks, Museum Campus, and The Loop.

The South Loop is comprised of several historic areas including Printer's Row, which features a number of buildings that have been converted into residential lofts, along with Motor Row District and Prairie Avenue District. Meanwhile, several apartment and condominium buildings are under construction, bringing thousands of new residences to the neighborhood.

The South Loop's housing boom has brought with it an influx of retailers along with eateries and nightlife on South Michigan Avenue. The Roosevelt Collection is a popular destination featuring a movie theater and an assortment of retailers.

Museum Campus is the cultural hub of the South Loop featuring attractions including the Field Museum, Shedd Aquarium, Adler Planetarium, and Soldier Field. Residents also enjoy being in close proximity to Northerly Island and public transportation including the CTA's Roosevelt station.





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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

