



1636 N. WELLS #2515
AMERICANA TOWERS / OLD TOWN



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 13' × 15'

DINING SPACE : 11' × 15'

KITCHEN : 10' × 10'

PRIMARY BEDROOM : 11' × 15'

SECOND BEDROOM : 11' × 10'

2 BEDROOM

2 BATH

TAXES: \$7,349

ASSESSMENTS: \$1,092

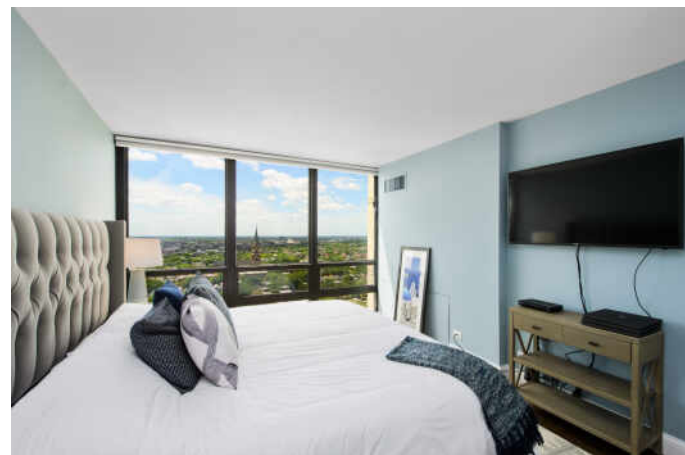
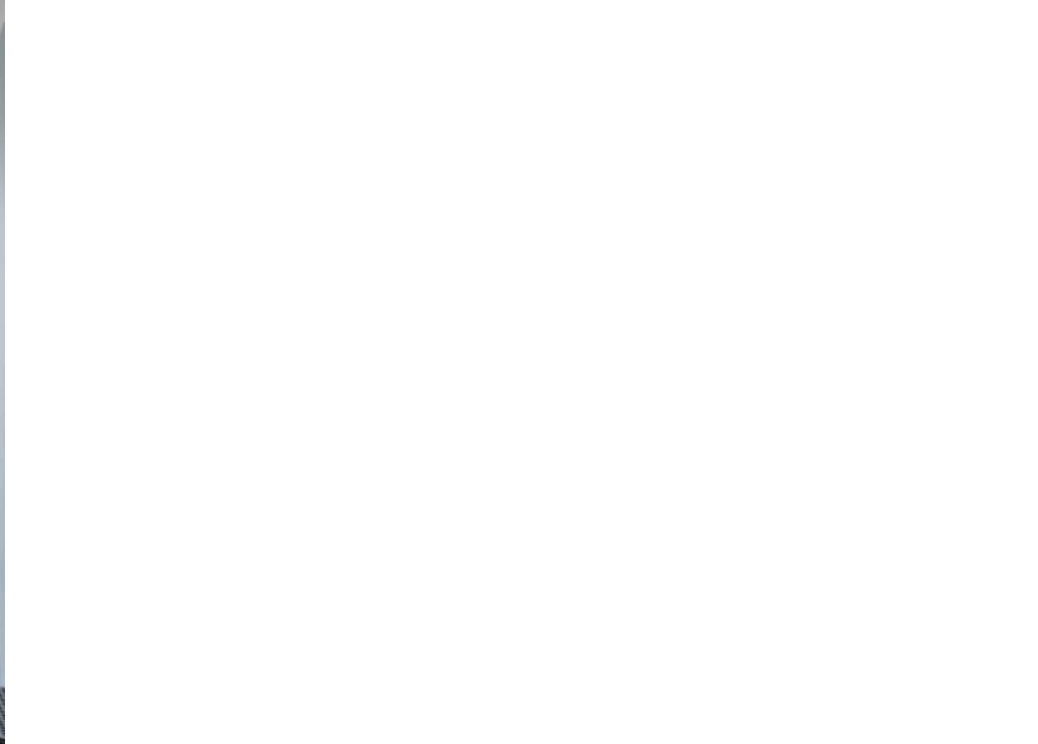
YOUR NEXT CHAPTER STARTS HERE...

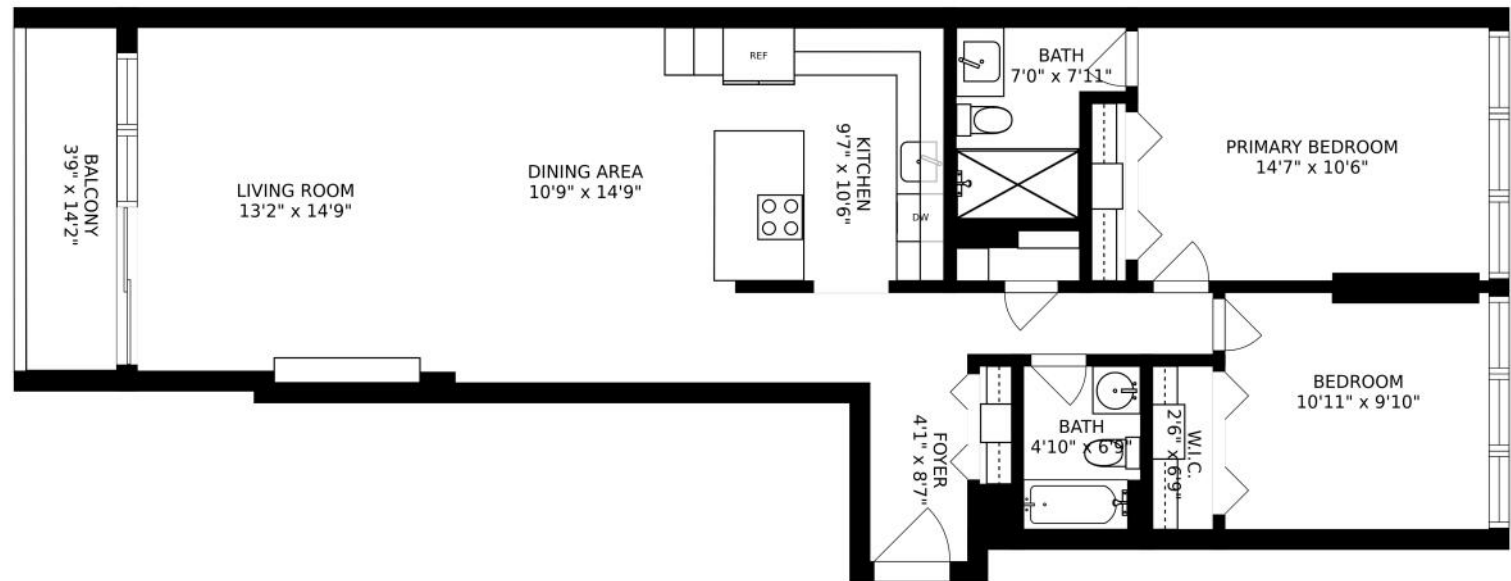
Live in the heart of the Old Town neighborhood... rare and unique home with Lake Michigan views, as well as sunset views and views of Old St. Mikes. This combined with a large terrace, make this home a perfect 10! Two bedroom - two bath interior designer renovation covering every inch of the space, kitchen, baths, floors, ceilings, closets and window treatments. Hardwood floors through-out, designer herringbone tile in the bath, quartz counters, s.s. appliances, custom cabinets, light fixtures, professionally organized closets and Hunter Douglas motorized window treatments. Premium storage with coat closet, custom pantry and bonus closet. Designated dining space, plus breakfast bar for casual dining. Building amenities include leased parking, outdoor pool, sundeck, sauna, party room, fitness room, laundry and 24-hour doorman. Walk to the Lincoln Park, Green City Farmer's Market, Second City, Starbucks, North Ave. beach, lakefront trail, restaurants/bars, Lincoln Park Zoo, and more! This home makes a great primary residence, in-town or investment (rental friendly building). Pet-friendly building as well. Homes in this location and caliber of finishes rarely come on the market.

- Americana Towers / Built in 1971 / 420 Units / 36 Stories
- \$3M in reserves / No Specials Planned / Investor Friendly - No Rental Cap.
- WalkScore 98 / Walker's Paradise / Daily Errands Do Not Require a Car
- Sedgwick El-stop (Purple & Brown Lines) 1536 N. Sedgwick
- Second Ward / Alderman Brian Hopkins / 1400 N. Ashland / (312) 643-2299
- Steps to Lincoln Park, Lincoln Park Zoo, Green City Farmer's Market









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



OLD TOWN IS TOO HIP TO EVER GET OLD.

Located between Lincoln Park and the Gold Coast, the neighborhood continues to capture the interest of homebuyers with its diverse collection of restaurants, shops, and entertainment venues.

The go-go clubs of the '60s and '70s may be gone but Old Town's hip spirit lives on with popular pubs, Zanies comedy club, and the world-famous Second City, where everyone from John Belushi and Bill Murray to Tina Fey and Steve Carell launched their comedy careers.

In addition to nightlife, residents enjoy the neighborhood's central location and variety of independent shops, restaurants, boutiques, and specialty stores that highlight a fabulous mix of old and new. The community thrives during the summer, when The Old Town Art Fair and Wells Street Art Festival showcase the exceptional work of local artists.

The upscale neighborhood includes some of the city's best-preserved historic homes, single-family homes priced well over \$1 million, and many newer condominiums. As the community has edged west in recent years, new development is bringing moderately-priced housing to the area.

With its proximity to the lake, Lincoln Park, and The Loop, Old Town is a top choice among Chicagoans. Easily accessible by public transportation, including two CTA train stops and numerous bus routes, the neighborhood also has well-traveled designated bike lanes along Wells Street.



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