# 1647 W ADDISON STREET #1B

LAKEVIEW







## ROOM DIMENSIONS

LIVING ROOM: 15' × 21'

DINING ROOM: 8' × 17'

KITCHEN: 15' × 11'

PRIMARY BEDROOM: 11' × 10'

SECOND BEDROOM: 11' × 16'

THIRD BEDROOM: 13' × 13'

WALK IN CLOSET: 5' × 7'

BALCONY: 8' × 8'

LAUNDRY: 5' × 5'

3 BEDROOM 2.5 BATH TAXES: \$9,071

ASSESSMENTS: \$473 / MONTH

## 1647 W ADDISON ST UNIT 1B

Sprawling 3BD/2.5BA duplex-down loft with exposed brick, perfectly positioned between the heart of Southport Corridor and Roscoe Village. The main level offers a completely open floor plan with dedicated living and dining areas, two large outdoor spaces, and refinished hardwood floors. The spacious kitchen features white cabinetry, stainless steel appliances, black granite counters, and a breakfast bar that opens seamlessly into the living room and the balcony (the first of two outdoor spaces!). A conveniently placed half bath sits just across the way. The living room area features a cozy fireplace while the separate dining area flows naturally into the rest of the home, creating an ideal setup for entertaining or everyday comfort. From here, step out to the larger covered deck, complete with a custom-built sectional that the owners are happy to leave for the next buyer. Downstairs, you'll find all three bedrooms, two full bathrooms, and in-unit laundry. The primary suite offers a generous walk-in closet and a full en-suite bath. The unit also comes with two exterior deeded parking spaces, a private storage cage, and bike storage. Many significant upgrades have already been done, including new LG microwave (2024), new stacked electric ventless Bosch washer/dryer (2021), new breaker panel (2021), new carpet (2021), new furnace (2019), and so much more. Set in a professionally managed courtyard building, this unit sits quietly toward the back, providing peace and privacy away from the bustle of Addison Street.





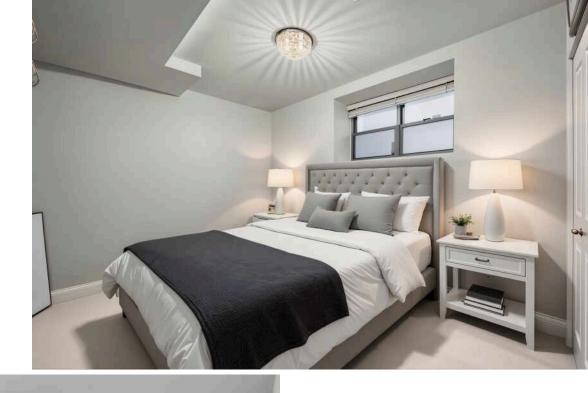






















Floor 1 Floor 2



TOTAL: 1475 sq. ft
FLOOR 1: 764 sq. ft, FLOOR 2: 711 sq. ft
EXCLUDED AREAS: BALCONY: 111 sq. ft, WALLS: 115 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

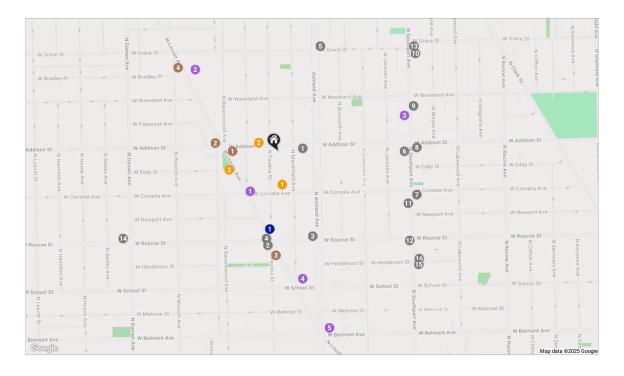
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

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.



## RESTAURANTS\_

- Cafe Tola #3
  1625 W ADDISON ST, 0.1 MI
- Frasca Pizzeria & Wine Bar 3358 NORTH PAULINA STREET, 0.2 MI
- Cafe El Tapatio 3400 NORTH ASHLAND AVENUE, 0.2 MI
- Brown Bag Seafood Co. 3400 N LINCOLN AVE, 0.2 MI
- A. J. Hudson's Public House 3801 NORTH ASHLAND AVENUE, 0.3 MI
- 6 Southport Grocery and Cafe 3552 NORTH SOUTHPORT AVENUE, 0.3 MI
- Crosby's Kitchen
   3455 NORTH SOUTHPORT AVENUE,
   0.4 MI
- O'Agostino's Pizza and Pub Wrigleyville
  1351 WEST ADDISON STREET, 0.4 MI

- Sushi Mura
  3647 NORTH SOUTHPORT AVENUE,
- Bodega Sur 3755 N SOUTHPORT AVE, 0.4 MI
- Orridor Brewery & Provisions
  3446 N SOUTHPORT AVE, 0.4 MI
- Tuco And Blondie
  3358 N SOUTHPORT AVE, 0.4 MI
- Tango Sur
  3763 NORTH SOUTHPORT AVENUE,
  0.5 MI
- Volo Restaurant Wine Bar 2008 WEST ROSCOE STREET, 0.5 MI
- Little Goat Diner 3325 N SOUTHPORT AVE, 0.5 MI
- Coda di Volpe
  3335 N SOUTHPORT AVE, 0.5 MI

# COFFEE\_\_\_\_

- 1755 WEST ADDISON STREET, 0.1 MI
- 2 Loba Pastry + Coffee 3600 N LINCOLN AVE, 0.2 MI
- 3 Starbucks 3356 NORTH LINCOLN AVENUE, 0.3 MI
- 4 Botanical Cafe 3740 NORTH LINCOLN AVENUE, 0.4 MI
- ₹ GROCERY\_\_\_
- 1 Paulina Market 3501 N LINCOLN AVE, 0.1 MI
- 2 Trader Joe's 3745 NORTH LINCOLN AVENUE, 0.3 MI
- 3 Jewel-Osco 3630 NORTH SOUTHPORT AVENUE, 0.3 MI

- 4 Target Grocery 3300 NORTH ASHLAND AVENUE, 0.3 MI
- 5 Whole Foods Market 3201 NORTH ASHLAND AVENUE, 0.5 MI

## ♀schools\_

- 1650 WEST CORNELIA AVENUE, 0.1 MI
- Saint Andrew School 1710 WEST ADDISON STREET, 0.1 MI
- 3 Lakeview Preschool
  Academy
  3536 NORTH LINCOLN AVENUE, 0.1 MI
- ₹ TRANSIT\_
- Paulina
   CTA BROWN LINE, 0.2 MI

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