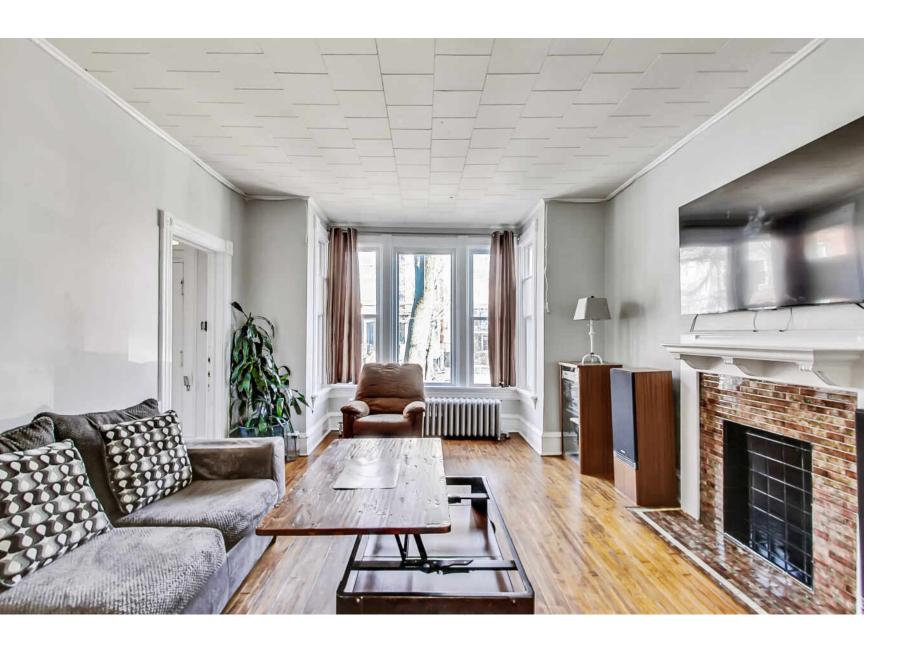
1656 N FRANCISCO AVENUE

LOGAN SQUARE







ROOM DIMENSIONS

KITCHEN: 13' × 12'

LOFT: 21' × 10'

LIVING ROOM: 17' × 13' DINING ROOM: 16' × 16' PRIMARY BEDROOM: 18' × 8' SECOND BEDROOM: 21' × 11' THIRD BEDROOM: 12' × 11' FOURTH BEDROOM: 15' × 9' FIFTH BEDROOM: 12' × 8' SIXTH BEDROOM : 10' × 8'

LAUNDRY/UTILITY ROOM: 20' × 12'

6 BEDROOM 3 BATH TAXES: \$7,575.04 (2021) WITH HOMEOWNER EXEMPTION

AMAZING OPPORTUNITY IN THIS 6 BEDROOM/3 BATHROOM SFH ON AN EXTRA-WIDE LOT W/ RARE DRIVEWAY AND 2-CAR GARAGE JUST BLOCKS TO HUMBOLDT PARK & 1 BLOCK TO THE 606 TRAIL!

The main level features a versatile layout with separate living room, dining room, kitchen, bedroom, full bath, and an enclosed porch overlooking a spacious deck, Upstairs is accessible through its own private entrance and features a lofted living area along with three additional bedrooms and second full bath. The fully finished basement also has its own private entrance offering ample space with two additional bedrooms, laundry room as well as another kitchenette/living area combo. This terrific tree lined street is close to it all and surrounded by a number of Chicago's premier destinations for dining and nightlife including the heart of Armitage Ave's commercial district. Opportunities like this don't come along often!





























10 1656 N FRANCISCO AVENUE 1656 N FRANCISCO AVENUE 11



LOGAN SQUARE PROVES THAT IT IS HIP TO BE SQUARE AFTER ALL.

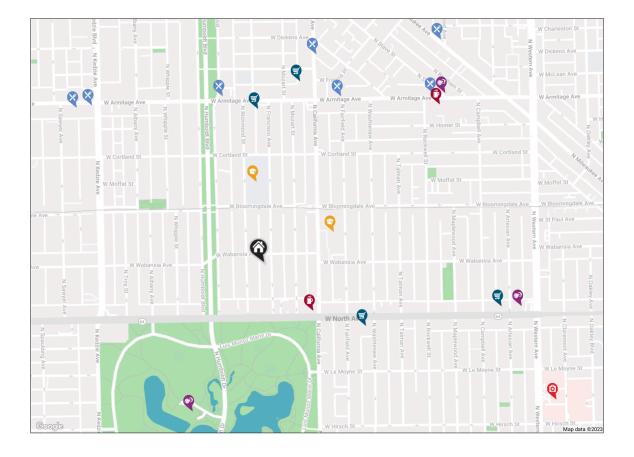
The neighborhood attracts residents with its artistic vibe, park-like boulevards, and thriving dining scene.

The Logan Square Boulevards District, lined with beautiful homes and mature trees, is a designated Chicago landmark.

Although it's surrounded by some of Chicago's trendiest areas for nightlife, the neighborhood definitely holds its own. Logan Square is home to locally-owned restaurants, bars, and bistros, including hotspots noted by *Bon Appétit* as among Chicago's best. Artists and musicians live and work in the neighborhood, performing and displaying their art at local coffee shops, cafes, and theaters.

Known for its historic greystones, large bungalows, and stately mansions, Logan Square has seen a boom of residential development, including condominiums, lofts, townhomes, three-flats, and single-family homes. While there is ample new construction, the community still retains its historic charm by repurposing and preserving its landmarks.

The neighborhood's easy access to the CTA Blue Line is another draw for residents along with The 606 trail.





Parson's Chicken & Fish 2952 WEST ARMITAGE AVENUE, 0.4 MI

Table, Donkey and Stick 2728 WEST ARMITAGE AVENUE, 0.4 MI

Bang Bang Pie & Biscuits 2051 NORTH CALIFORNIA AVENUE, 0.5 MI

Scofflaw 3201 WEST ARMITAGE AVENUE, 0.5 MI

90 Miles Cuban Cafe 2540 WEST ARMITAGE AVENUE, 0.6 MI

La Bomba Restaurant IL 3221 WEST ARMITAGE AVENUE, 0.6 MI Ramen Wasabi

2101 NORTH MILWAUKEE AVENUE, 0.7 MI

COFFEE SHOPS

Etheria Cafe 2800 WEST NORTH AVENUE, 0.2 MI

Caffè Umbria 2545 WEST ARMITAGE AVENUE, 0.6 MI

Cermak Produce 2701 WEST NORTH AVENUE, 0.3 MI

The UPS Store 2020 NORTH CALIFORNIA AVENUE STE 7,

Foodsmart 2901 WEST ARMITAGE AVENUE, 0.4 MI

Walgreens 2440 WEST NORTH AVENUE, 0.6 MI

PHEALTH CLUBS

Humboldt Park Fieldhouse Gymnasium 1400 NORTH HUMBOLDT DRIVE, 0.4 MI

Moksha Yoga Center 2528 WEST ARMITAGE AVENUE, 0.6 MI Anytime Fitness

2412 WEST NORTH AVENUE, 0.6 MI

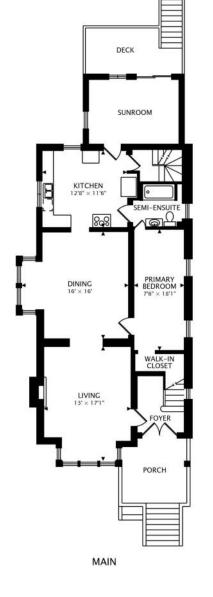
HOSPITALS

Presence Medical Group 1431 NORTH WESTERN AVENUE #205,

SCHOOLS

Richard Yates Elementary School 1839 NORTH RICHMOND STREET, 0.2 MI

Moos Elementary School 1711 NORTH CALIFORNIA AVENUE, 0.2 MI







14 1656 N FRANCISCO AVENUE 1656 N FRANCISCO AVENUE 15



LEIGH MARCUS (773) 299-8025 LEIGH@LEIGHMARCUS.COM WWW.LEIGHMARCUS.COM

