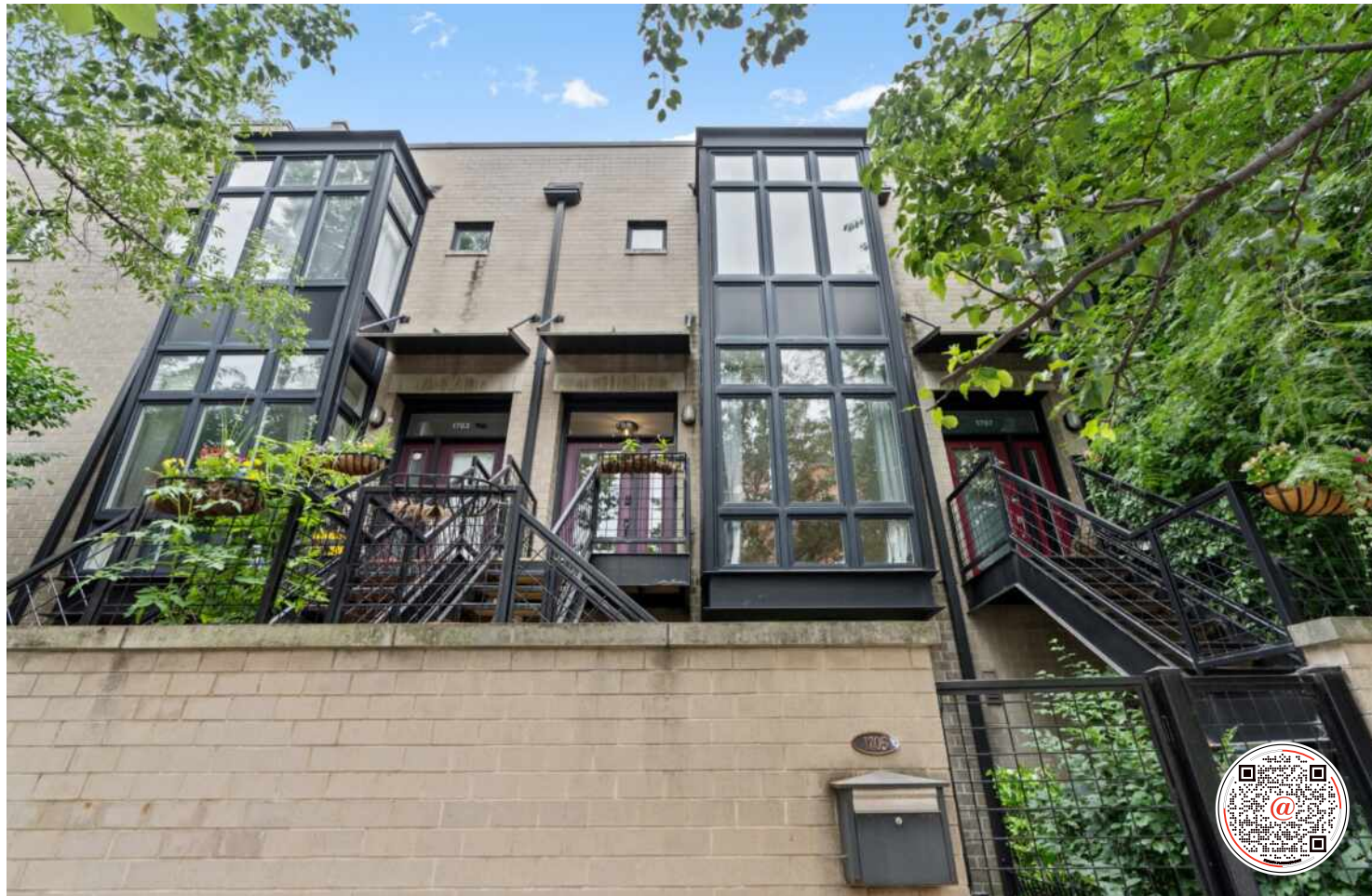


1705 W DIVERSEY PARKWAY
LAKEVIEW





ROOM DIMENSIONS

LIVING ROOM : 15' × 16'

KITCHEN : 15' × 13'

PRIMARY BEDROOM : 12' × 14'

PRIMARY BATHROOM : 8' × 9'

SECOND BEDROOM : 12' × 8'

BATHROOM : 8' × 5'

FAMILY ROOM : 15' × 14'

RECREATION ROOM : 16' × 11'

BATHROOM : 6' × 5'

GARAGE : 15' × 17'

PATIO : 17' × 12'

1ST FLOOR BALCONY : 9' × 5'

2ND FLOOR BALCONY : 24' × 8'

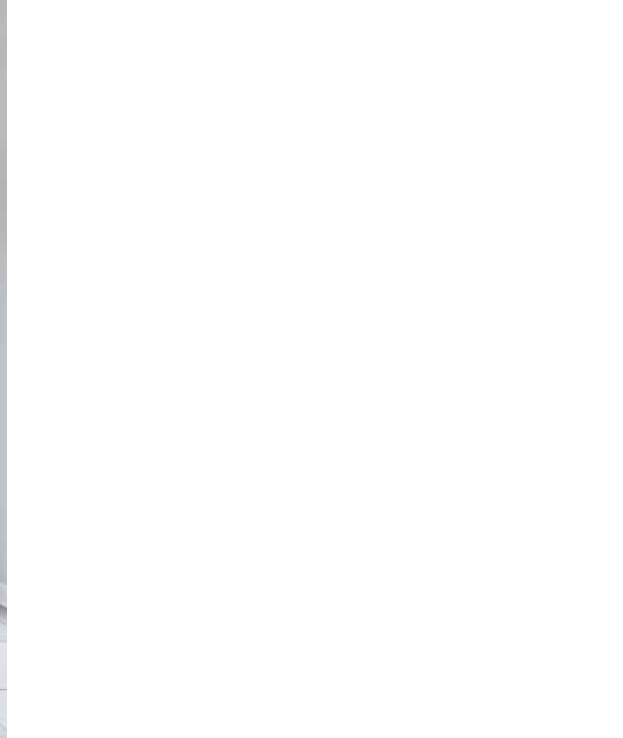
3 BEDROOM

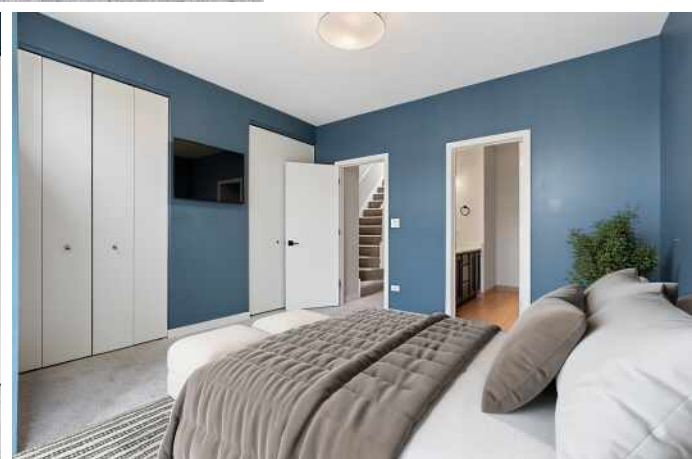
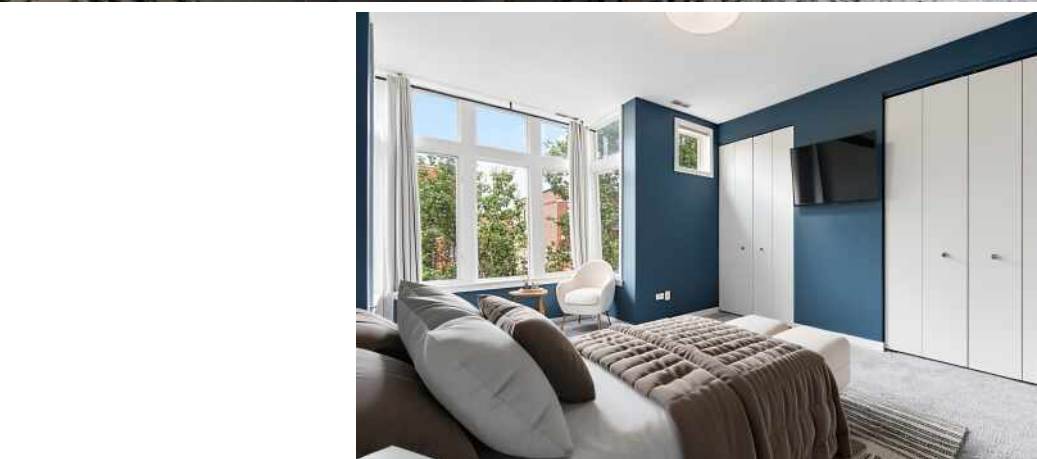
2.1 BATH

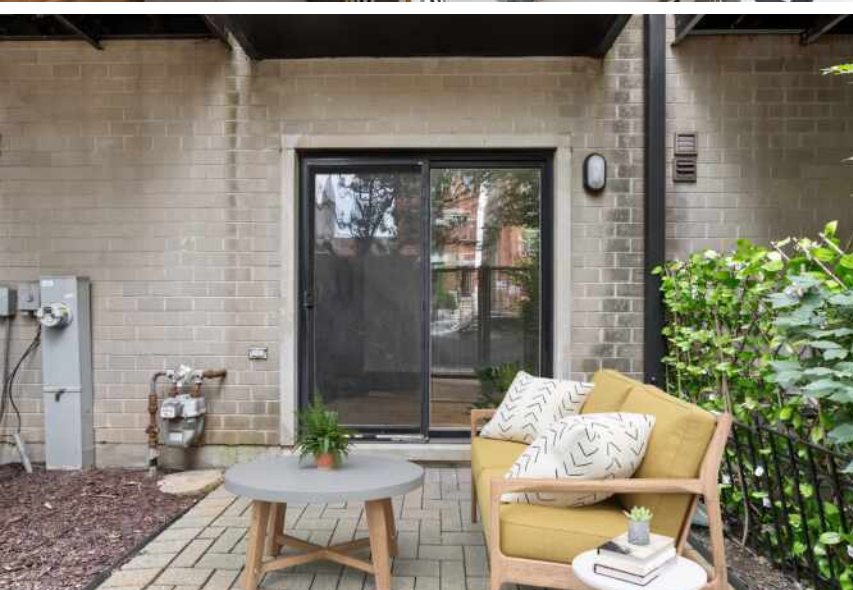
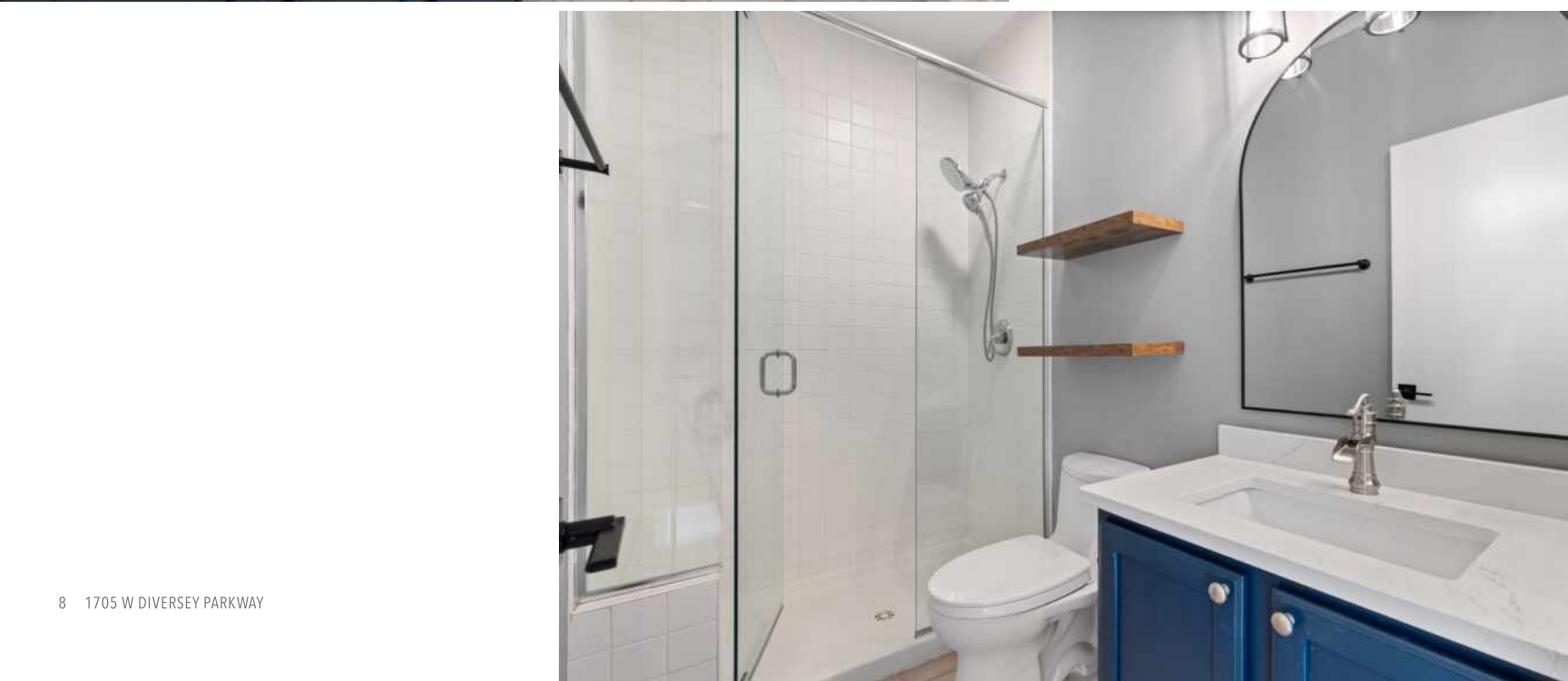
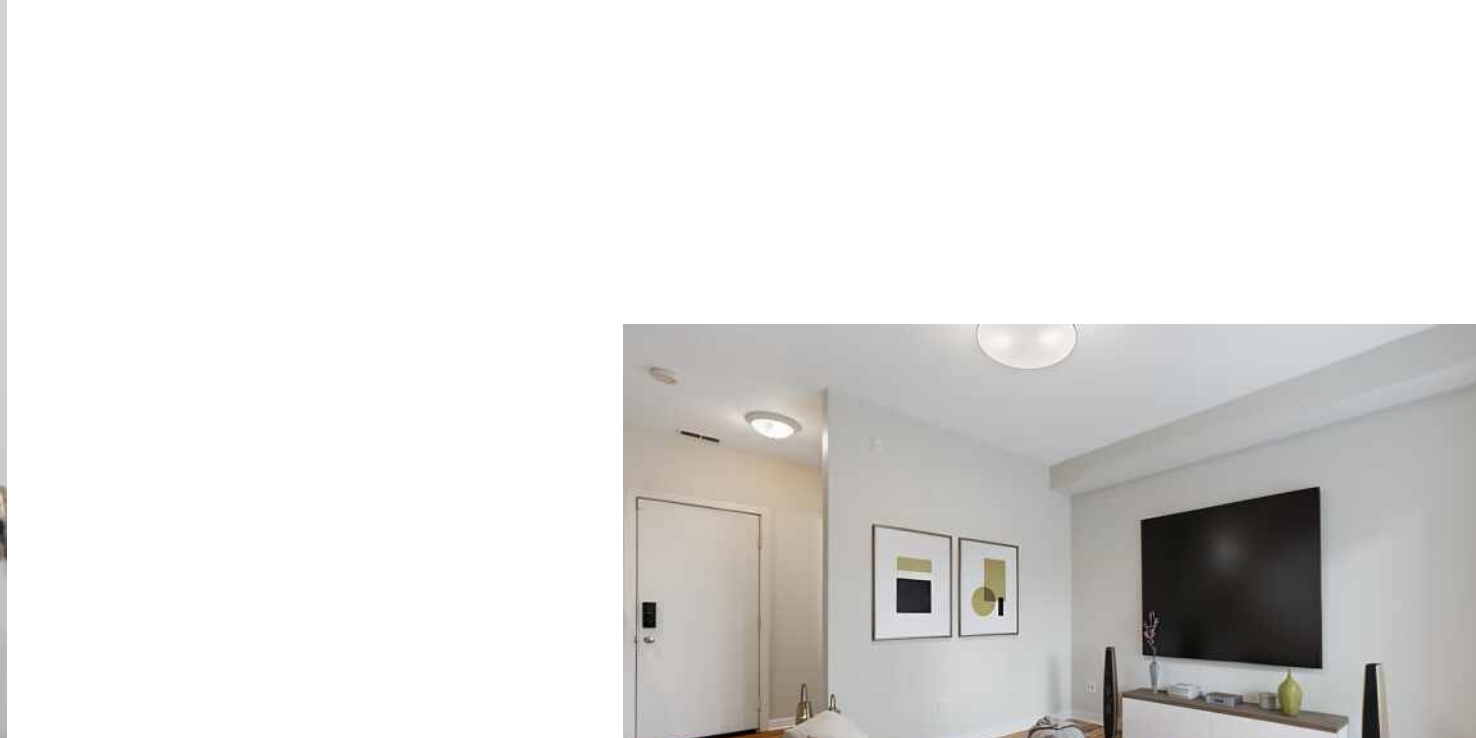
TAXES: \$11,182

ASSESSMENTS: \$328

Exceptional 3 bedroom, 2.1 bath four-level townhome offering approximately 2,000 square feet in a prime Lakeview location with an abundance of outdoor space, natural light, and thoughtful updates throughout. Designed with the comfort and functionality of a single-family home, this residence offers a spacious, versatile floor plan ideal for both everyday living and entertaining. The main living level showcases a beautifully appointed kitchen with abundant cabinet storage, quartz countertops, stainless steel appliances, subway tile backsplash, and a newly installed range hood vented to the exterior. An inviting eat-in dining area sits adjacent to the balcony, creating the perfect setting for morning coffee, grilling, or outdoor dining. The kitchen flows seamlessly into the expansive family room, anchored by a gas fireplace and filled with natural light. The third level features the spacious primary suite with generous closet space and a well-appointed bath offering a double bowl quartz vanity and soaking tub with shower. An additional bedroom and updated full bath complete this level. The top floor provides exceptional flexibility with a third bedroom, media room, home office, or additional living space that opens to the expansive rooftop deck with treetop views. The grade level includes an attached 1.5-car garage with additional storage and a versatile bonus room ideal as a fourth bedroom, office, fitness space, or family room. A convenient half bath and walkout access to the front terrace complete the space. Additional improvements include a new hot water heater, newer washer and dryer, high-end luxury vinyl plank flooring on the lower level, Cat 6 networking throughout, wireless automatic blinds on the lower and top levels, and a professionally vented exterior range hood. Ideally located just steps from neighborhood restaurants, cafes, parks, shopping, and public transportation, this home offers expansive indoor and outdoor living in the heart of Lakeview.

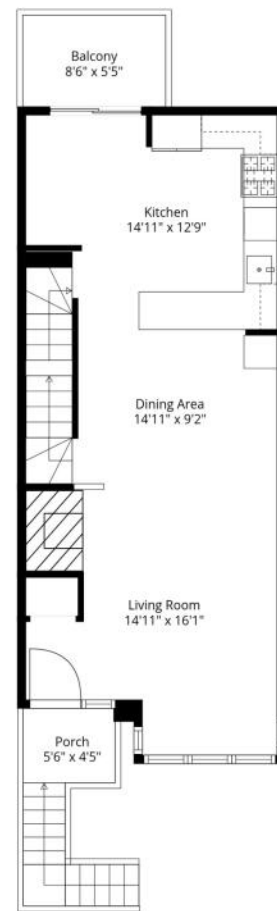








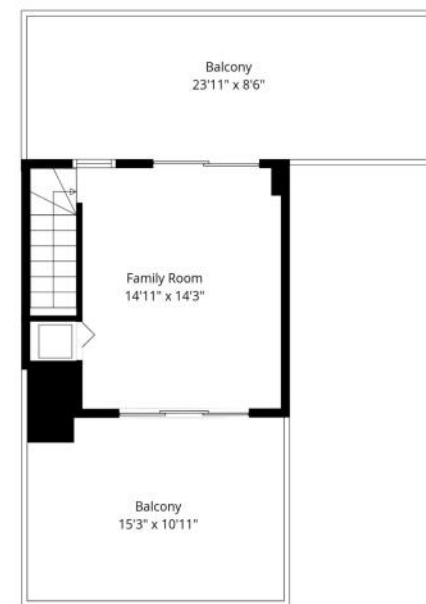
Basement



1st Floor

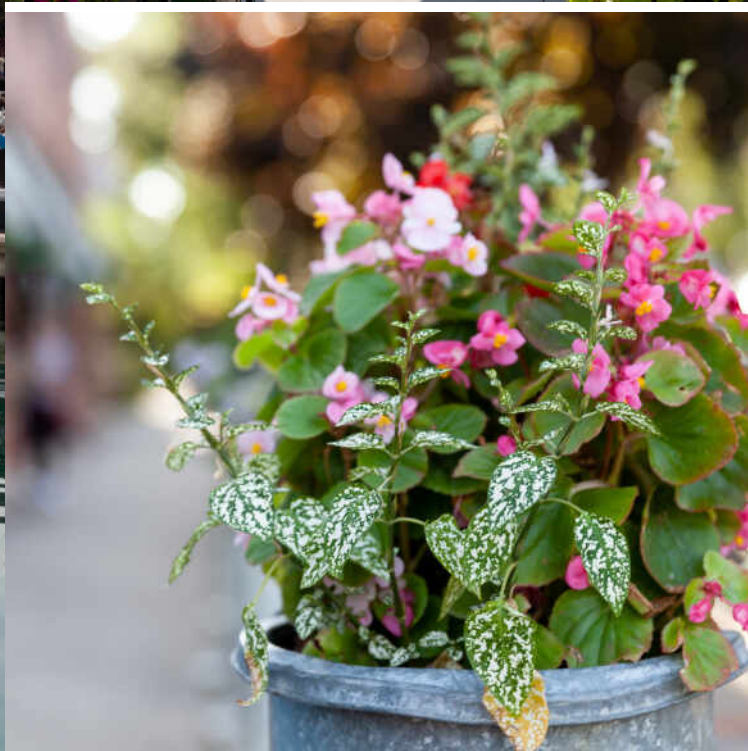


2nd Floor



3rd Floor

DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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

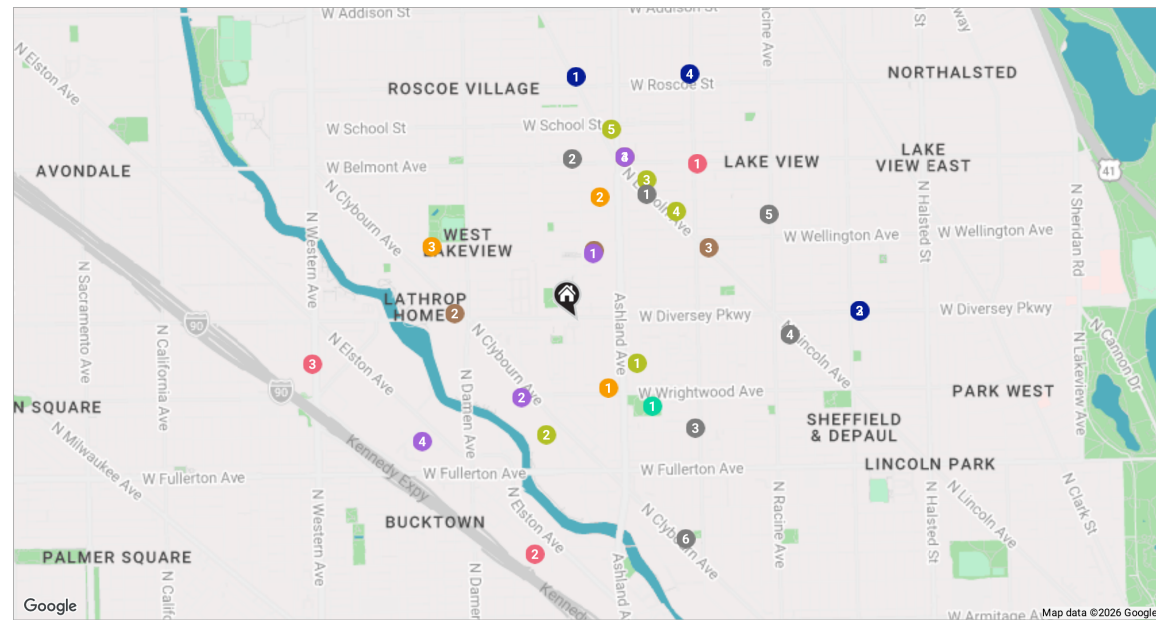
For starters, there’s Lakeview’s proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

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

- 1 Chicago's Pizza**
3114 NORTH LINCOLN AVENUE, 0.5 MI
- 2 Pizzeria Serio**
1708 WEST BELMONT AVENUE, 0.5 MI
- 3 Bird's Nest**
2500 NORTH SOUTHPORT AVENUE,
0.5 MI
- 4 Batter & Berries**
2748 NORTH LINCOLN AVENUE, 0.7 MI
- 5 Will's Northwoods Inn**
3030 NORTH RACINE AVENUE, 0.7 MI
- 6 Pequod's Pizza**
2207 NORTH CLYBOURN AVENUE,
0.8 MI

 COFFEE _____

- 1 Starbucks Coffee Company
2940 NORTH ASHLAND AVENUE, 0.2 MI
- 2 Hexe Coffee Co.
2000 WEST DIVERSEY PARKWAY, 0.4 MI

- Heritage Bikes & Coffee
2959 NORTH LINCOLN AVENUE, 0.5 MI
- WFM Coffee Bar
3201 NORTH ASHLAND AVENUE, 0.6 MI

 GROCERY _____

- 1 **Jewel-Osco**
2940 NORTH ASHLAND AVENUE, 0.2 MI
- 2 **ALDI**
2600 NORTH CLYBOURN AVENUE,
0.3 MI
- 3 **Whole Foods Market**
3201 NORTH ASHLAND AVENUE, 0.6 MI
- 4 **Fresh Thyme Market**
2500 NORTH ELSTON AVENUE, 0.6 MI

 GYM _____

- 1 The Pilates Shed**
2648 NORTH BOSWORTH AVENUE,
0.2 MI
- 2 My Gym Chicago**
1730 WEST FULLERTON AVENUE, 0.4 MI

- 3 **Chicago Fitness Center**
3131 NORTH LINCOLN AVENUE, 0.5 MI
- 4 **Chicago Yoga Center**
3047 NORTH LINCOLN AVENUE #320,
0.5 MI
- 5 **LA Fitness**
3240 NORTH ASHLAND AVENUE, 0.6 MI

 SCHOOLS _____

- 1 William H. Prescott Elementary School
1632 WEST WRIGHTWOOD AVENUE,
0.2 MI
- 2 Augustus H. Burley Elementary School
1630 WEST BARRY AVENUE, 0.4 MI
- 3 Alcott College Prep
2957 NORTH HOYNE AVENUE, 0.5 MI

ENTERTAINMENT_____

- 1 Schubas Tavern**
3159 NORTH SOUTHPORT AVENUE,
0.6 MI

- 2 WhirlyBall
1825 WEST WEBSTER AVENUE, 0.8 MI
- 3 Regal City North
2600 NORTH WESTERN AVENUE, 0.9 MI

 TRANSIT_____

- 1 Paulina
CTA - BROWN LINE, 0.8 MI
- 2 Diversey
CTA - PURPLE LINE, 0.9 MI
- 3 Diversey
CTA - BROWN LINE, 0.9 MI
- 4 Southport
CTA - BROWN LINE, 0.9 MI

 PARKS _____

- 1 Wrightwood Park**
2534 NORTH GREENVIEW AVENUE,
0.4 MI

NOTES _____



KAYLIN GOLDSTEIN

(312) 909-1682

(312)-506-0200

KAYLIN@ATPROPERTIES.COM

WWW.KAYLINGOLDSTEIN.COM

THE
GOLD
GROUP



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.

