



**1709 N LARRABEE STREET #1N**  
LINCOLN PARK

**@properties**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 15' × 14'  
DINING ROOM : 14' × 8'  
KITCHEN : 11' × 11'  
PRIMARY BEDROOM : 13' × 12'  
SECOND BEDROOM : 13' × 10'  
THIRD BEDROOM : 13' × 10'  
RECREATION ROOM : 25' × 15'  
DECK : 16' × 10'  
PATIO : 16' × 10'

**3 BEDROOM**

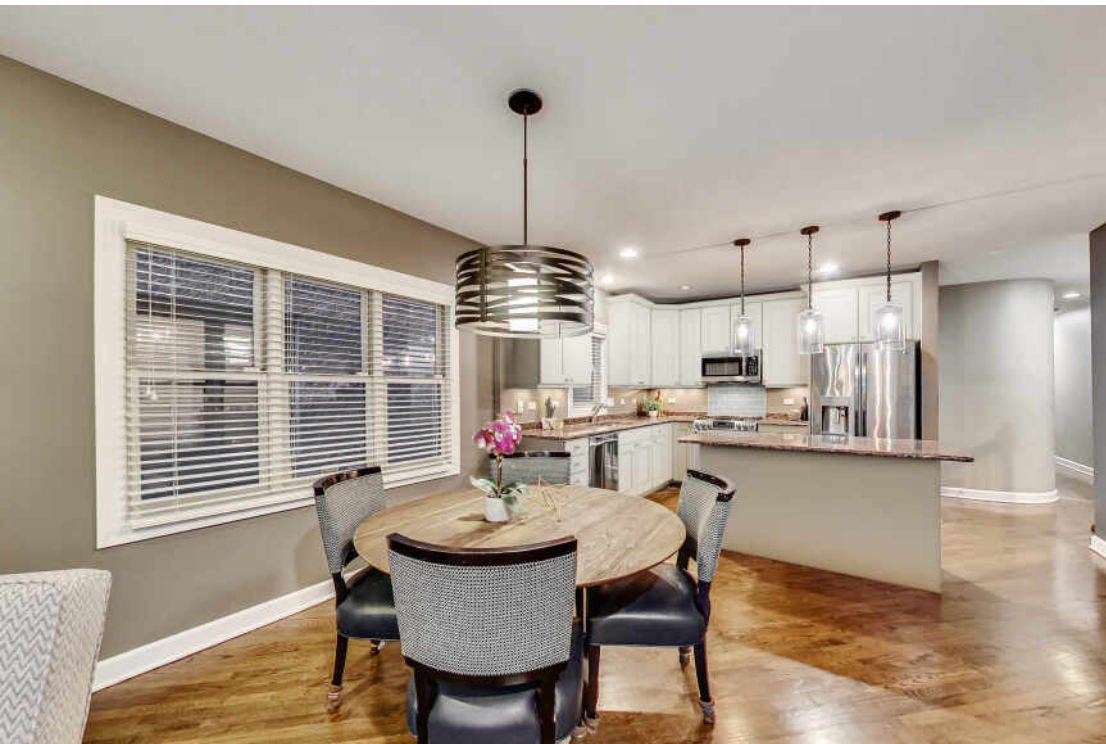
**3 BATH**

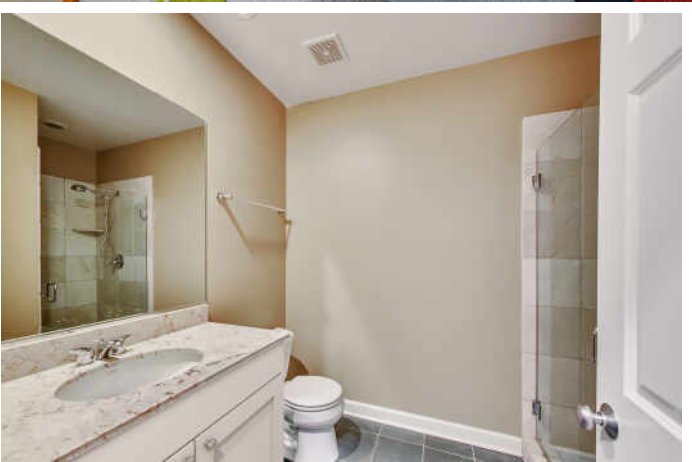
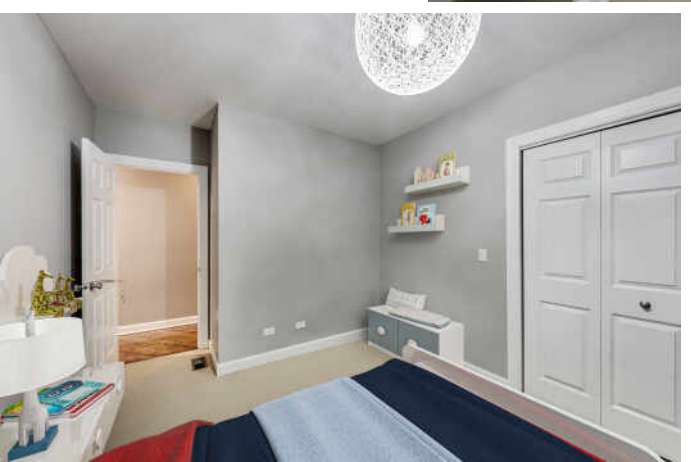
**TAXES: \$14,478.31 (2021) WITH NO  
EXEMPTIONS**

**ASSESSMENTS: \$376/MO**

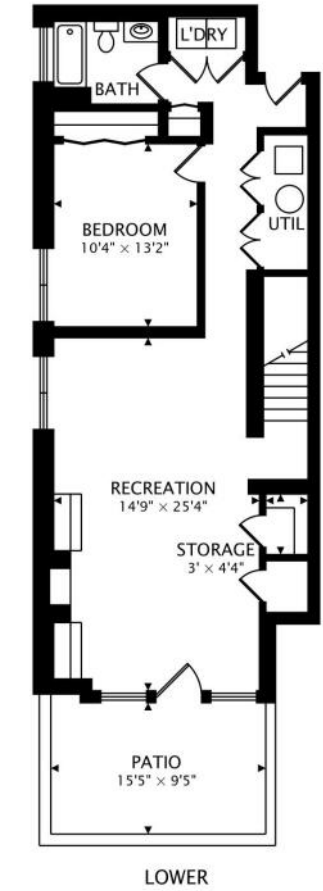
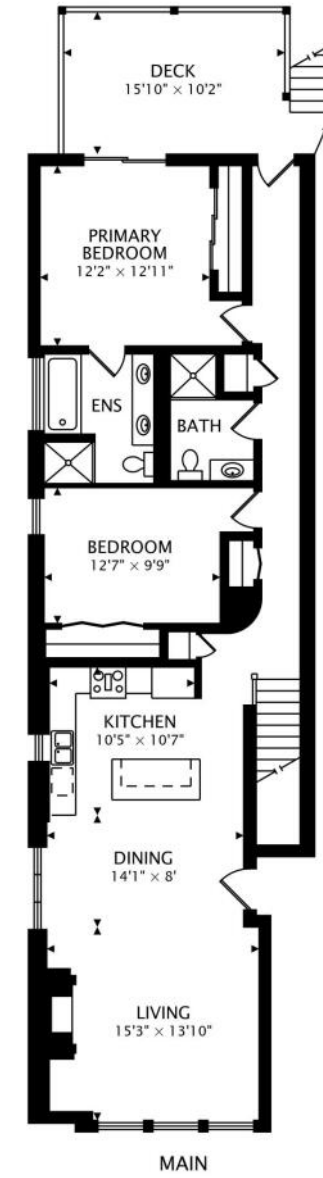
## BRIGHT AND SPACIOUS 3 BEDROOM/3 BATH DUPLEX DOWN IN PRIME OLD TOWN/LINCOLN PARK LOCATION WITH ATTACHED HEATED GARAGE PARKING AND TWO OUTDOOR SPACES!

Nestled in an intimate brick building, this fabulous condo lives like a single-family home. Upon entering, the main living space welcomes you with a phenomenal open floor plan which is perfect for everyday living and entertaining. Seamlessly you enter the kitchen offering granite countertops, large island & breakfast bar, and upgraded stainless steel appliances. The living room boasts arched windows and a wood burning fireplace with white mantle and granite surround. Down the hall, the beautiful primary suite is quietly tucked away in the rear of the home and features terrific closet space, serene ensuite with dual vanities, jetted tub and separate shower. Enjoy direct access to the private deck from your bedroom (or hallway), ideal for summer gatherings and grilling. One generously sized bedroom and full bath round out this level. Head downstairs where you are greeted with custom built-ins, a cozy fireplace, and access to a large walk-out patio. The 3rd bedroom is also located on this level with an adjacent full bath. The lower level also features plentiful storage space with an organized walk-in closet and NEW side-by-side smart WiFi equipped washer/dryer. The flooring was updated in 2014 and roof was replaced in 2021. Additional features include attached heated garage space, bike room and additional storage room. Located in a PRIME Lincoln Park pocket and close proximity to incredible restaurants (Willow Room, Summerhouse Santa Monica, Riccardo Enoteca, etc), historic Old Town/Wells Street and Red/Brown line trains. Within blocks to the lake, Lincoln Park Zoo, and shopping. Located in Lincoln Elementary and Lincoln Park High School district.











## LINCOLN PARK RESIDENTS HAVE IT ALL - FROM THE ARTS TO ITS FAMED ZOO - RIGHT IN THEIR BACKYARD.

The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.





## LEIGH MARCUS

(773) 299-8025

LEIGH@LEIGHMARCUS.COM

WWW.LEIGHMARCUS.COM