



1726 N FREMONT STREET
LINCOLN PARK

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING/DINING ROOM : 27' × 23'
KITCHEN : 23' × 10'
BREAKFAST NOOK : 10' × 4'
PRIMARY BEDROOM : 16' × 15'
SECOND BEDROOM : 14' × 11'
THIRD BEDROOM : 14' × 11'
REC ROOM : 24' × 19'
WALK-IN CLOSET : 9' × 5'
FOYER : 14' × 5'
ENTRY : 5' × 5'
PATIO : 24' × 19'
GARAGE : 18' × 18'

3 BEDROOM
3 BATH
ASSESSMENTS: \$18,408.34

Welcome to the heart of Lincoln Park living! Presenting this exquisite three-bedroom, three-bathroom townhome offering the perfect blend of luxury and style. Nestled in the heart of Lincoln Park, this home boasts a charming brick facade and impeccable curb appeal.

As you step inside, you're greeted by a welcoming foyer with a convenient mudroom attached to the 2 car garage. The spacious family room, which can easily double as a fourth bedroom, is complete with a full bath and ample storage. Step out onto your private patio enveloped by lush trees, ideal for entertaining and embracing outdoor living.

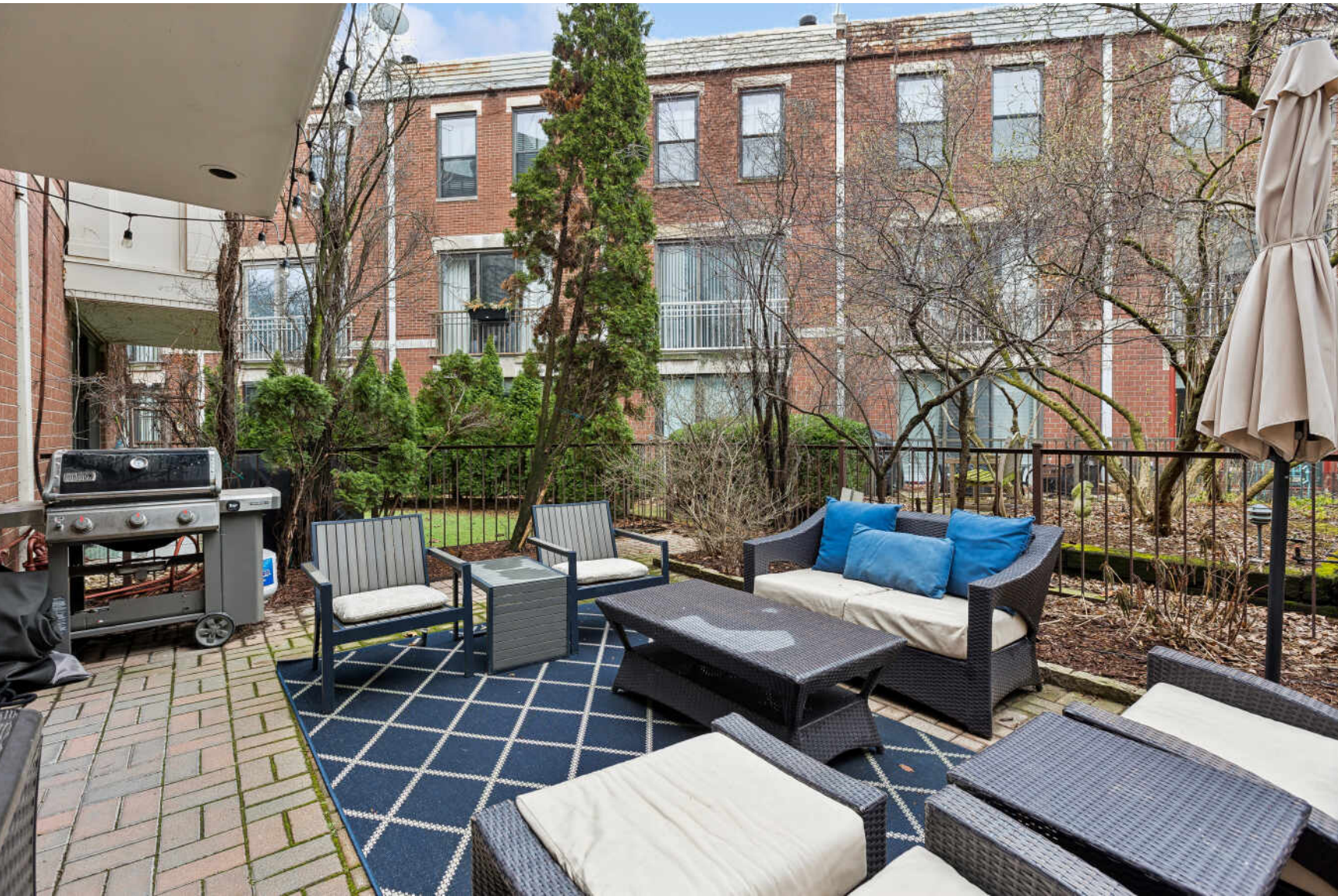
Ascending to the main level, where the ultra-wide living space is bathed in natural light, anchored by a cozy gas fireplace and adorned with elegant built-ins and a huge space for dining. The modern kitchen, featuring quartz counters, sleek modern cabinetry, and a built-in Mile Custom coffee maker is a chef's delight.

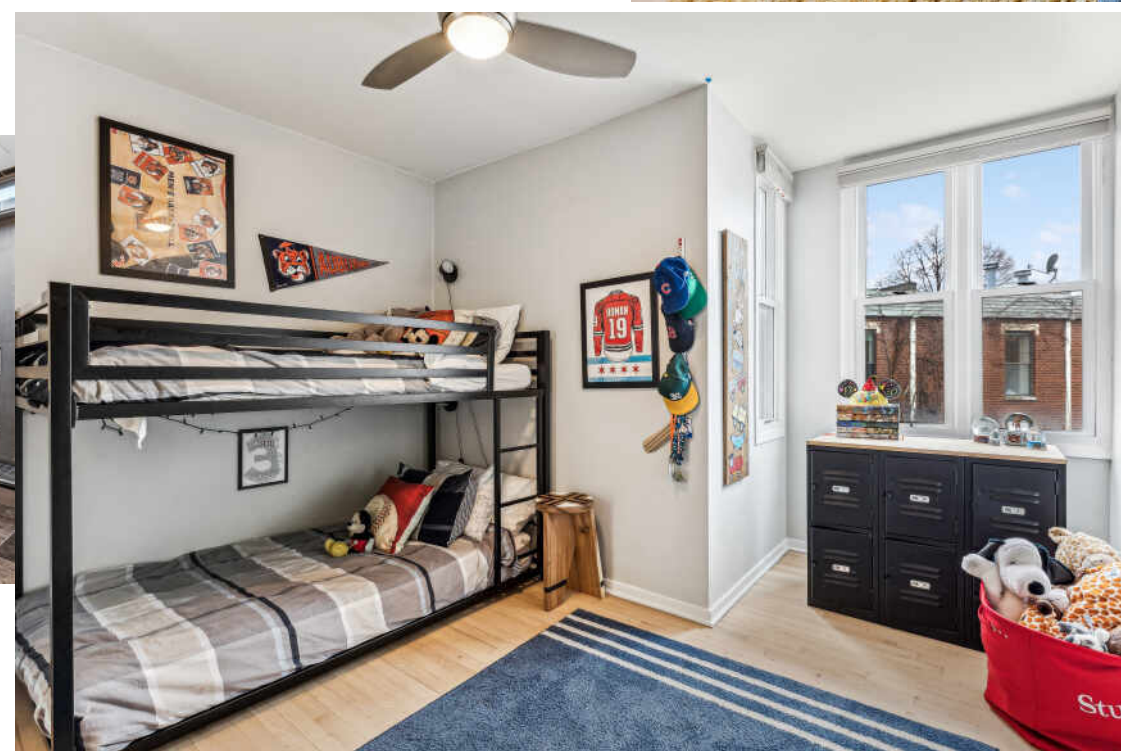
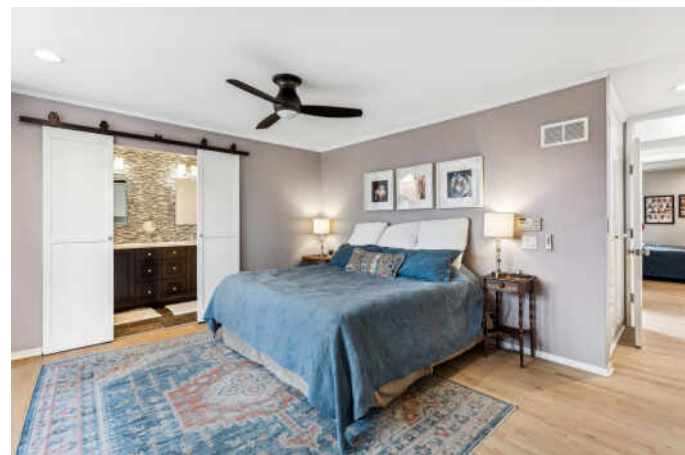
On the third level, discover three generously sized bedrooms and two full baths. The primary suite offers an abundance of space and storage, complemented by an ensuite bath boasting a double sink vanity and a luxurious walk-in shower.

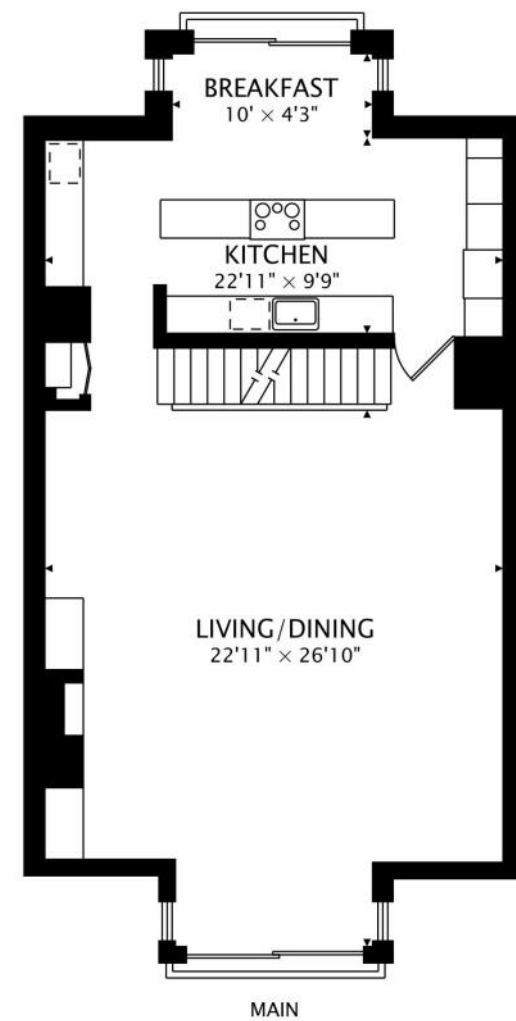
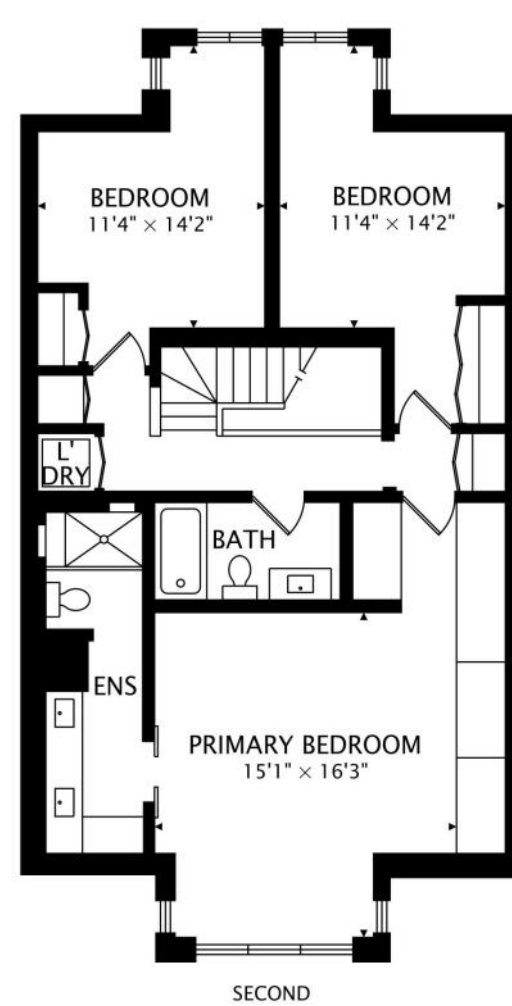
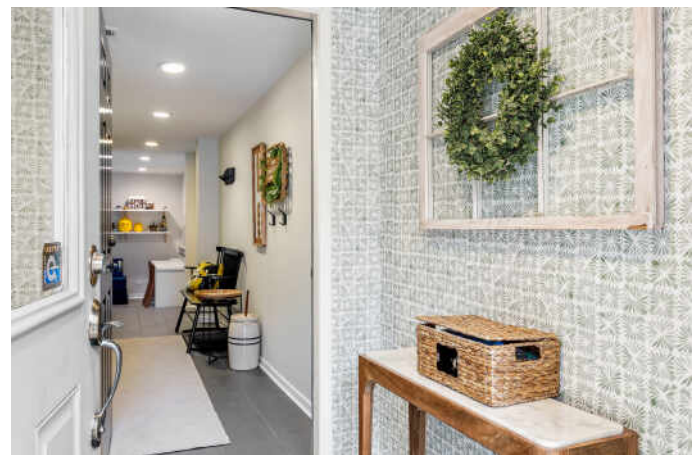
Located in the prime Lincoln Park neighborhood, Oscar Mayer School district and just moments from Armitage shopping, Clybourn Street restaurants, and essential conveniences like grocery stores. This home offers unparalleled access to downtown and major highways. Don't miss this opportunity to experience the best of city living.

- New roof (2023)
- All exterior wood replaced and painted (2023)
- New window in guest room with queen bed (2021)
- New bathroom vanity (2024) and toilet (2022) upstairs hall bathroom
- W/D (2022)
- Built-in Miele Coffee Maker (2023)
- Under sink filtration and water chiller (2024)











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.



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