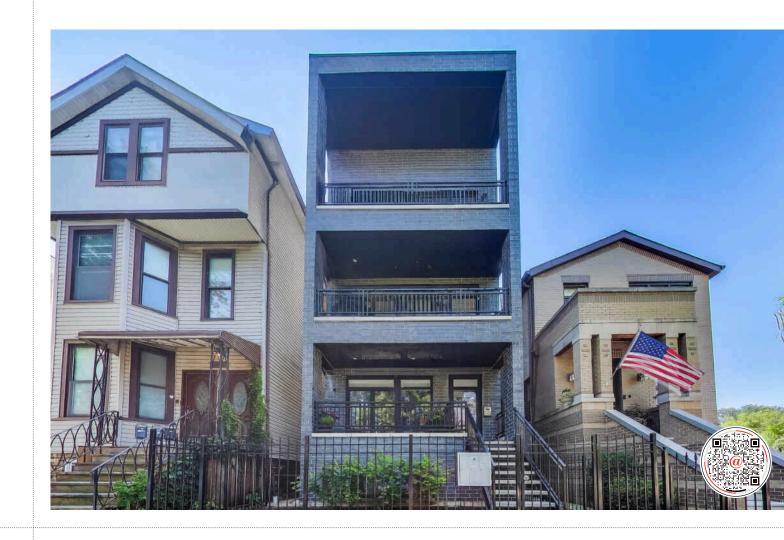
1755 W CORNELIA AVENUE #2

ROSCOE VILLAGE





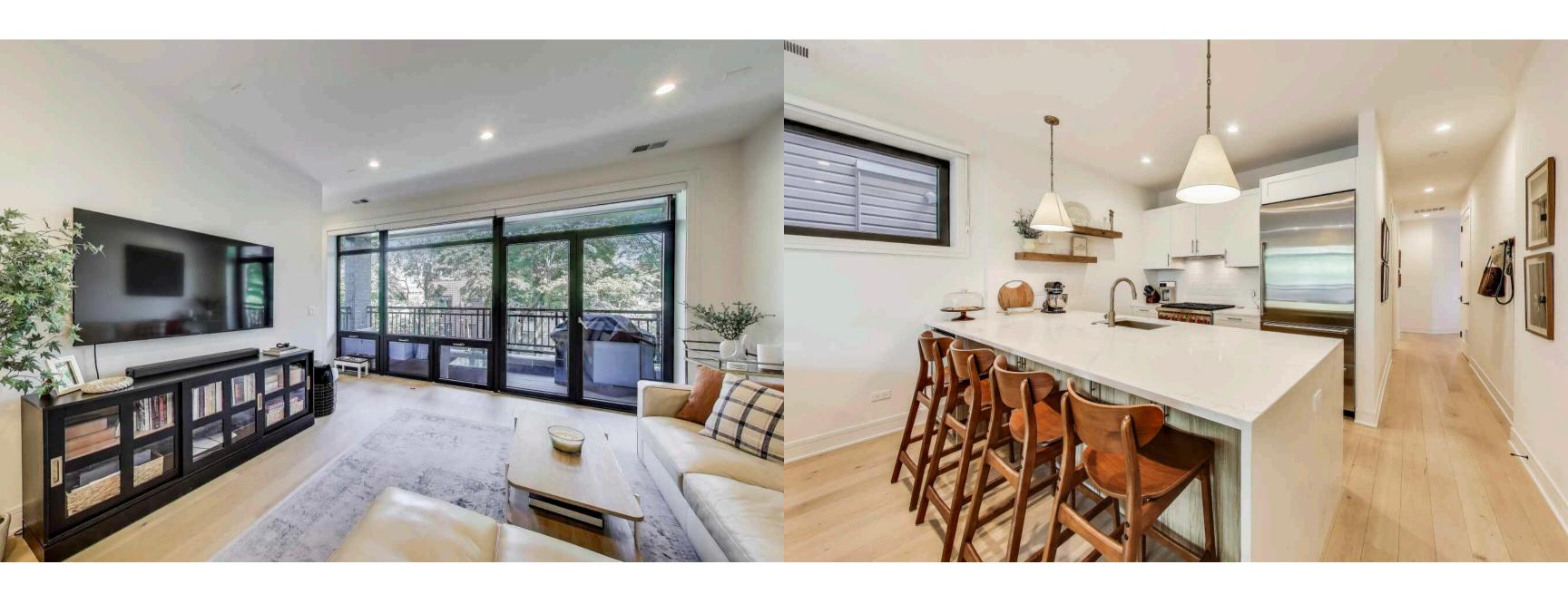


SLEEK AND STYLISH IN ROSCOE VILLAGE

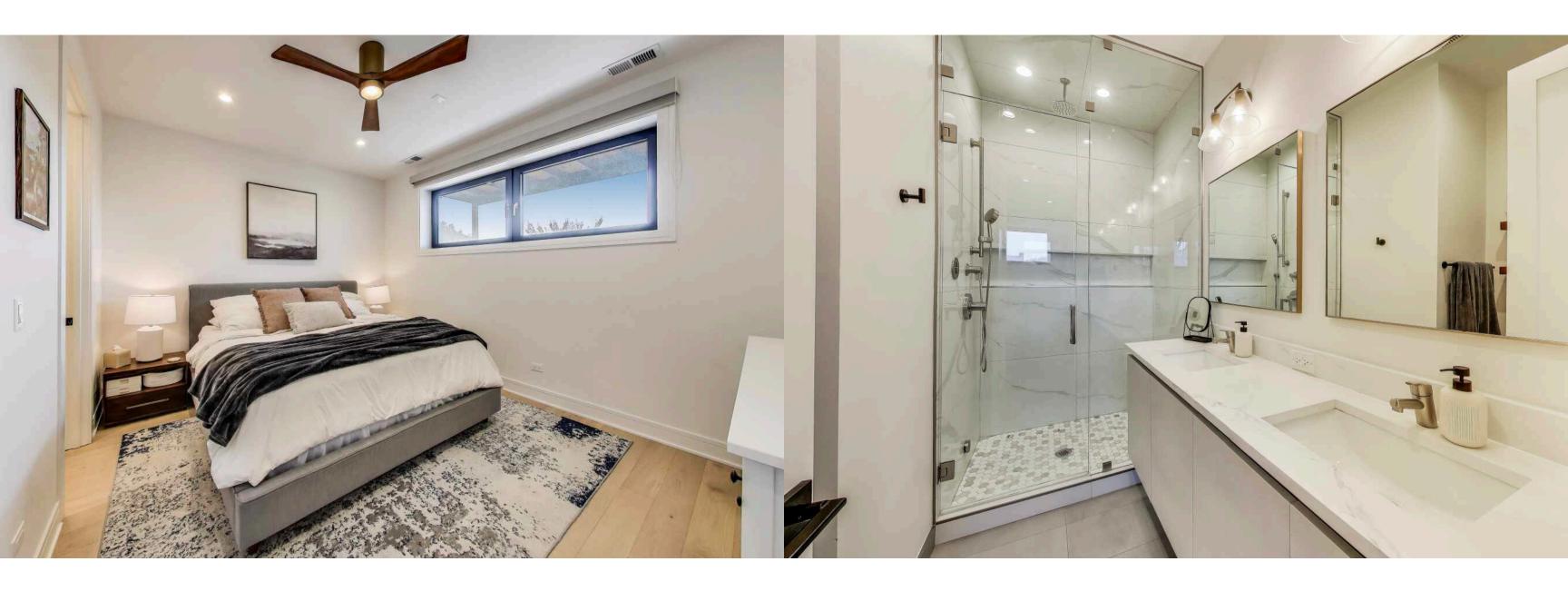
Experience refined living in this stunning 2-bed, 2-bath condo in charming Roscoe Village. Better than new construction, this home offers a bright, open floor plan designed for both style and comfort. The chef's kitchen impresses with premium Wolf and Sub-Zero appliances, quartz countertops, a timeless tile backsplash, and seamless flow into the living room-perfect for entertaining indoors or on the covered front balcony. Tucked at the end of the hallway, the serene primary suite is a true retreat. Its spa-like en-suite features radiant heated floors, a steam shower wrapped in elegant porcelain tile, and a dual vanity. A second private outdoor space off the back hallway is ideal for al fresco dining. The well-appointed second bedroom and bath provide a comfortable, private space for guests. One garage parking space is included for added convenience. Just steps from the Paulina Brown Line and neighborhood dining and boutique shopping on Roscoe Street or Southport. An A+ location in Hamilton School District and a condo that blends modern design and urban lifestyle.

2 BEDROOM 2 BATH TAXES: \$12,529

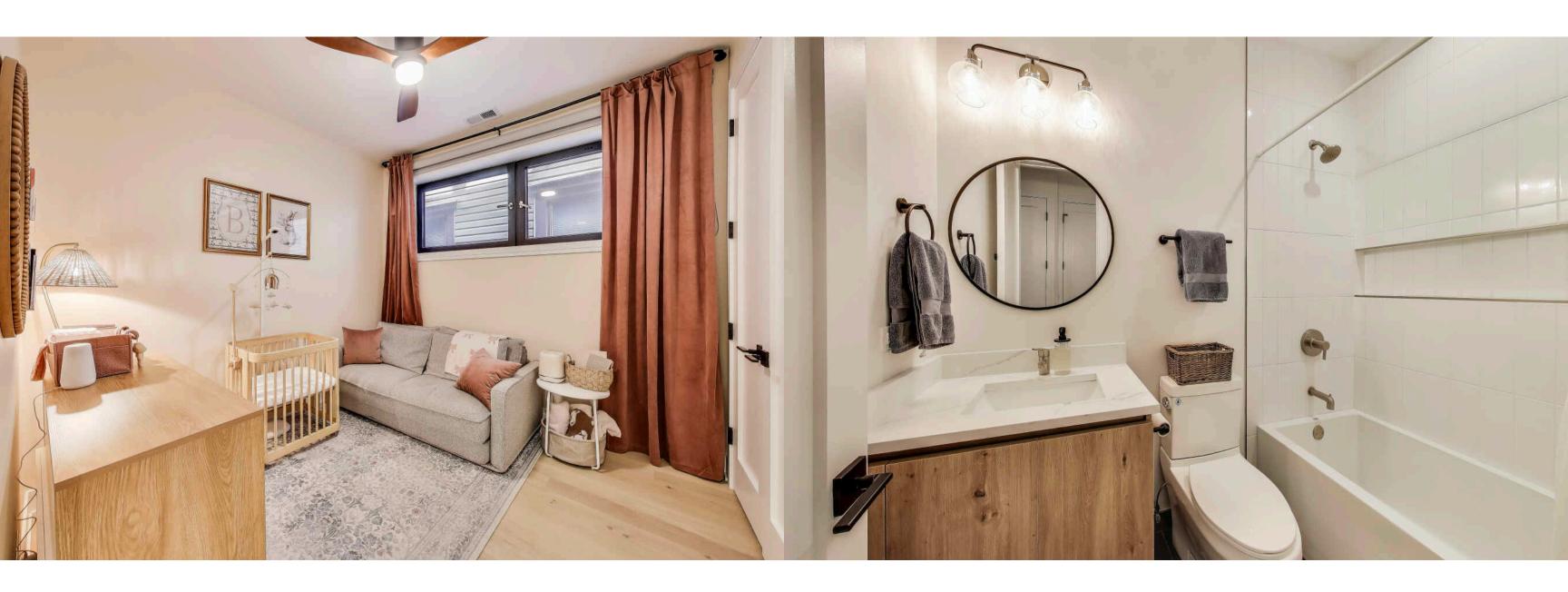
ASSESSMENTS: \$162



4 1755 W CORNELIA AVENUE #2 1755 W CORNELIA AVENUE #2 5



6 1755 W CORNELIA AVENUE #2 1755 W CORNELIA AVENUE #2 7



8 1755 W CORNELIA AVENUE #2 1755 W CORNELIA AVENUE #2 9









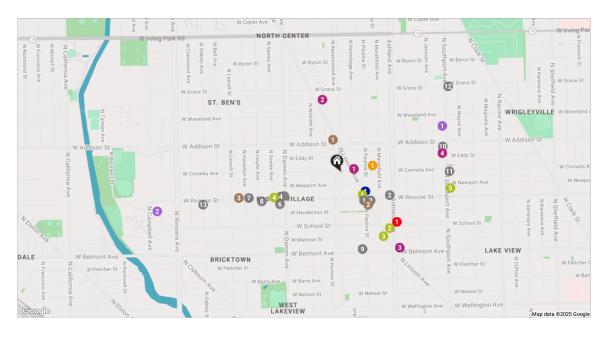
HAVING A QUAINT VILLAGE ATMOSPHERE IN THE HEART OF THE CITY IS NOT AN EASY TASK, BUT **ROSCOE VILLAGE** PULLS IT OFF.

Dubbed a "Village Within the City," Roscoe Village offers residents a mix of businesses, residences and parks just six miles from downtown Chicago.

The charming neighborhood is dominated by single-family homes with beautiful gardens. There are also classic three-story walkups and duplexes as well as luxury new construction, which gives Roscoe Village a bit of a metropolitan feel. The neighborhood also offers a variety of eateries, cafes, taverns, boutiques and independent shops.

Roscoe Village is especially lively in the summer when the community hosts Retro on Roscoe and the Roscoe Village Burger Fest. Fellger Park is the perfect place to picnic with grassy spots and a playground. Nearby Hamlin Park has an outdoor swimming pool, several sports fields and courts, a playground and a fieldhouse.

Residents are served by CTA's Brown Line, which has two stops in the neighborhood.





- Frasca Pizzeria & Wine Bar 3358 NORTH PAULINA STREET, 0.2 MI
- Cafe El Tapatio 3400 NORTH ASHLAND AVENUE, 0.2 MI
- Bitter Pops 3357 N LINCOLN AVE, 0.2 MI
- Volo Restaurant Wine Bar 2008 WEST ROSCOE STREET, 0.3 MI
- Commonwealth Tavern 2000 W ROSCOE ST, 0.3 MI
- 6 Roost Chicken & Biscuits 2011 W ROSCOE ST, 0.3 MI
- Amor y Tequila 2118 W ROSCOE ST, 0.4 MI
- Village Tap 2055 W ROSCOE ST, 0.4 MI
- Pizzeria Serio 1708 WEST BELMONT AVENUE, 0.4 MI
- Southport Grocery and Cafe 3552 NORTH SOUTHPORT AVENUE, 0.5 MI

- Crosby's Kitchen 3455 NORTH SOUTHPORT AVENUE,
- Tango Sur
 3763 NORTH SOUTHPORT AVENUE, 0.6 MI
- Le Sud Mediterranean Kitchen 2301 W ROSCOE ST, 0.7 MI
- Q COFFEE_
- 1 Loba Pastry + Coffee 3600 NORTH LINCOLN AVENUE, 0.2 MI
- Starbucks 3356 NORTH LINCOLN AVENUE, 0.2 MI
- Pilates + Coffee 2144 WEST ROSCOE STREET UNIT B, 0.5 MI
- SHOPPING_
- Paulina Market 3501 NORTH LINCOLN AVENUE, 0.1 MI

- 2 Trader Joe's 3745 NORTH LINCOLN AVENUE, 0.4 MI
- Whole Foods Market 3201 NORTH ASHLAND AVENUE, 0.4 MI
- 4 Anthropologie 3532 NORTH SOUTHPORT AVENUE,
- **Q** GROCERY

 ■
- Jewel-Osco 3630 N SOUTHPORT AVE, 0.5 MI
- Mariano's 3350 N WESTERN AVE, 0.9 MI
- Crosstown Fitness Roscoe 3406 NORTH LINCOLN AVENUE, 0.1 MI
- LA Fitness 3240 NORTH ASHLAND AVENUE, 0.3 MI

- CorePower Yoga Roscoe Village 3232 NORTH LINCOLN AVENUE, 0.3 MI
- Reach Pilates Inc 2024 WEST ROSCOE STREET, 0.3 MI
- Southport Fitness 3413 NORTH SOUTHPORT AVENUE 2ND FLOOR, 0.5 MI
- MEDICAL_
- Midwest Express Clinic **Urgent Care** 3301 NORTH ASHLAND AVENUE, 0.3 MI
- ♀ schools
- Hamilton Elementary School 1650 WEST CORNELIA AVENUE, 0.1 MI
- TRANSIT_
- Paulina CTA - BROWN LINE, 0.1 MI

NOTES			

1755 W CORNELIA AVENUE #2 15 14 1755 W CORNELIA AVENUE #2



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