

1801 W LARCHMONT AVENUE #316
NORTH CENTER





ROOM DIMENSIONS

LIVING ROOM : 16' × 15'

DINING AREA : 10' × 13'

KITCHEN : 12' × 7'

BEDROOM : 13' × 12'

FOYER : 5' × 9'

1 BEDROOM

1 BATH

TAXES: \$6,361.98

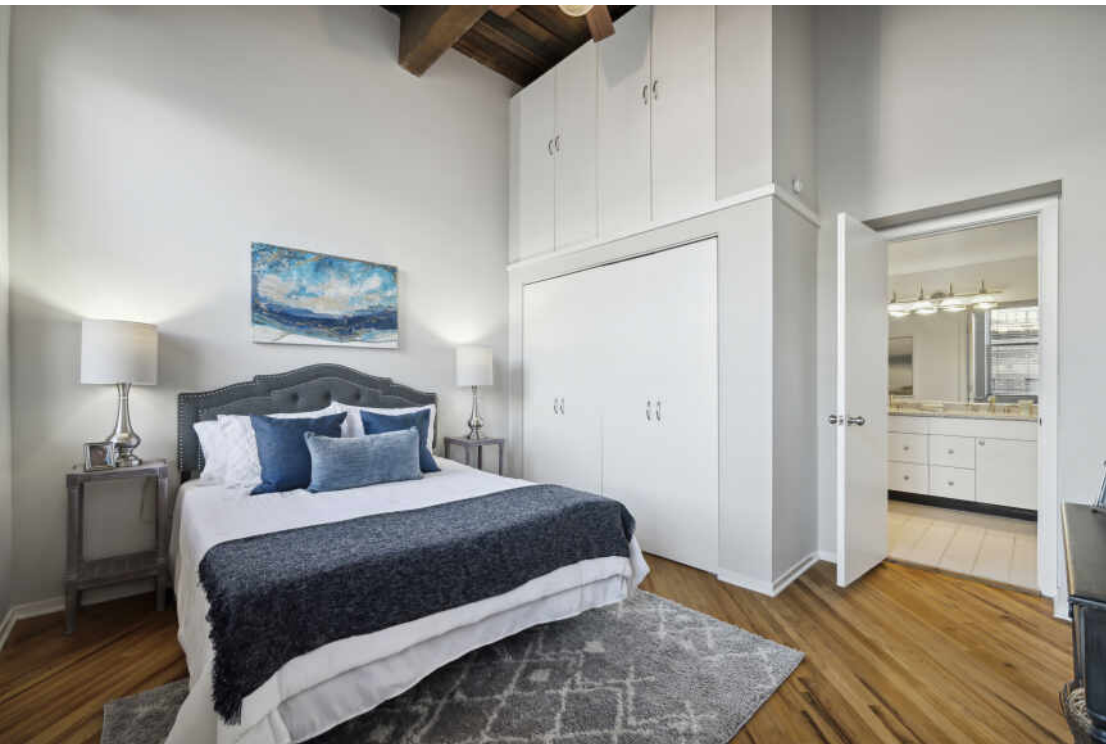
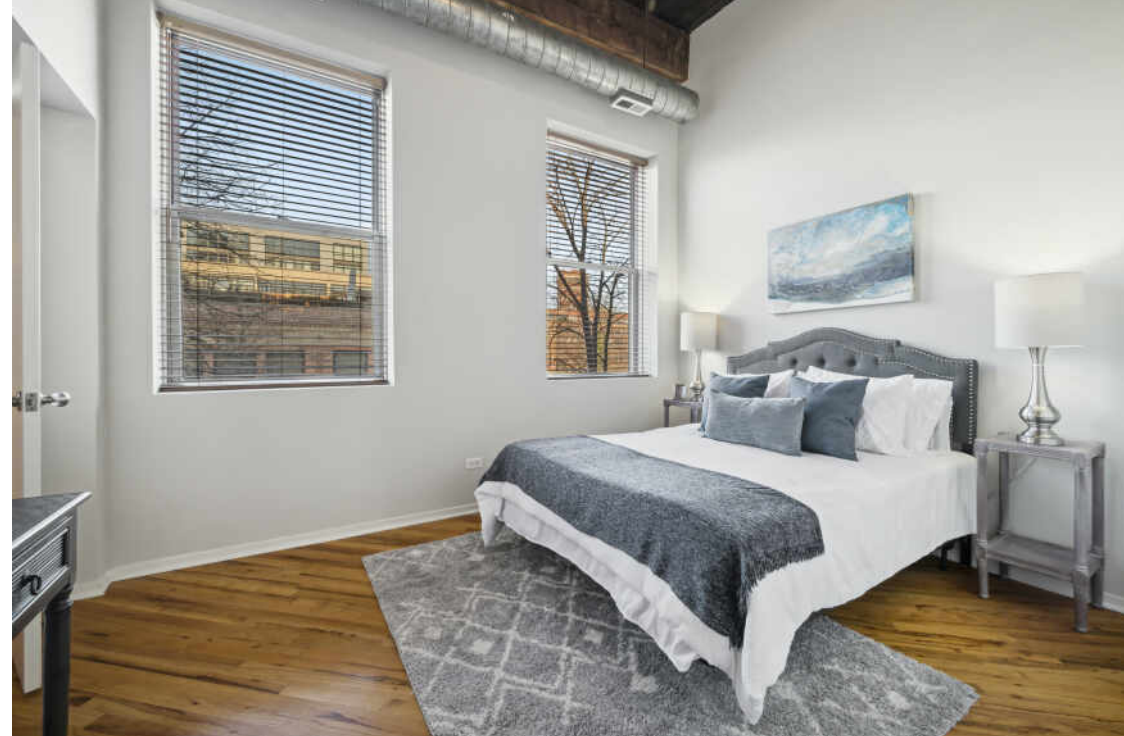
ASSESSMENTS: \$348.16

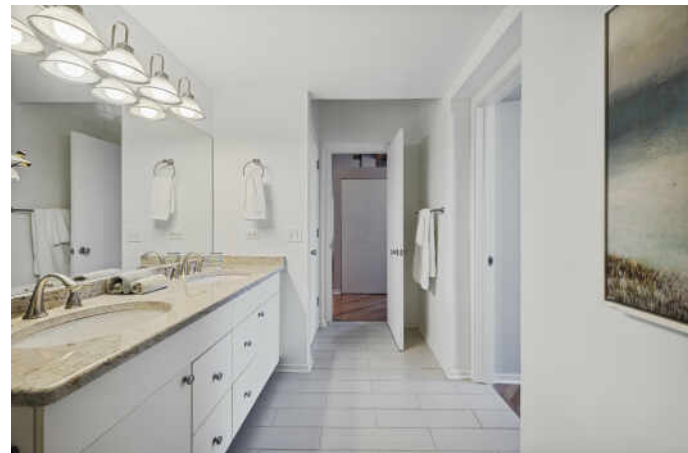
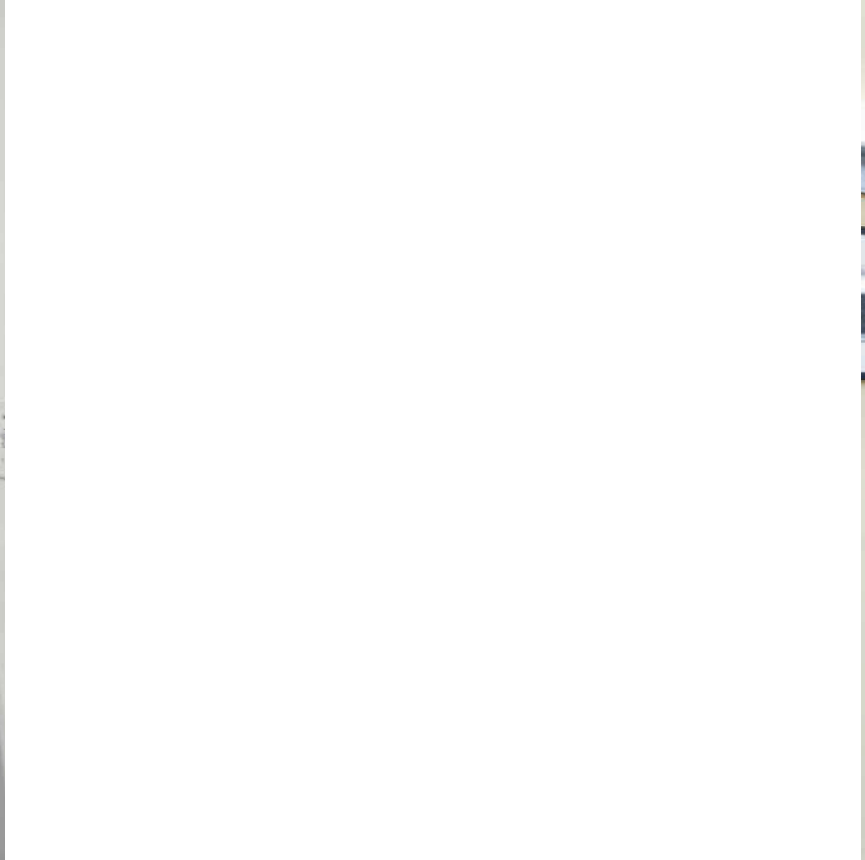
STUNNING TOP-FLOOR, ONE-BEDROOM HOME IN THE HISTORIC BELL & HOWELL LOFTS

Step inside where you are greeted by 14" vaulted timber ceilings that create an expansive and airy atmosphere offering a unique blend of modern luxury and historic charm.

- Expansive open kitchen features updated granite counters, stainless appliances, a mosaic tile backsplash, and immense breakfast bar, perfect for entertaining
- Decorative fireplace is surrounded by built-in bookcases (w/work space) adding warmth and character to the living area with vaulted wood ceiling
- Ample sized bedroom has full walls for privacy and large Elfa organized closet plus additional storage space above
- Generous sized bath has been nicely updated with beautiful porcelain tile, a double vanity with stone top, and access directly from bedroom and hallway ensuring both convenience and style
- Organization is a breeze with the abundance of storage space, including organized closets and a dedicated laundry room with full-sized washer/dryer
- This meticulously maintained loft home includes recent updates including a new furnace (2022), hot water heater (2023), and side by side washer/dryer with outside vent (2020), ensuring comfort and efficiency
- Well maintained and historic building dates to 1929 when built for the Bell & Howell Company that once employed 2000 Chicagoans before moving to larger facility in 1966. Fully reimaged in 1995, it became 57 unique loft homes with elevator, parking and spectacular roof top deck as well as additional storage available for rent
- Cable & high speed internet are included in monthly assessment
- Walk to everything from this wonderful location, including nearby Trader Joe's, Ace Hardware, Malt Row and countless great restaurants and bars











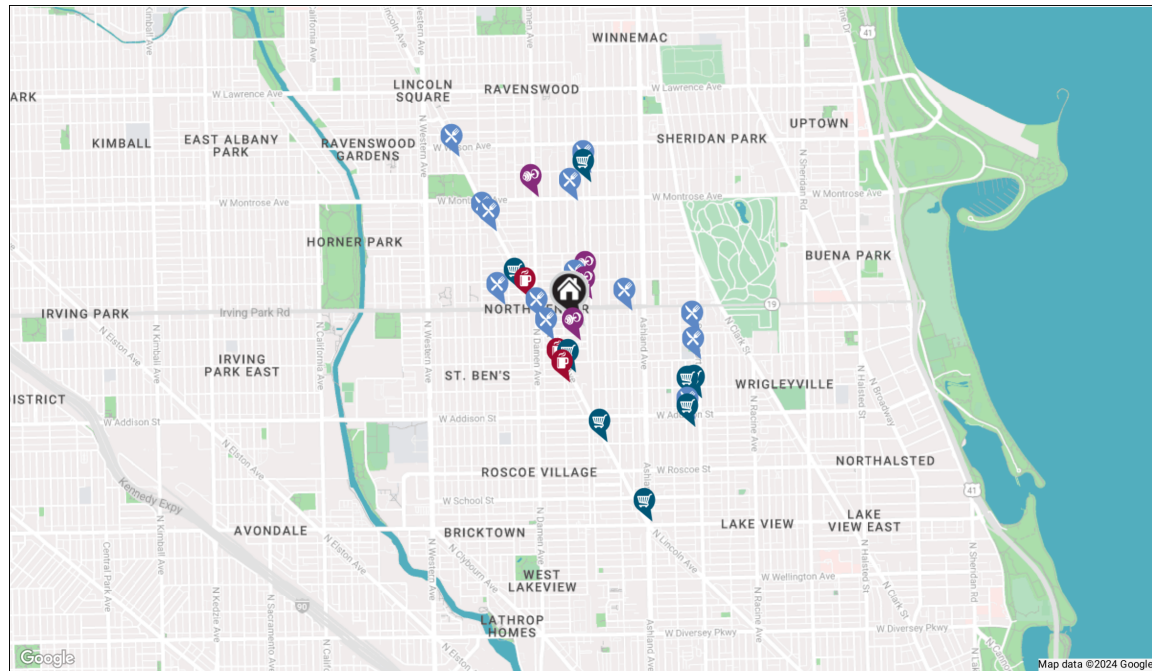
ANY WAY YOU LOOK AT IT, **NORTH CENTER** IS NO MIDDLE-OF-THE-ROAD NEIGHBORHOOD.

Residents enjoy picturesque views of the Chicago River, large parks, a vibrant shopping district, and an abundance of things to do.

Anchored by the North Center Town Square, the community offers events including a farmers market and annual festivals headlined by Ribfest, which is celebrating over two decades of tasty ribs and live entertainment. Three city parks, a bowling alley, and an indoor ice arena provide recreational and sports activities, while the neighborhood’s shopping area includes retail boutiques and art galleries. Chicagoans also frequent the Half Acre Beer Company and local performance venues such as Martyrs’.

North Center offers a variety of housing options ranging from riverfront properties to Victorians with wrap-around porches. Newly-constructed residences coexist with historic buildings, while aging apartment buildings are being converted to updated condos.

The neighborhood is located a mile from the lakefront and seven miles from The Loop, which is within easy reach for commuters thanks to numerous bus routes and two CTA Brown Line stops.

 RESTAURANTS

Martyrs'
3855 NORTH LINCOLN AVENUE, 0.1 MI

Brownstone
3937 NORTH LINCOLN AVENUE, 0.2 MI

The Piggery
1625 IRVING PARK ROAD, 0.2 MI

Begyle Brewing
1800 W CUYLER AVE, 0.2 MI

O'Donovan's
2100 WEST IRVING PARK ROAD, 0.4 MI

Toons Bar & Grill
3857 NORTH SOUTHPORT AVENUE, 0.5 MI

Tango Sur
3763 NORTH SOUTHPORT AVENUE, 0.6 MI

The Bad Apple
4300 NORTH LINCOLN AVENUE, 0.6 M

Margie's Candies
1813 WEST MONTROSE AVENUE, 0.6 MI

Hop Butcher For The World
4257 N LINCOLN AVE, 0.6 MI

Southport Grocery and Cafe
3552 NORTH SOUTHPORT AVENUE, 0.7 MI

Spacca Napoli Pizzeria
1769 WEST SUNNYSIDE AVENUE, 0.7 MI

Gather
4539 N LINCOLN AVE, 1.0 MI

 COFFEE SHOPS

Ritual Coffeehouse
1821 WEST IRVING PARK ROAD, 0.1 MI

Botanical Cafe
3740 NORTH LINCOLN AVENUE, 0.2 M

Starbucks
4015 NORTH LINCOLN AVENUE, 0.3 M

Lincoln Cafe and Market
3720 NORTH LINCOLN AVENUE, 0.3 MI

 SHOPPING

Trader Joe's
3745 NORTH LINCOLN AVENUE, 0.2 MI

The UPS Store
4044 NORTH LINCOLN AVENUE, 0.3 MI

Paulina Market
3501 NORTH LINCOLN AVENUE, 0.5 MI

Jewel-Osco
3630 NORTH SOUTHPORT AVENUE, 0.6 MI

CVS
3637 NORTH SOUTHPORT AVENUE, 0.6 MI

Anthropologie
3532 NORTH SOUTHPORT AVENUE, 0.7 MI

Nadeau
4433 NORTH RAVENSWOOD AVENUE,
0.7 MI

Whole Foods Market
3201 N ASHLAND AVE, 1.0 MI



HEALTH CLUBS

Om on the Range Yoga Studio
1803 WEST BYRON STREET, 0.1 MI

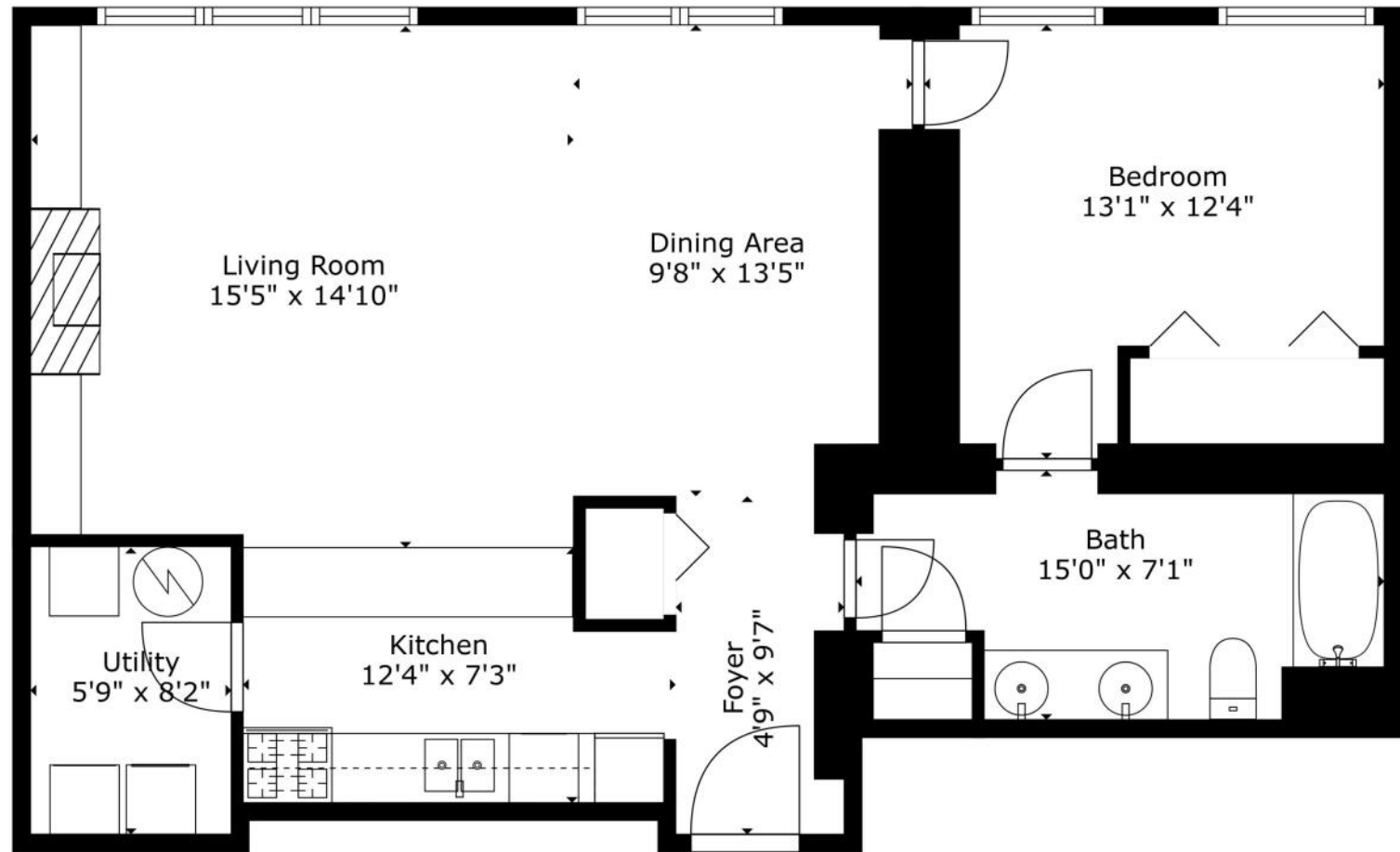
Personal Pilates Training -
Lauren Pilates
4011 NORTH RAVENSWOOD AVENUE,
0.1 MI

Windy City Strength &
Conditioning
4043 NORTH RAVENSWOOD AVENUE
#106, 0.2 MI

Ravenswood Fitness Center
1958 WEST MONTROSE AVENUE, 0.6 MI



Irving Park
CTA - BROWN LINE, 0.1 M



Dining Area
9'8" x 13'5"

Bedroom
13'1" x 12'4"

Bath
15'0" x 7'1"

Kitchen
2'4" x 7'3"

Utility
5'9" x 8'2"

Foyer
11'9" x 9'7"

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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