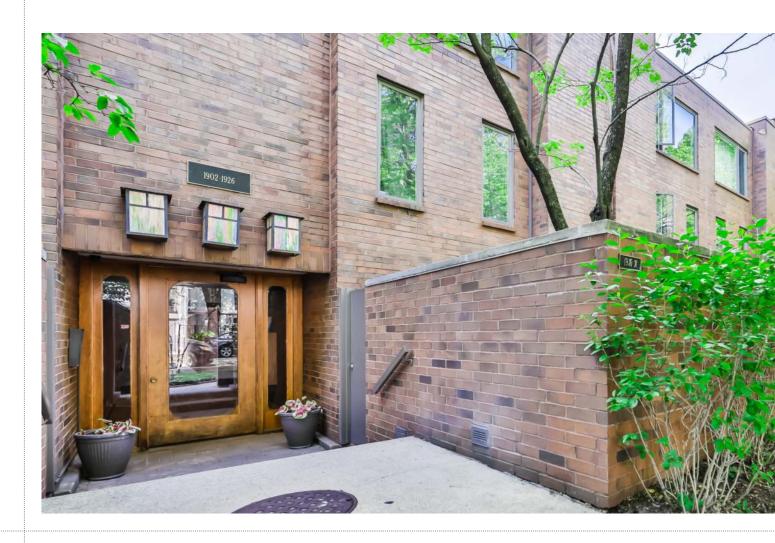
## 1924 N MOHAWK ST #13

EAST LINCOLN PARK / OLD TOWN







## ROOM DIMENSIONS

LIVING ROOM: 19' × 12'

KITCHEN: 11' × 8'

FAMILY ROOM: 15' × 10'

MASTER BED: 16' × 11'

2ND BEDROOM: 13' × 10'

3RD BEDROOM: 13' × 10'

## BEAUTIFUL 3 BED + DEN/OFFICE/4TH BEDROOM TOWNHOME IN POPULAR EAST LINCOLN PARK/OLD TOWN COMPLEX NOW AVAILABLE!

Ideal open floor plan on main level with living space extending to a beautiful large private patio. Unit features hardwood floors, wood burning fireplace, skylights, stainless appliances, lots of lovely built-ins throughout, side by side W/D, good sized bedrooms and built out closets.

The master suite is on the second level, with a separate family room/office/4th bedroom and a full bath. The sunny top floor features two additional bedrooms, full bath, and great skylights. This home has been lovingly cared for.

- Perfect location near Armitage, the zoo, lake, Bauler Park and Oz Park
- Lincoln Elementary School District
- Price includes an outdoor dedicated parking spot

3 BEDROOM

2 BATH TAXES: \$8,278.70

ASSESSMENTS: \$187.75









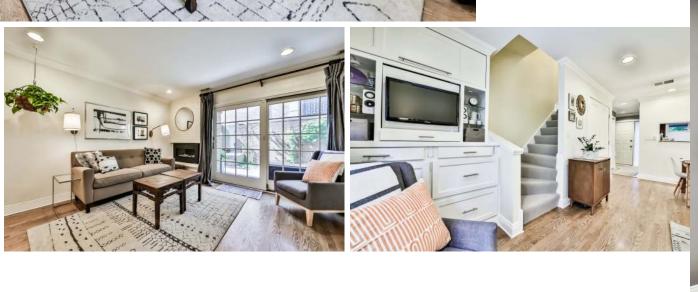




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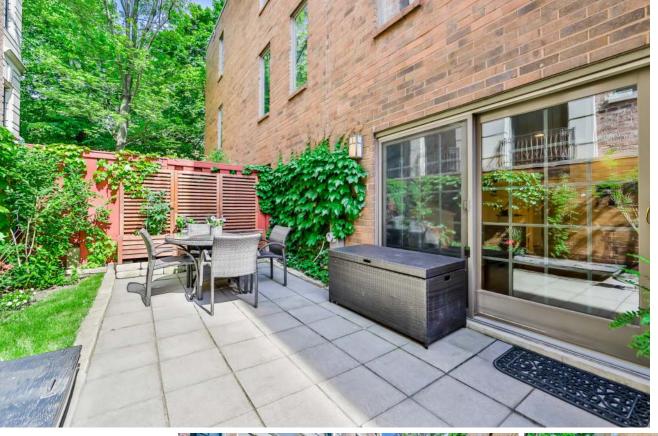








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## LINCOLN PARK RESIDENTS HAVE IT ALL -FROM THE ARTS TO ITS FAMED ZOO -RIGHT IN THEIR BACKYARD.

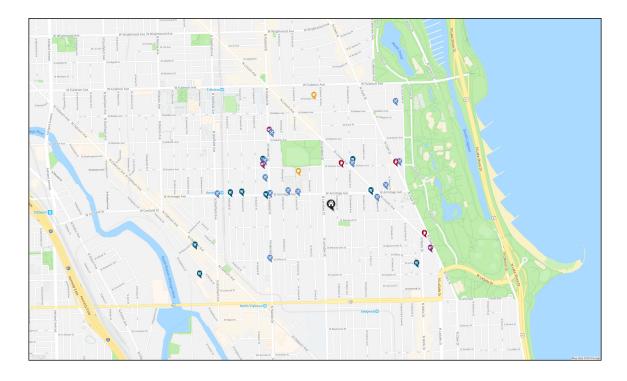
It's no wonder this North side neighborhood is one of the most sought after in the U.S. The quiet tree-lined neighborhood includes top-rated schools, DePaul University and two major museums in addition to Lincoln Park Zoo, one of the country's oldest zoos.

There's also a wide array of entertainment, eateries and hotspots. An evening in Lincoln Park might include a play at the acclaimed Steppenwolf Theatre and dinner at a Michelin-rated restaurant or a quaint neighborhood café.

Lincoln Park is just as delightful by day. Located just two miles from downtown, the lakefront is a walk, jog or bike ride away with paths, parks and miles and miles of lakefront to enjoy. Play beach volleyball, shop the farmer's market, enjoy a festival or shop along Armitage.

Smaller townhomes and vintage condominiums offer buyers an affordable entry into Lincoln Park, but prices rapidly escalate for rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park touts beautiful vintage brownstones and high-rises with breathtaking views of the lake, park, North Pond and city skyline.

Public transportation makes getting to work downtown very convenient with several CTA buses and the L nearby as well as bike lanes and Lake Shore Drive.





**GEMINI** 2075 NORTH LINCOLN AVENUE, 0.2 MI

Sedgwick's Bar & Grill 1935, 0.2 MI

Blue Door CHICAGO, 0.2 MI

Cedar House 655 WEST ARMITAGE AVENUE, 0.2 MI

Cafe Ba-Ba-Reeba! 2024 NORTH HALSTED STREET, 0.3 MI

Geja's Cafe 340 WEST ARMITAGE AVENUE, 0.3 MI

Taco Joint 1969 NORTH HALSTED STREET, 0.3 MI

R.J. Grunts 2056 NORTH LINCOLN PARK WEST, 0.4 MI

746 WEST WEBSTER AVENUE, 0.4 MI

Boka 1729 NORTH HALSTED STREET, 0.4 MI

Chez Moi

2100 N HALSTED ST, 0.4 MI

Chicago Bagel Authority -Armitage 953 W ARMITAGE AVE, 0.5 MI

Mon Ami Gabi 2300 NORTH LINCOLN PARK WEST, 0.6 MI

COFFEE SHOPS

CityGrounds coffee bar 507 WEST DICKENS AVENUE, 0.2 MI

Starbucks 2063 NORTH CLARK STREET, 0.4 MI

Elaine's Coffee Call 1816 NORTH CLARK STREET, 0.4 MI SHOPPING

401 WEST ARMITAGE AVENUE, 0.2 MI

Carnival Foods 458 WEST DICKENS AVENUE, 0.2 MI

Gepperth's Meat Market 1964 NORTH HALSTED STREET, 0.3 MI

lululemon 2104 NORTH HALSTED STREET, 0.4 MI

Lush Cosmetics 859 WEST ARMITAGE AVENUE, 0.4 MI

Fleet Feet Sports Old Town 1706 NORTH WELLS STREET, 0.5 MI

Paper Source 919 WEST ARMITAGE AVENUE, 0.5 MI

Trader Joe's 1840 NORTH CLYBOURN AVENUE, 0.7 MI Best Buy 1000 WEST NORTH AVENUE, 0.7 MI

PHEALTH CLUBS

2058 NORTH HALSTED STREET, 0.4 MI

Equinox Lincoln Park 1750 NORTH CLARK STREET, 0.5 MI

Orangetheory Fitness Lincoln 2209 NORTH HALSTED STREET, 0.5 MI

SCHOOLS

Lincoln Park High School 2001 NORTH ORCHARD ST, 0.2 MI

Lincoln Elementary School 615 WEST KEMPER PLACE, 0.5 MI

NOTES	

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