

**1928 N LINCOLN AVENUE**  
CHICAGO, IL 60614



**@properties®**



#### ROOM DIMENSIONS

LIVING ROOM : 22' × 14'

DINING ROOM : 18' × 14'

KITCHEN : 15' × 9'

PRIMARY BEDROOM : 20' × 17'

SECOND BEDROOM : 14' × 10'

THIRD BEDROOM : 10' × 10'

GARDEN FOYER : 12' × 7'

GARDEN LIVING ROOM : 22' × 14'

GARDEN KITCHEN : 12' × 9'

FOURTH BEDROOM : 12' × 9'

4 BEDROOM

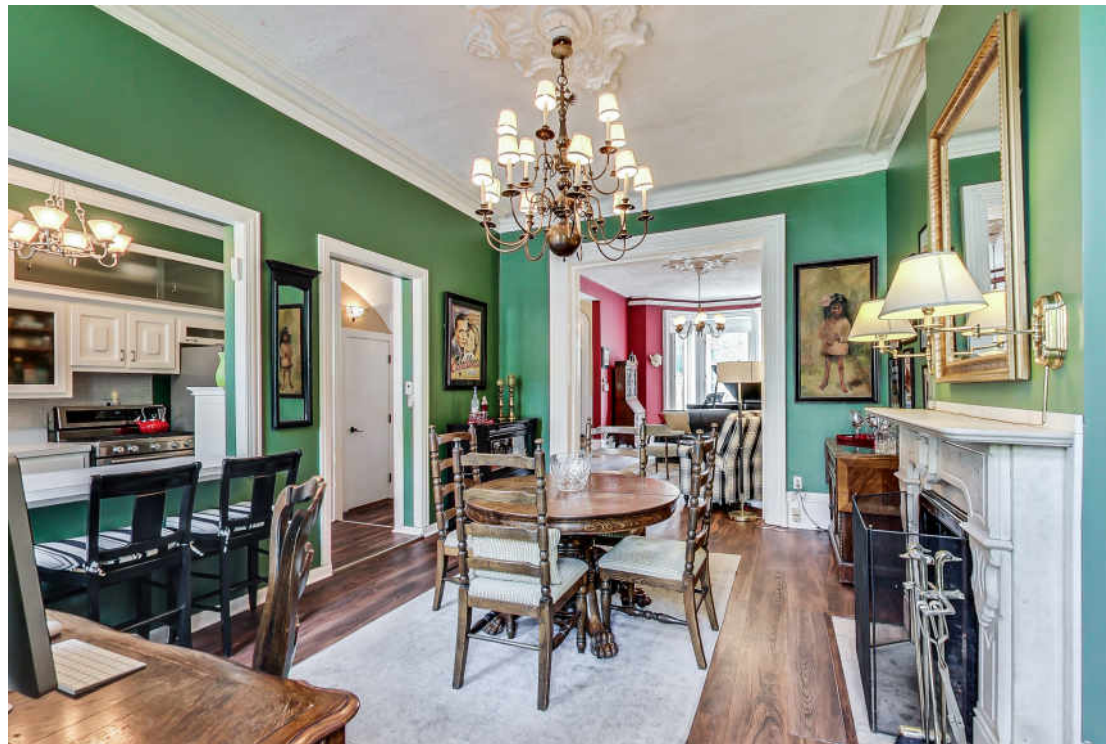
2.5 BATH

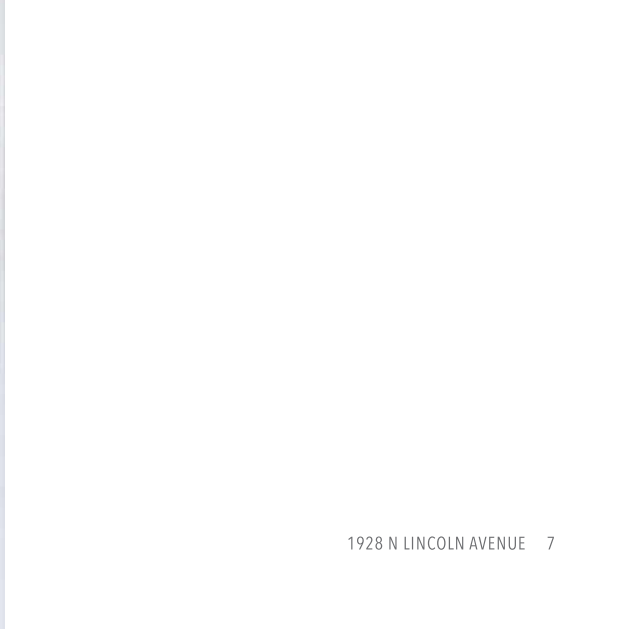
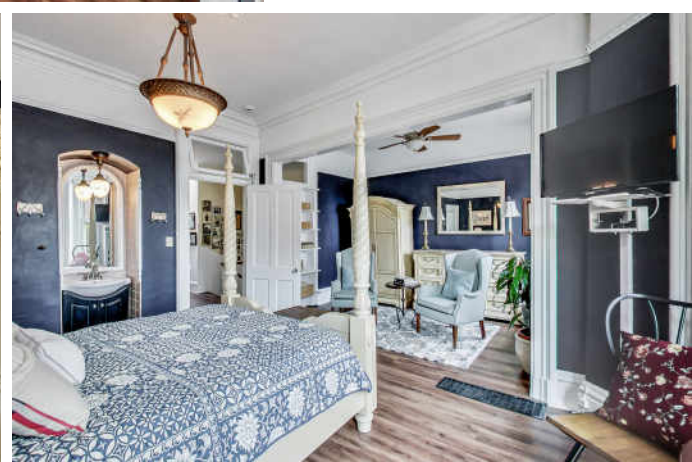
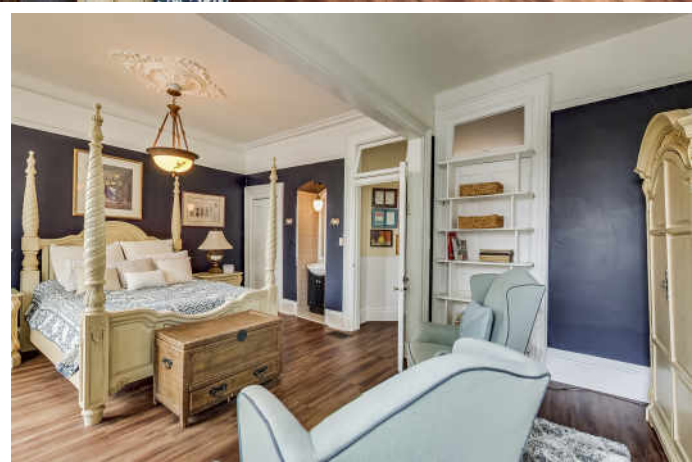
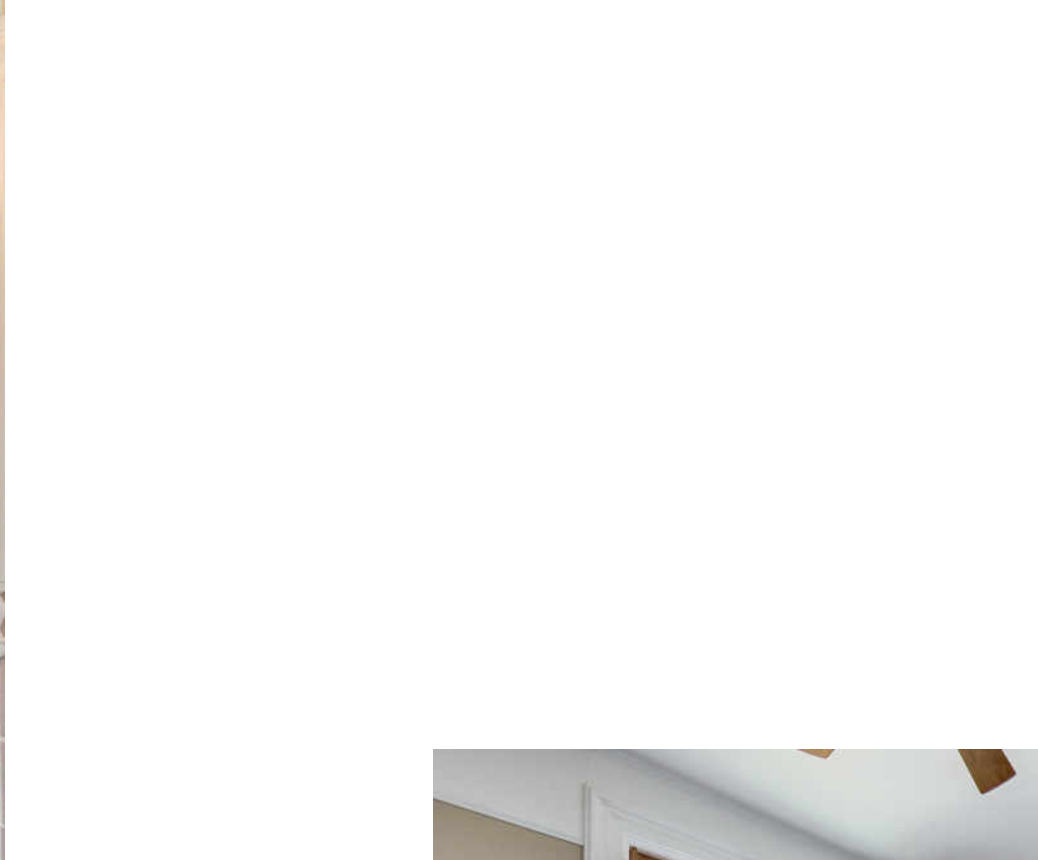
TAXES: SEE LISTING

ASSESSMENTS: NONE

## HISTORIC LINCOLN AVE ROW-HOUSE DISTRICT

Rare opportunity to own a piece of Chicago history in the heart of Lincoln Park! The Lincoln Ave Row-House District was built in the Italianate Architectural style, distinguished by large blocks of Joliet Limestone circa 1875 immediately following the great Chicago fire of 1871, by Andrew McNally (if only the walls could talk!). This limestone façade Italianate style row home has only had three owners and has been in the same family, and lovingly maintained, for over 70 years. Many cool original features include the Iron gate as you make your approach, grand staircase and wood banister, transom doorframe windows, fireplace mantles, some original nail-head wood flooring, 12+ foot ceilings, bayed windows, extra wide baseboard molding, plaster walls with picture molding, and more! This storied home is situated on a corner lot with East, South and West exposure and is in the middle of everything Lincoln Park and Old Town have to offer. Enjoy outdoor living areas on the fabulous wood deck or California Patio (which used to be a hotdog stand back in the day) plus a 1 car garage, plenty of storage and room to expand. Need a rental, in-law or nanny suite? The garden level features a rehabbed 1 bedroom/1bath apartment with a separate entrance (which has been used as a legal vacation/rental unit), full kitchen and laundry! Sold As-Is.











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

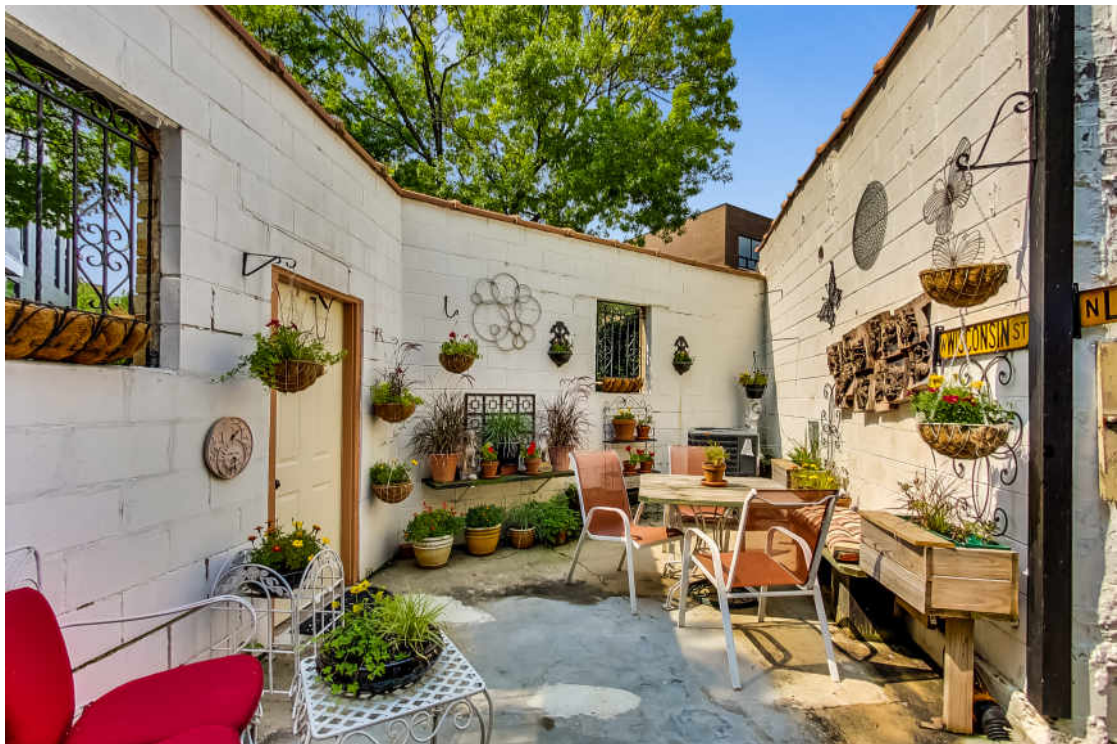
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

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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