

1936 N LARRABEE STREET
LINCOLN PARK





LOVE WHERE YOU LIVE

Discover this rarely available bright and spacious all-brick corner townhome in the sought-after Lincoln School District. This home boasts a renovated private yard larger than most single-family homes and the largest in this association.

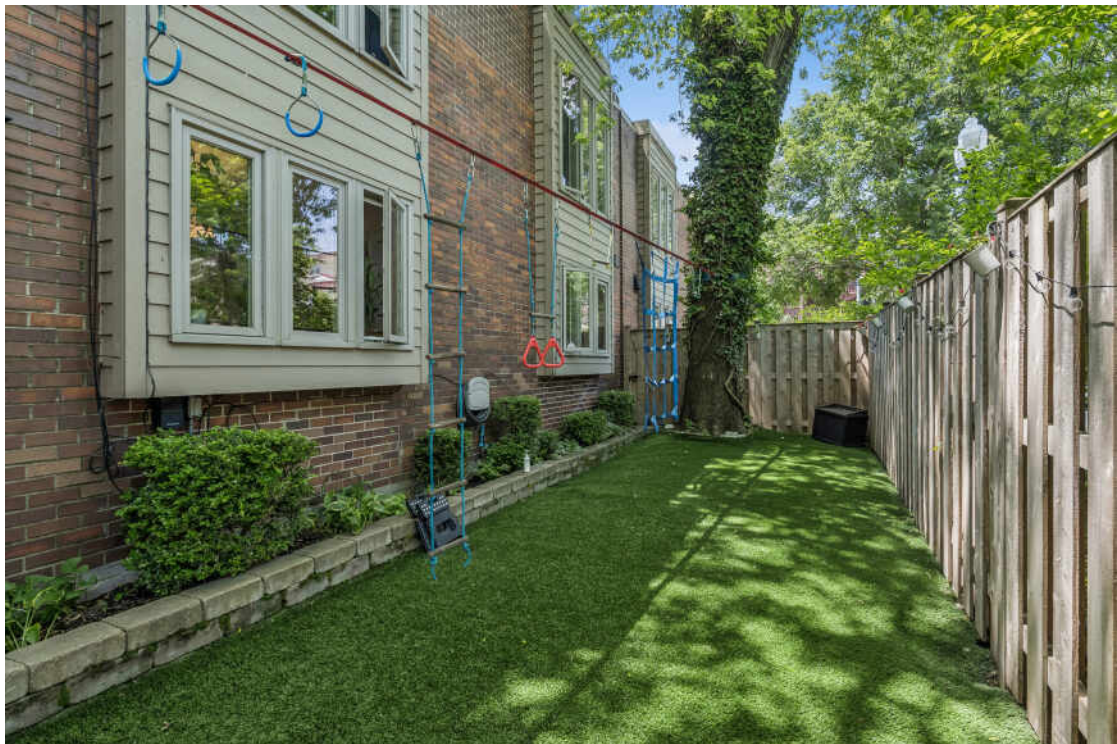
The open-concept main floor features a chef's kitchen equipped with a Viking appliances range and space for a dining table. The wide living room has a corner wood-burning fireplace that connects to the dining area. Sliding glass doors lead to a fully fenced, private patio that wraps around the home, perfect for outdoor entertaining and activities. A half bath completes the main floor.

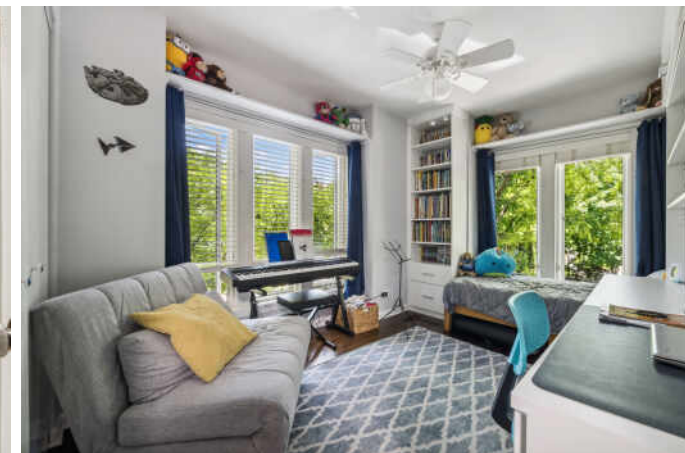
Upstairs, all three bedrooms are conveniently located on the same level, and each has California Closets modifiable built-in furniture, including custom desks. The main bedroom includes an ensuite bath and a fully organized closet. Two additional bedrooms and another full bath provide ample space for family or guests.

The lower level offers a large, inviting family room and a spacious laundry/utility room with ample storage. The yard has been beautifully renovated with new landscaping, a custom playset, and a built-in grill, creating an outdoor oasis next to beautiful Fire Station Park, which provides uniquely open space and unobstructed sightlines.

Located in Lincoln Park, this townhome is within walking distance of parks (Oz Park, Bauler Park, Lincoln Park), the beach, the lakefront, the zoo, shopping, and dining. A 1-car private garage is included, with additional guest parking available. Don't miss this opportunity to own a stunning home in a prime Old Town location!





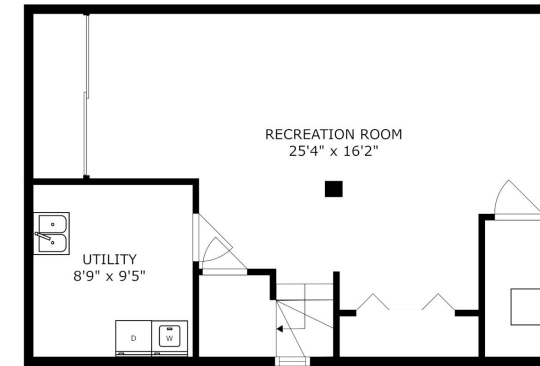




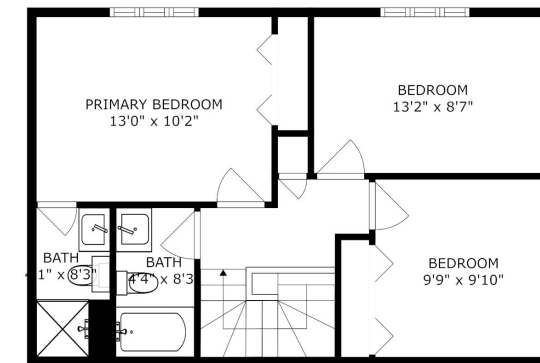
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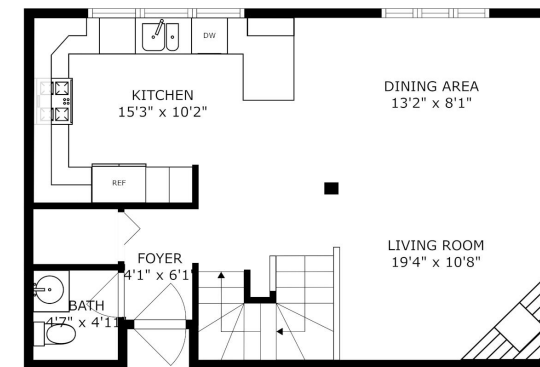
VHT STUDIOS



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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

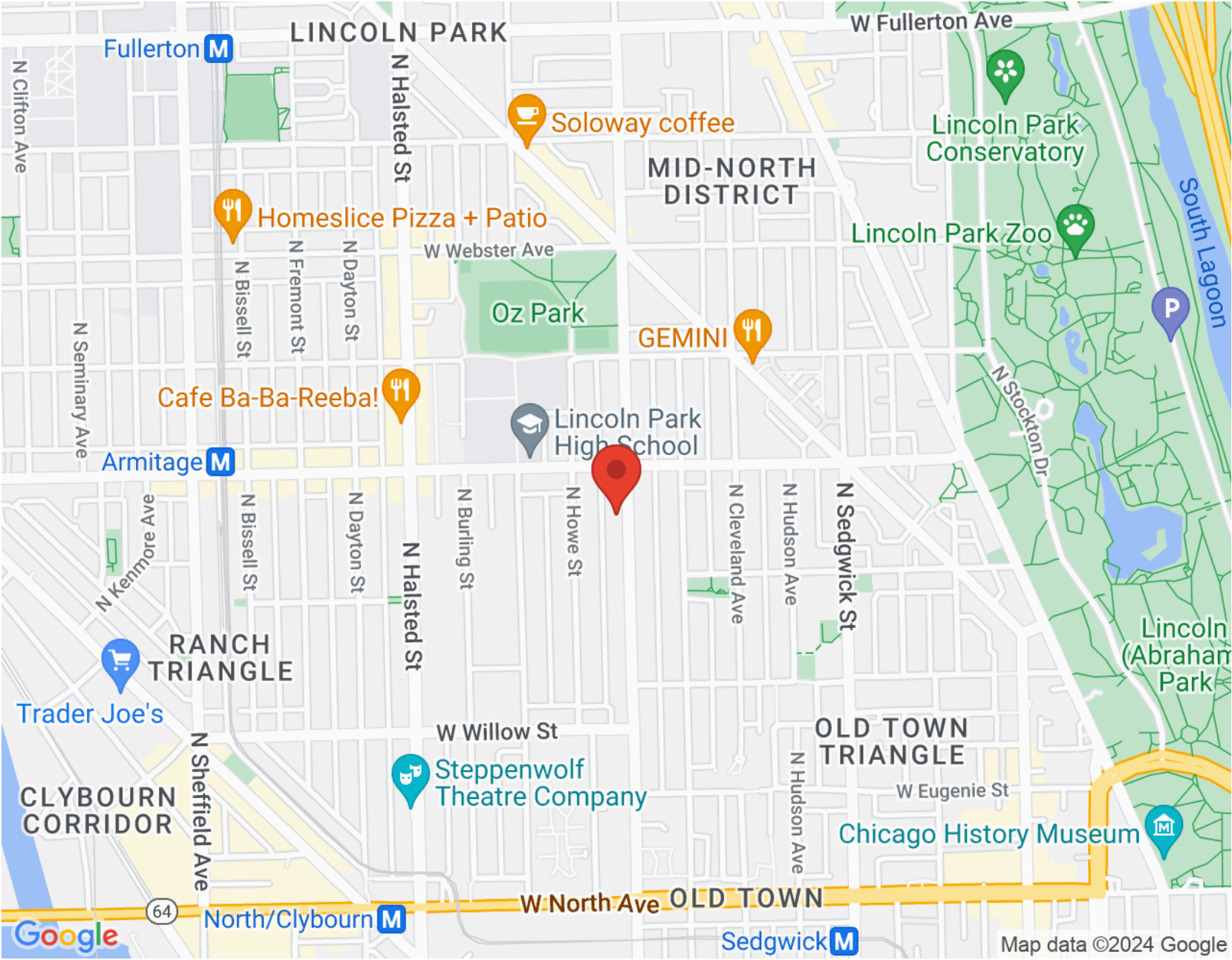
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

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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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

