

195 N HARBOR DRIVE 401  
LAKE SHORE EAST





#### ROOM DIMENSIONS

LIVING ROOM : 20' × 14'

DINING ROOM : 9' × 9'

KITCHEN : 10' × 8'

PRIMARY BEDROOM : 20' × 13'

SECOND BEDROOM : 11' × 10'

#### 2 BEDROOM

#### 2 BATH

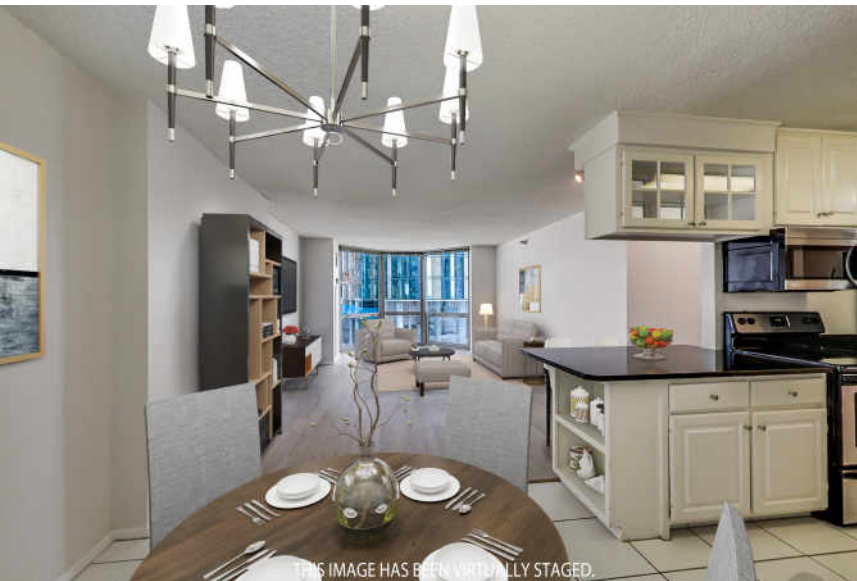
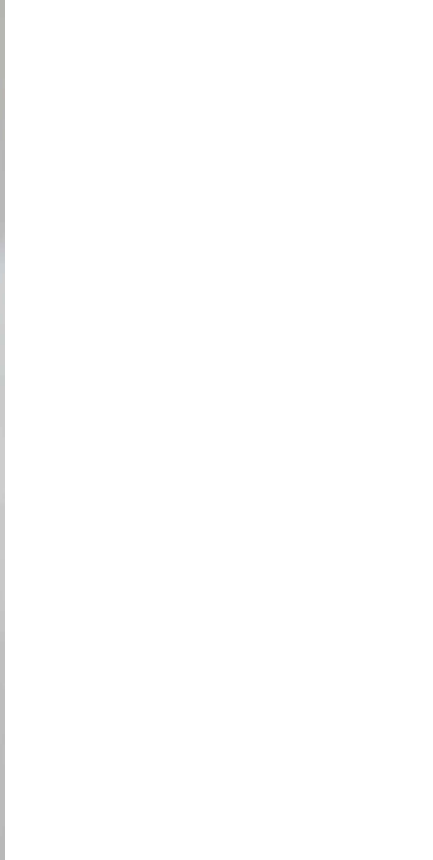
TAXES: \$8,259.53 (2019)

ASSESSMENTS: \$825/MONTH

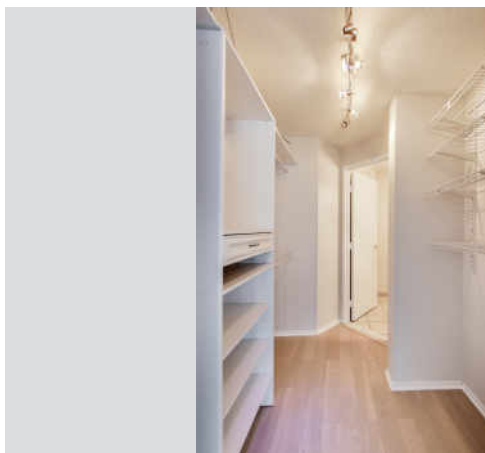
THIS SPARKLING CONDO DELIVERS SPACIOUS ROOMS FILLED WITH NATURAL LIGHT, NEW HARDWOOD FLOORS THROUGHOUT, IN UNIT LAUNDRY, & VALET PARKING IN THE FULL AMENITY PARK SHORE BOASTING CAPTIVATING LAKE & CITY VIEWS & ACCESS TO AWARD WINNING GREEN & NATURAL SPACES.

Surrounded by award winning architecture in the eastern side of the Lake Shore East neighborhood. The kitchen provides granite counter tops, stainless steel appliances, white cabinets and flows in to the dining area with its built-in bar cabinets, & into the spacious living room - perfect for entertaining - where you can take in views of the Navy Pier Ferris Wheel, lake & city. Natural light pours thru the bays of floor to ceiling windows in the living room & primary bedroom. The expansive primary suite is complete with walk thru closet providing custom shelving, and en suite tile bath with soaking tub. The second bedroom also enjoys floor to ceiling windows and the hall tiled bath with walk in shower. Ample storage in & out of unit. Park Shore building amenities include pool, sun deck, tennis court, bike room, gym, door staff, storage cage, valet parking, business center, party room, high speed cable and internet. Good reserves over \$3M. No rental cap. Great Location. Proximity to Lake Shore Drive, Lower Wacker Dr, Highway 90 / 94 / Kennedy Expressway, 290 / Eisenhower Expressway, CTA buses, as well as Green, Brown, Orange, & Red EL train lines & the Loop. Green and natural spaces: Lake Michigan, Ohio St beach, the lake front running & biking bath, DuSable & Monroe Harbors, including award winning parks: Lake Shore East Park with its mature trees & water features, Maggie Daley Park with its incredible playgrounds & skating ribbon, Chicago River Walk, & Millennium Park with its gardens & free summer concerts in the Frank Gehry Music Shelter. Pet friendly.





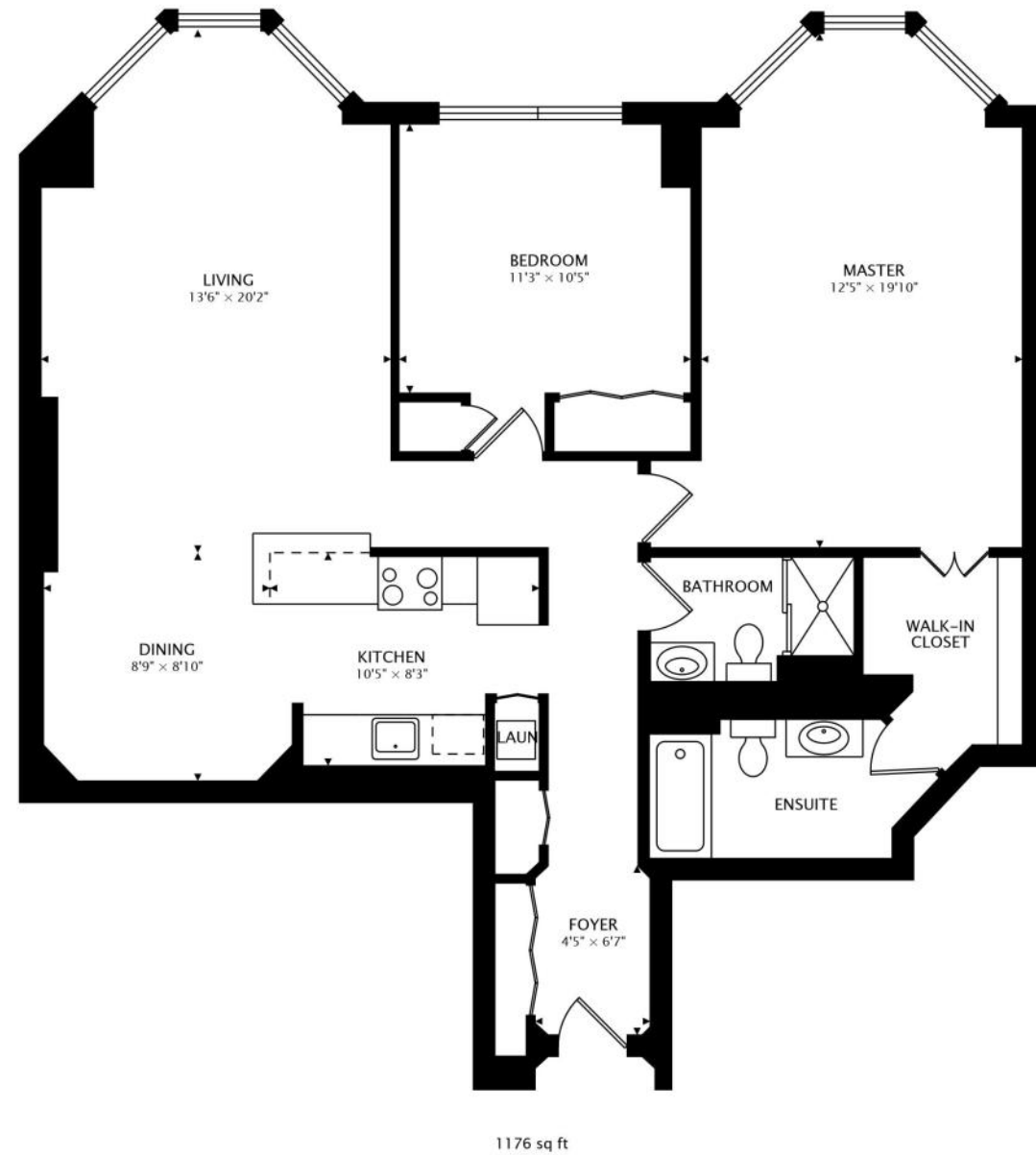
















## THE **NEW EASTSIDE** NEIGHBORHOOD HAS RISEN ABOVE ITS HUMBLE BEGINNINGS AS A RAIL YARD TO BECOME A VIBRANT AND UPSCALE HIGH-RISE HAVEN.

The neighborhood has been official since 1991, when the New Eastside Association of Residents (NEAR) was recognized and is one of several popular areas in or near The Loop.

Formerly home to the Illinois Central rail yards, the New Eastside is a mixed-use district that encompasses the Illinois Center and Lakeshore East. Early developments include the Aon Center and One Prudential Plaza, which used their airway rights to build above the railroad tracks.

The area is sought after for its convenient location, architecture, and amenities. Residents enjoy world-class parks, theater, shopping, bars, and restaurants with easy access to businesses in The Loop or a day at the beach.

Homes include high-rise condominiums that offer incredible views and amenities. During the winter, the Pedway makes getting through downtown a breeze, and commuters have access to numerous buses, trains, and the Metra.





Eggy's Diner  
333 EAST BENTON PLACE #103, 0.2 MI

The Palm - Chicago  
323 EAST WACKER DRIVE, 0.3 MI

**Shula's Steak House**  
301 EAST NORTH WATER STREET, 0.3 MI

Wildberry Pancakes & Cafe  
130 EAST RANDOLPH STREET, 0.4 MI

Hannah's Bretzel  
233 NORTH MICHIGAN AVENUE, 0.4 MI

Carson's Ribs Prime Steaks &  
Famous Barbecue Chicago  
465 EAST ILLINOIS STREET, 0.4 MI

Niu Japanese Fusion Lounge  
332 EAST ILLINOIS STREET, 0.4 MI

The Mid-America Club  
200 EAST RANDOLPH STREET 80TH  
FLOOR, 0.4 MI

D4 Irish Pub & Cafe  
345 EAST OHIO STREET, 0.5 MI

Sweetwater Tavern and Grille  
225 MICHIGAN AVENUE, 0.5 MI

Everybody's Busy  
195 NORTH HARBOR DRIVE, 0.0 MI

Drunken Bean Coffee and Wine Bar  
400 EAST SOUTH WATER STREET, 0.1 MI

Starbucks  
300 EAST RANDOLPH STREET, 0.3 MI

Nutella Cafe Chicago  
189 MICHIGAN AVENUE, 0.5 MI

Mariano's  
333 EAST BENTON PLACE SUITE 206,  
0.2 MI

Fleur Tatious Designs Ltd  
303 EAST WACKER DRIVE # C-16, 0.3 MI

Walgreens  
342 EAST ILLINOIS STREET, 0.4 MI

Bobby's Bike Hike - Chicago  
Bike, Walking & Food Tours  
540 NORTH LAKE SHORE DRIVE, 0.5 MI

Open Tennis Courts  
425 EAST RANDOLPH STREET, 0.1 MI

Maggie Daley Park Rock  
Climbing  
337 EAST RANDOLPH SERVICE STREET,  
0.3 MI

Lakeshore Sport & Fitness  
211 NORTH STETSON AVENUE, 0.4 MI

UChicago Medicine River East  
355 EAST GRAND AVENUE 2ND FLOOR,  
0.4 MI

Millenium Station  
METRA - ELECTRIC MAIN BRANCH, 0.4 MI





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