2031 W FARRAGUT AVENUE 3 LINCOLN SQUARE







ROOM DIMENSIONS

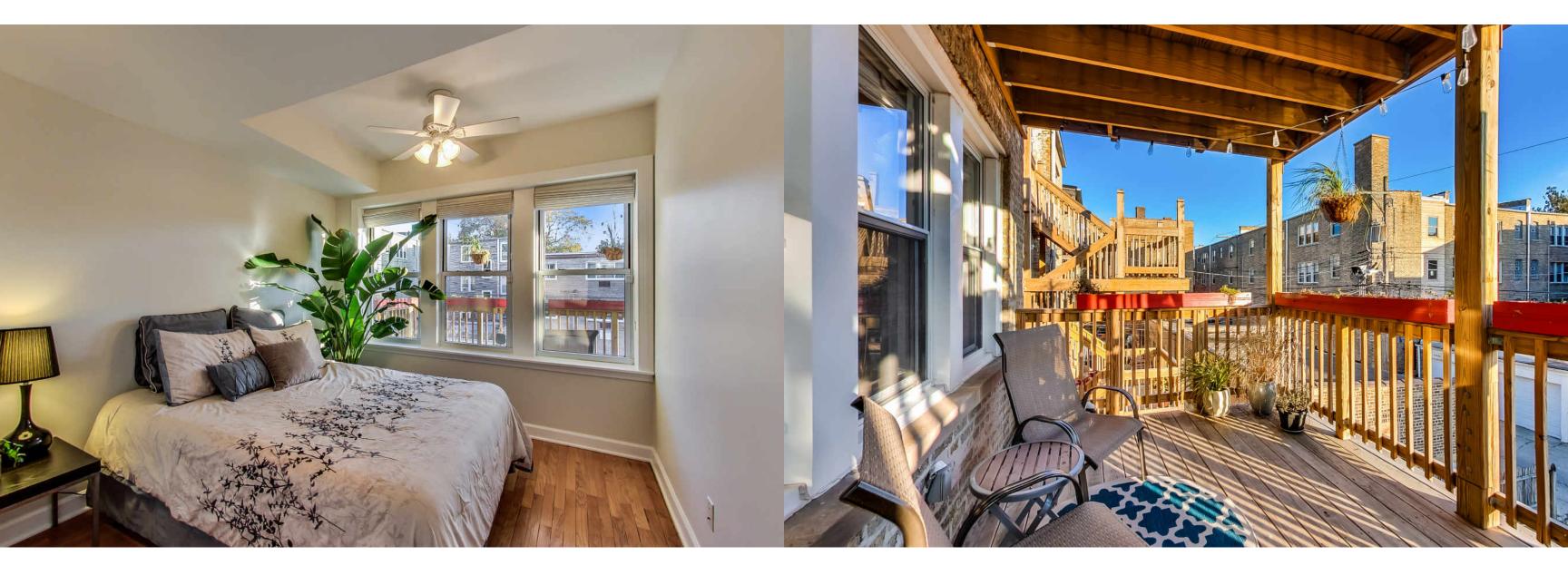
LIVING ROOM : 17' × 17' DINING ROOM : 14' × 10' MASTER BEDROOM : 13' × 11' KITCHEN : 13' × 11' SECOND BEDROOM : 10' × 11' THIRD BEDROOM : 10' × 10'

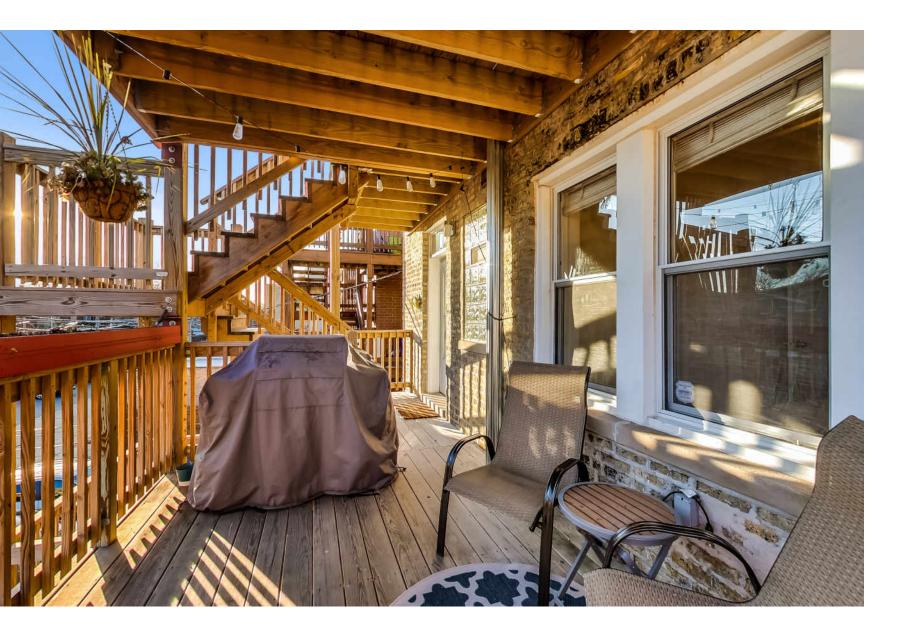
> 3 BEDROOM 2 BATH TAXES: 7666.73

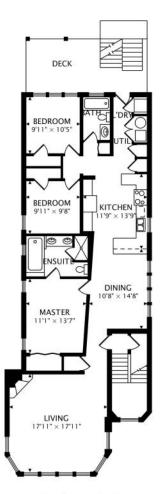
Extra Wide and bride full level 3 bedroom Walk up in fantastic bowmanville pocket of Lincoln Square. Less than a mile walk to 3 different brown line stops.











1537 sq ft + 171 sq ft DECK



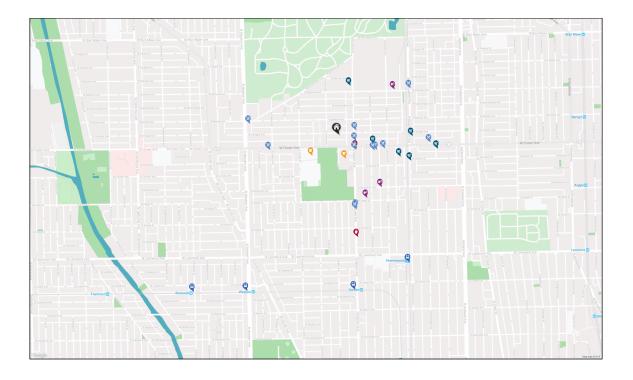
LINCOLN SQUARE MANAGES TO BE BOTH TRENDY AND OLD-WORLD CHARMING AT THE SAME TIME.

The community celebrates its heritage with a number of ever-popular restaurants and bars, while Lincoln Avenue offers an eclectic mix of sophisticated eateries, corner cafes and favorite neighborhood hangouts.

Centered around a bustling shopping and dining district on Chicago's North Side, Lincoln Square became one of Chicago's first commuter suburbs when the Ravenswood elevated train line was completed in 1907. Today residents have convenient access to the CTA Brown Line and Metra's Union Pacific North Line.

The neighborhood's quiet residential streets are lined with bungalows, greystones and brick two- and three-flats, many recently rehabbed. Lovely Victorian and Prairie School homes can be found along the North Branch of the Chicago River. Although single-family homes in Lincoln Square can run upwards of \$1 million, vintage apartment buildings restored as condominiums offer a more affordable option. New-construction options are also available in the neighborhood, including single-family homes, townhomes, three-flat condominiums and mid-rise buildings.

Lincoln Square's lively cultural scene includes the Old Town School of Folk Music as well as annual festivals including the Square Roots festival and the German-American Fest, which draws crowds from all over the Midwest.



😵 RESTAURANTS

Yes Thai 5211 NORTH DAMEN AVENUE, 0.1 MI

Sweet Virginia's Kitchen 5131 NORTH DAMEN AVENUE, 0.1 MI

Leadway Tavern & Liquors 5233 NORTH DAMEN AVENUE, 0.1 MI

China Kitchen 1931 WEST FOSTER AVENUE, 0.2 MI

El Catrin 1905 WEST FOSTER AVENUE, 0.2 MI

SHARI SUSHI BAR 1925 WEST FOSTER AVENUE, 0.2 MI

Over Easy Café 4943 NORTH DAMEN AVENUE, 0.3 MI

Bang Bang Pie & Biscuits Ravenswood 4947 NORTH DAMEN AVENUE, 0.3 MI Baobab BBQ 2301 WEST FOSTER AVENUE, 0.3 MI

San Soo Gab San 5247 NORTH WESTERN AVENUE, 0.4 MI

Fat Chris's Pizza and Such 1706 WEST FOSTER AVENUE, 0.4 MI

Pauline's 1754 WEST BALMORAL AVENUE, 0.4 MI

👰 COFFEE SHOPS

City Coffee 5139 NORTH DAMEN AVENUE, 0.1 MI

Groundswell Coffee Roasters 4839 NORTH DAMEN AVENUE, 0.5 MI

SHOPPING

Scooterworks Chicago 5410 NORTH DAMEN AVENUE, 0.2 MI G V Jewelry 1926 WEST FOSTER AVENUE, 0.2 MI

KOVAL Distillery 5121 NORTH RAVENSWOOD AVENUE, 0.3 MI

Mata Traders 5112 North ravenswood avenue, 0.3 mi

Wined OC Wine Co LLC 5215 NORTH RAVENSWOOD AVENUE # 209, 0.3 MI

Isabella Bakery 1659 W FOSTER AVE # FRONT, 0.5 MI

PHEALTH CLUBS

Hardware CrossFit 1834 WEST BALMORAL AVENUE, 0.3 MI

Pole Velocity Dance and Fitness 1912 WEST WINNEMAC AVENUE # 1, 0.3 MI Namaskar Yoga Studio 1944 WEST ARGYLE STREET, 0.3 MI



Amundsen High School 5110 NORTH DAMEN AVE, 0.1 MI

Chappell Elementary School 2135 WEST FOSTER AVE, 0.2 MI

Q T R A N S I T Damen

CTA - BROWN LINE, 0.7 MI

Ravenswood METRA - UNION PACIFIC NORTH, 0.7 MI

Western CTA - BROWN LINE, 0.8 MI

Rockwell CTA - BROWN LINE, 1.0 MI NOTES _____



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