2036 W BERWYN AVENUE

LINCOLN SQUARE ~ BOWMANVILLE







ONE OF A KIND 2-FLAT

- Oversized 2-flat with magnificent Owner's Unit equal to quality and size of a Single-Family Home coupled with the added benefit of a 1000 sqft income Garden Apartment.
- The 2-story Owner's unit has a modern layout, Hardwood Floors throughout, central A/C and many updated and upgraded features.
- The main level begins with a Living Room featuring an elegant arched alcove and a fireplace with built-in bookcases.
- There is a picture-perfect Office with 2 walls of built-in shelving.
- The chef inspired Kitchen has an over 10-foot-long quartz island, and features a Blue Star range with 6 burners, grill top, and double oven.
- The adjacent Dining Room has an exposed brick archway that leads to the Sunroom. There is also a Sitting Room the leads out to a large, covered Deck.
- Upstairs there are 3 bedrooms including the stunning Primary Suite with Spa bath. This level also has a Family Room, 2 full Baths, a laundry Room, an enclosed Porch, and a Balcony overlooking the beautiful back yard.
- The building has a lovely 1000 sqft 1 Bedroom 1 Bath Garden Apartment with its own Laundry Room.
- The well-designed back yard has brick-paver paths and Patio and several planting beds. There is a large 2-Car Garage and an extra outdoor parking space.
- Excellent location: Near Metra, CTA Brown + Red Line stations, and multiple
 dining & shopping districts. Walk to highly ranked (level 1+) public schools or
 several excellent private schools: Lycee Francais de Chicago, Rogers Park
 Montessori, Chicago Waldorf, North Park Elementary. Close to Winnemac Park,
 West Ridge Nature Park, and beautiful city and lake-front parks. Enjoy
 Bowmanville's tranquility while being close to Andersonville/Lincoln Square.

4 BEDROOM 4 BATH



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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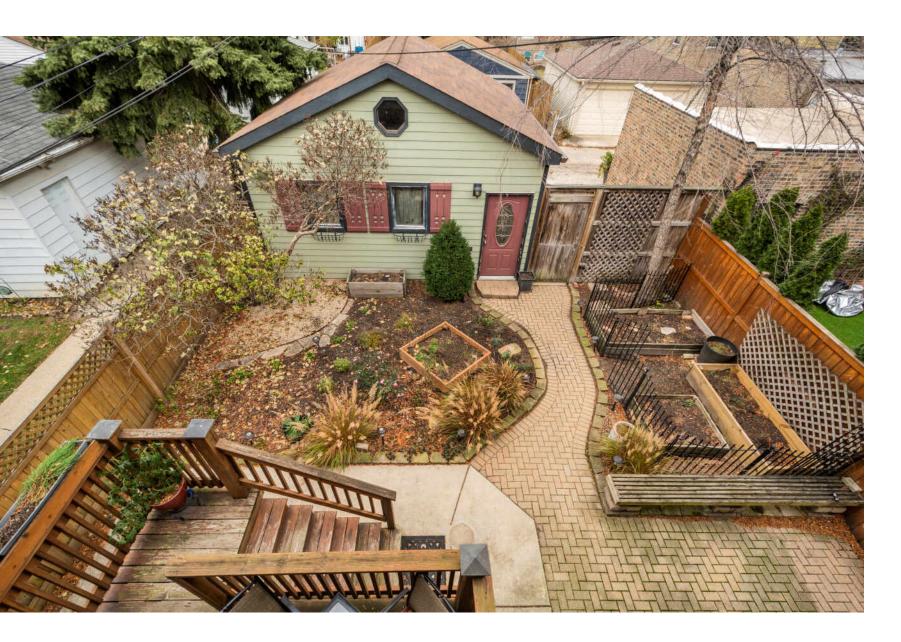


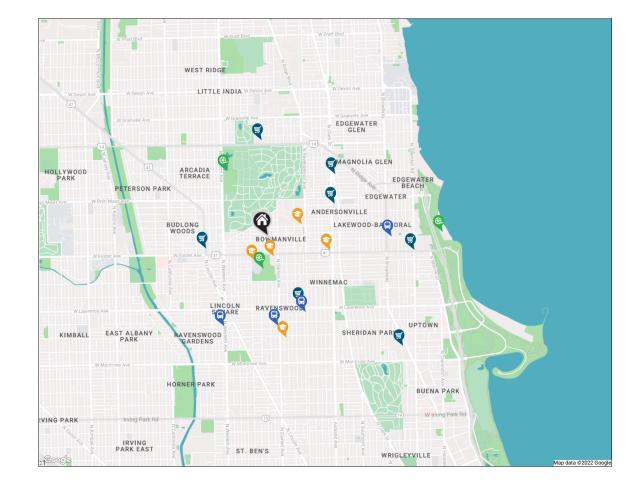






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SHOPPING

Jewel-Osco

Tony's Fresh Market 5233 N LINCOLN AVE, 0.6 MI

5516 NORTH CLARK STREET, 0.7 MI
Mariano's

1800 W LAWRENCE AVE, 0.7 MI

Target 2112 WEST PETERSON AVENUE, 0.9 MI

Gethsemane Garden Center 5739 NORTH CLARK STREET, 0.9 MI Mariano's 5201 N SHERIDAN RD, 1.3 MI

ALDI 4500 NORTH BROADWAY, 1.6 MI

SCHOOLS

Amundsen High School 5110 NORTH DAMEN AVENUE, 0.2 MI

Eliza Chappell School 2135 W FOSTER AVE, 0.2 MI

Rogers Park Montessori School 1800 W BALMORAL AVE, 0.3 MI Chicago Waldorf School 5200 NORTH ASHLAND AVENUE, 0.6 MI

Lycée Français de Chicago 1929 W WILSON AVE, 0.9 MI

ENTERTAINMENT

Winnemac Park 5100 N LEAVITT ST, 0.3 MI

West Ridge Nature Park 5801 N WESTERN AVE, 0.7 MI

Foster Beach FOSTER BEACH, 1.6 MI TRANSIT

Ravenswood METRA - UNION PACIFIC NORTH, 0.8 MI

Damen CTA - BROWN LINE, 0.8 MI

Western CTA - BROWN LINE, 0.9 MI

CTA - BROWN LINE, 0.9 M

Berwyn CTA - RED LINE, 1.1 MI

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