

2036 W BERWYN AVENUE
LINCOLN SQUARE ~ BOWMANVILLE



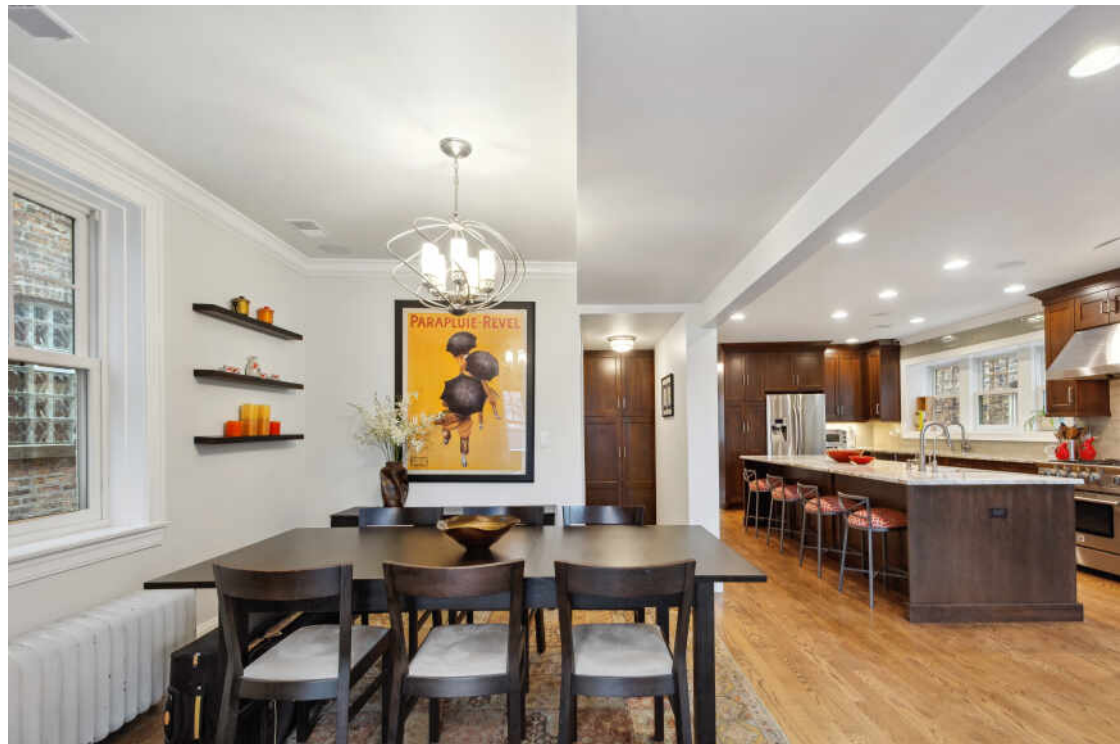


4 BEDROOM
4 BATH

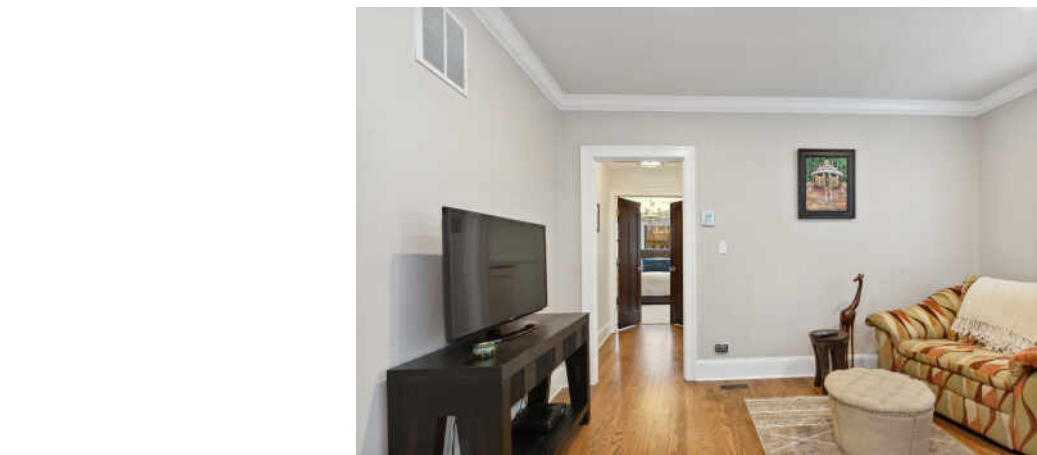
ONE OF A KIND 2-FLAT

- 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.







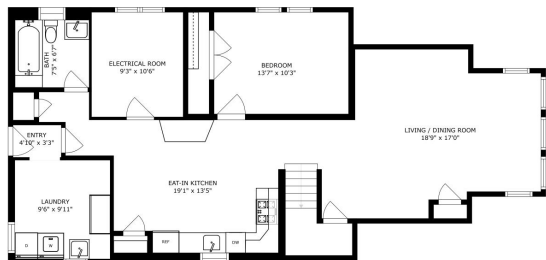




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





JEFF GRAVES

(773) 612-7203

JEFFGRAVES@ATPROPERTIES.COM

WWW.JEFFGRAVESCHICAGOHOMES.COM



north**edge**group.net
Your Neighbor | Your REALTOR®

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE

2036WBERWYN.INFO