

2116 W CULLOM AVENUE #201
NORTH CENTER





3 BEDROOM
2 BATH
TAXES: \$12,416
ASSESSMENTS: \$608 / MONTH

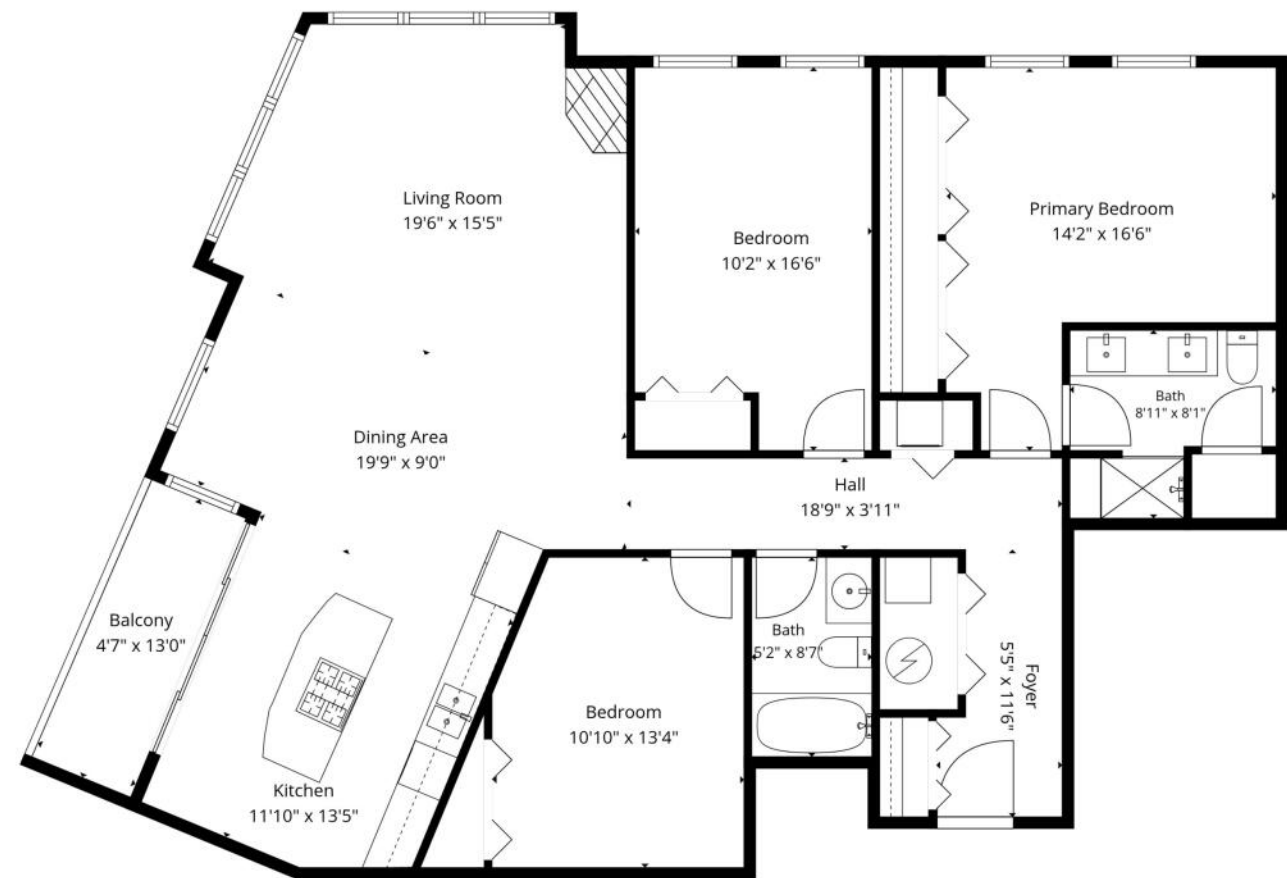
SUN-FILLED CORNER UNIT IN THE HEART OF NORTH CENTER

Rarely available 3 bed/2 bath unit in an intimate 9-unit elevator building situated on a quiet pocket of Lincoln Ave in prime North Center/Lincoln Square. This corner unit features wall-to-wall east and west facing windows, allowing sunlight to pour in all day across over 1600 sq ft of interior space. The spacious open floorplan features white oak hardwood floors, 10ft ceilings and sizeable living and dining spaces, finished with a fully equipped kitchen, that includes an island and ample storage space. Just off the kitchen, a walk-out balcony provides the perfect spot for grilling and outdoor seating. The primary ensuite provides expansive closet space along with an attached bath featuring a walk-in shower and essential linen closet. Two generously sized secondary bedrooms offer exceptional flexibility for guests, a nursery, or a home office. Additional highlights include two parking spaces - one in the attached garage and one assigned exterior space, both included in the price - and a sizeable private storage closet conveniently located next to the unit. Amazing North Center location in highly coveted Coonley school district: steps from Jewel, short walk to Brown Line and Welles Park, and surrounded by a myriad of restaurants and local favorites. Welcome home!









Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



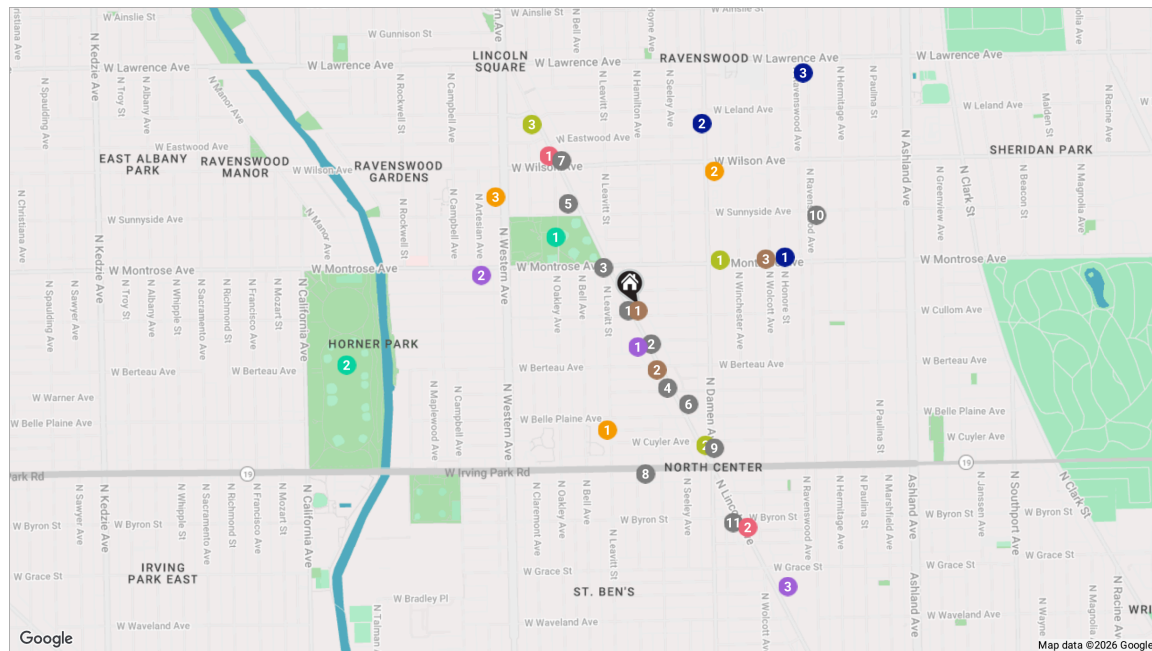
ANY WAY YOU LOOK AT IT, **NORTH CENTER** IS NO MIDDLE-OF-THE-ROAD NEIGHBORHOOD.

Residents enjoy picturesque views of the Chicago River, large parks, a vibrant shopping district, and an abundance of things to do.

Anchored by the North Center Town Square, the community offers events including a farmers market and annual festivals headlined by Ribfest, which is celebrating over two decades of tasty ribs and live entertainment. Three city parks, a bowling alley, and an indoor ice arena provide recreational and sports activities, while the neighborhood's shopping area includes retail boutiques and art galleries. Chicagoans also frequent the Half Acre Beer Company and local performance venues such as Martyrs'.

North Center offers a variety of housing options ranging from riverfront properties to Victorians with wrap-around porches. Newly-constructed residences coexist with historic buildings, while aging apartment buildings are being converted to updated condos.

The neighborhood is located a mile from the lakefront and seven miles from The Loop, which is within easy reach for commuters thanks to numerous bus routes and two CTA Brown Line stops.



RESTAURANTS

- 1 **The Bad Apple**
4300 NORTH LINCOLN AVENUE, 0.0 MI
- 2 **Amano Bistro Chicago**
4229 N LINCOLN AVE, 0.1 MI
- 3 **Il Milanese Ristorante**
2201 W MONTROSE AVE, 0.1 MI
- 4 **North Center Prime**
4138 N LINCOLN AVE, 0.2 MI
- 5 **Bistro Campagne**
4518 NORTH LINCOLN AVENUE, 0.3 MI
- 6 **Savanna Breakfast & Lunch
Northcenter**
4111 N LINCOLN AVE, 0.3 MI
- 7 **Caro Mio Italian Ristorante**
4603 NORTH LINCOLN AVENUE, 0.4 MI
- 8 **Laschet's Inn**
2119 WEST IRVING PARK ROAD, 0.4 MI
- 9 **Tuscan Hen Market**
4019 N DAMEN AVE, 0.4 MI

10 Spacca Napoli Pizzeria
1760 WEST SUNNYSIDE AVENUE, 9.5 MI

- 11 Basant Modern Indian Restaurant**
1939 W BYRON ST, 0.6 MI
-  **COFFEE**
- 1 Au Levain Bakery & Cafe**
4301 N LINCOLN AVE, 0.0 MI
- 2 Red Eyes Cafe**
4164 NORTH LINCOLN AVENUE, 0.2 MI
- 3 Starbucks Coffee Company**
1900 WEST MONTROSE AVENUE, 0.3 MI

 GROCERY _____

- 1 Jewel-Osco
4250 NORTH LINCOLN AVENUE, 0.1 MI
- 2 ALDI
2431 WEST MONTROSE AVENUE, 0.4 MI

3 **Trader Joe's**
2745 NORTH LINCOLN AVENUE, 0.8 MI

-  GYM _____
- 1** Ravenswood Fitness Center
1958 WEST MONTROSE AVENUE, 0.2 MI

2 Club Pilates
4023 N LINCOLN AVE, 0.4 MI

- 3 Lincoln Square Athletic Club**
4662 N LINCOLN AVE, 0.5 MI
-  **SCHOOLS** _____
- 1 John C. Coonley Elementary School**
4046 N LEAVITT ST, 0.3 MI
- 2 Ravenswood Montessori School**
1945 WEST WILSON AVENUE #2000,
0.4 MI
- 3 Queen of Angels School**
4520 NORTH WESTERN AVENUE, 0.5 MI

 ENTERTAINMENT _____

- 1 **Davis Theater**
4614 NORTH LINCOLN AVENUE, 0.4 MI
- 2 **Martyrs'**
3855 NORTH LINCOLN AVENUE, 0.6 MI

TRANSIT

- 1 Montrose
CTA - BROWN LINE, 0.4 MI
- 2 Damen
CTA - BROWN LINE, 0.5 MI
- 3 Ravenswood
METRA - UNION PACIFIC NORTH, 0.7 MI

 PARKS _____

- 1 Welles (Gideon) Park
2333 WEST SUNNYSIDE AVENUE, 0.3 MI
- 2 Horner (Henry) Park
2741 WEST MONTROSE AVENUE, 0.7 MI

NOTES

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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.

