

**2155 W ROSCOE STREET 2S**  
ROSCOE VILLAGE







ROOM DIMENSIONS  
LIVING/DINING ROOM : 18' × 29'  
KITCHEN : 10' × 20'  
MASTER BEDROOM : 15' × 16'  
2ND BEDROOM : 10' × 12'  
3RD BEDROOM : 10' × 12'  
FOYER : 6' × 8'  
BALCONY : 12' × 4'  
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## OPULENT 3 BEDROOM, 2 BATHROOM CORNER UNIT HOME OVERLOOKING TREE-LINED LEAVITT ST AND OFFERS SOUTH AND WEST VIEWS!

Conveniently nestled in a charming boutique elevator building the heart of Roscoe Village and Audubon Elementary District, this pristine home boasts assigned parking, 2 private balconies and a light and airy floorplan that flows at ease. You're immediately greeted by a spacious living room that is complimented by an abundance of windows and a lovely gas fireplace. Rich hardwood floors lead to a proper dining room followed by a gorgeous eat-in kitchen featuring stainless steel appliances, exquisite cabinetry, premium granite countertops including an eat in breakfast bar and offers access to a private balcony, perfect for grilling! Incredibly spacious master suite with walk-in closet and serene private balcony. Spa-like, stone en suite showcases a dual vanity, soaking tub and separate shower. Two additional generously sized bedrooms, full bathroom and stacked washer and dryer to accommodate your needs. Enjoy fine dining, coffee shops, grocers and more!





















IT TAKES A SPECIAL NEIGHBORHOOD TO  
PULL OFF A QUAIN T VILLAGE VIBE RIGHT  
IN THE MIDDLE OF THE CITY. IT TAKES  
**ROSCOE VILLAGE.**

The North Side neighborhood defined by Roscoe Street offers residents a lively mix of businesses, residences and parks just six miles northwest of Chicago’s downtown.

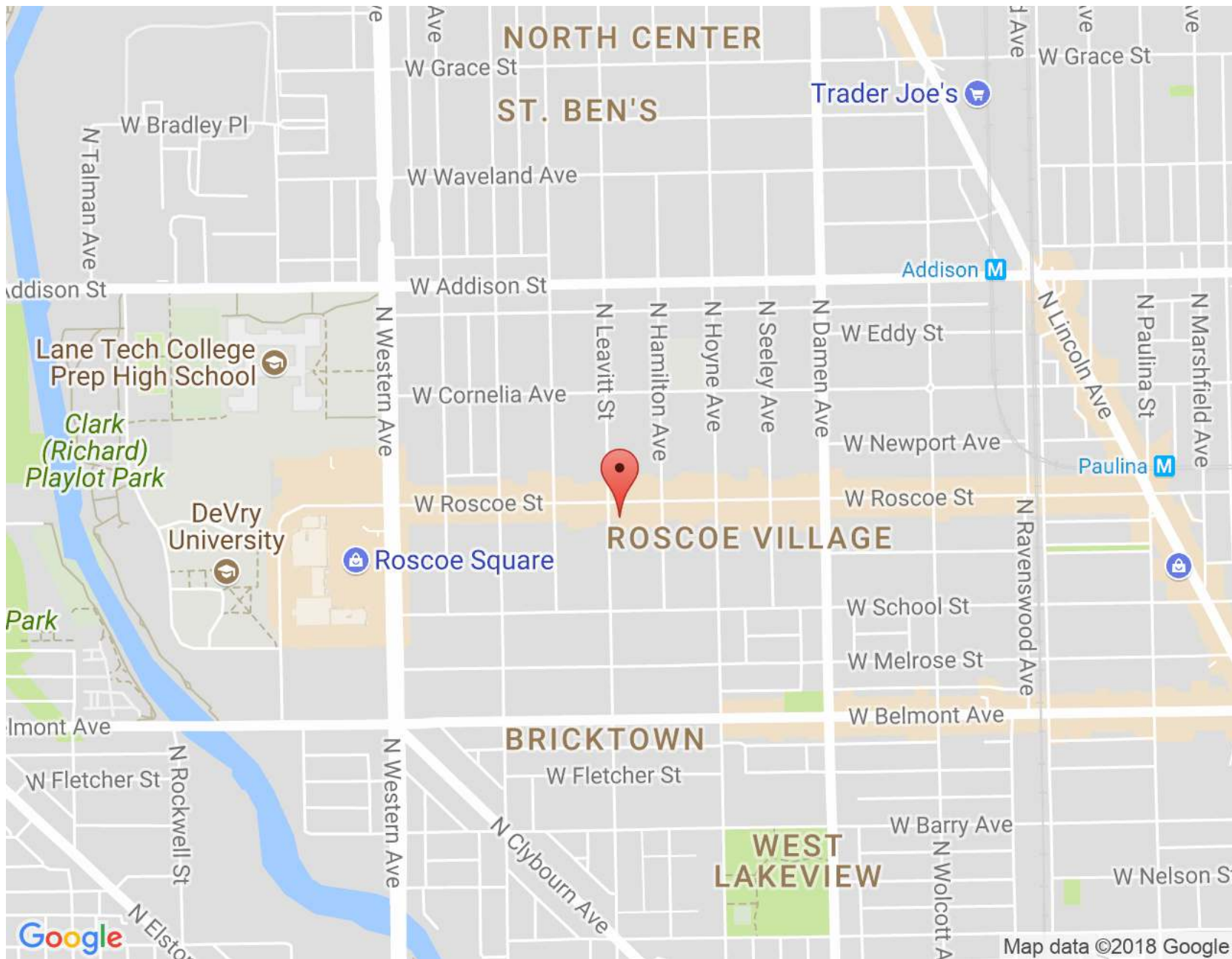
The neighborhood is dominated by single-family homes with beautiful gardens. There are also classic three-story walkups and duplexes and new construction on the rise. Luxury new construction is giving the neighborhood a bit of a metropolitan feel.

City parks include the recently renovated Fellger Playlot Park and offers nearly an acre of playground equipment, fountains and benches.

Roscoe Village comes alive in the summer with Retro on Roscoe and the Belmont Arts and Music Festival. Getting there is easy with the CTA’s Brown Line, which has two stops only steps from the Village.







NOTES





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