

2223 W FARWELL AVENUE #2W
WEST RIDGE





ROOM DIMENSIONS

LIVING ROOM : 25' × 15'
DINING ROOM : 17' × 12'
KITCHEN : 10' × 10'
BREAKFAST ROOM : 7' × 11'
PANTRY : 8' × 4'
PRIMARY BEDROOM : 16' × 12'
SECOND BEDROOM : 12' × 12'
THIRD BEDROOM : 10' × 12'
DEN : 7' × 7'
FOYER : 6' × 7'
DECK : 16' × 8'
STORAGE : 8' × 9'

3 BEDROOM

2 BATH

TAXES: \$2414

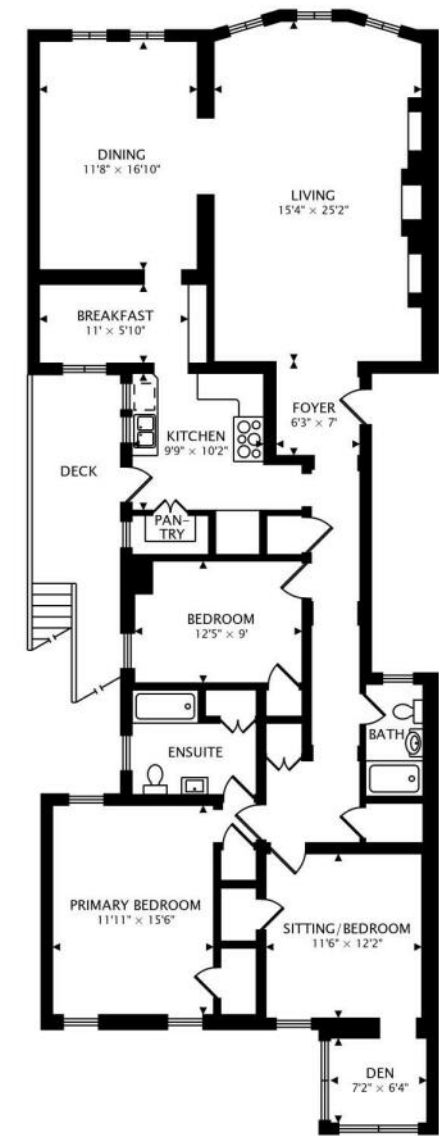
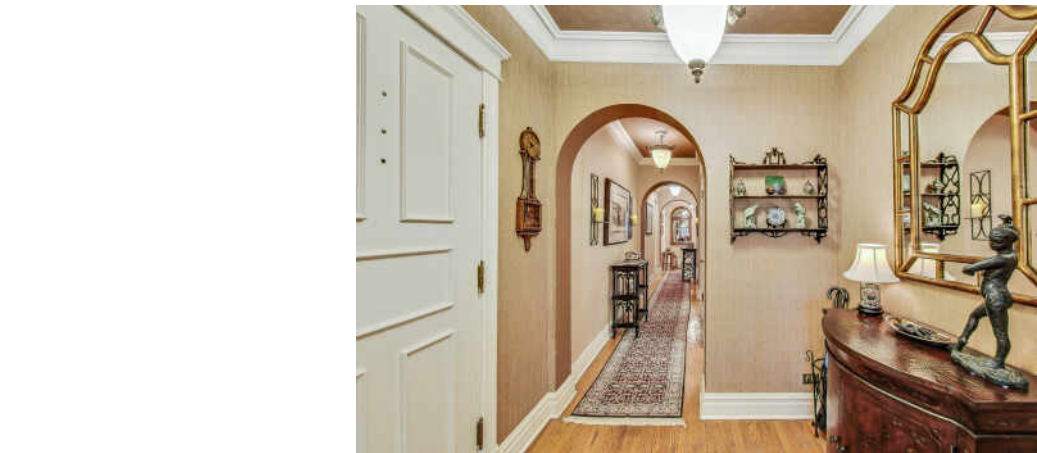
ASSESSMENTS: \$600

SPACIOUS AND ELEGANT WEST RIDGE CONDO

Elegant and spacious West Ridge condo. Designed with amazing architectural details that would be too expensive today to duplicate. This incredible 3 bedroom 2 bathroom almost 2000 sq ft condo is built and designed like nothing that is built today. This home features large and gracious rooms, with hardwood flooring throughout. Plastered crown moulding, gorgeous trim work, a concrete decorative fireplace that could be converted to a gas fireplace, and a private deck. The Living room is absolutely gorgeous with a wall of European style bay windows, crown moulding, the fireplace, niches, hardwood floors and at 25x15, it offers a couple of seating areas with room for a baby grand piano. The separate dining room is designed to impress with its casual elegance, also located between the kitchen and dining room is the breakfast room which could be used as a butler pantry. The kitchen features quartz counters, a 40" range with double oven and a walk-in pantry and just off the kitchen is a charming private deck about 8x16. The bedrooms can all accommodate a king sized bed and more. They offer great closet and storage space and generous natural light. Located off the third bedroom is a great at home office space or den. Every unit in the building has its own dedicated laundry. This home also has a storage room 8'x9'x10' high. Garage parking is included. The grounds of the property are gorgeous and peaceful. The building just replaced the boiler this summer with a brand new high efficiency boiler. Heat is included in the assessment. The Unit has an oversized mini split AC system. This spectacular home is not to be missed.

- Gracious Elegance
- Unparalleled quality construction of a bygone era
- 3 large bedrooms & 2 full baths
- Hardwood floors throughout
- 9' ceilings
- Private deck and garage parking
- Private laundry & large private storage room
- Well maintained building & well run association





1954 sq ft



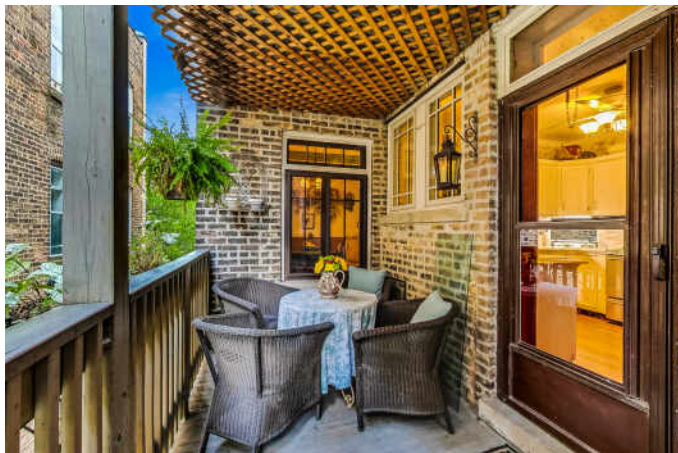
WEST RIDGE IS AN ECLECTIC NEIGHBORHOOD THAT HAS BOTH A TRANQUIL RESIDENTIAL AREA AND A VIBRANT CULTURAL SCENE.

Located west of Rogers Park on the city's far North Side, the large neighborhood is known for its tree-lined streets, scenic parks, and beautiful homes. The neighborhood offers historical mansions, vintage three-flats, large single-family homes, condominiums, and bungalows.

The Desi Corridor along Devon Avenue spans most of the neighborhood and includes many colorful shops and eateries. Locals and visitors flock to Desi Corridor to enjoy cuisines from around the world as well as unique shopping and nightlife.

Residents enjoy access to the outdoor spaces such as the North Shore Channel Trail, which runs along the Chicago River, and Indian Boundary Park, which has a duck lagoon, nature areas, tennis courts, and a children's spray pool. The park also hosts art and music classes, free concerts, and theater productions.

Commuters heading downtown can take CTA buses to Metra stations in Rogers Park and Ravenswood or to the "L" Red Line stops.



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.

