

2335 WEST BELLE PLAINE AVENUE, UNIT 205  
NORTH CENTER





ROOM DIMENSIONS  
LIVING/DINING ROOM : 20' × 14'

KITCHEN : 10' × 10'

BEDROOM : 14' × 11'

LAUNDRY/STORAGE ROOM : 10' × 10'

BALCONY : 5' × 11'

1 BEDROOM

1 BATH

TAXES: \$1862 2023 H, S, SF

ASSESSMENTS: \$393/M

## BELLE PLAINE COMMONS - URBAN 55+ LIVING!

Welcome to Belle Plaine Commons, a vibrant 55+ community in the heart of North Center! Ideal for those seeking an affordable city home or the opportunity to keep loved ones nearby, this thoughtfully designed condo blends modern comfort with the convenience of an amenity-rich, well-maintained community.

Step inside to a spacious, open-concept layout ideal for both daily living and entertaining. The living room flows seamlessly into a kitchen featuring ample counter space, a breakfast bar island, and separate dining space. Sunlight fills the home, highlighting warm finishes and a welcoming atmosphere. The generously sized bedroom offers a wall-to-wall closet with custom window treatments, while the updated bath is equipped with farmhouse-style lighting, updated cabinetry and a walk-in shower with stabilization bars. A private balcony overlooks peaceful, tree-lined Belle Plaine Avenue, perfect for morning coffee or evening relaxation. Additional features include an in-unit washer/dryer in an oversized in-unit storage room, an extra storage locker in the building, and an assigned parking space just outside the front door.

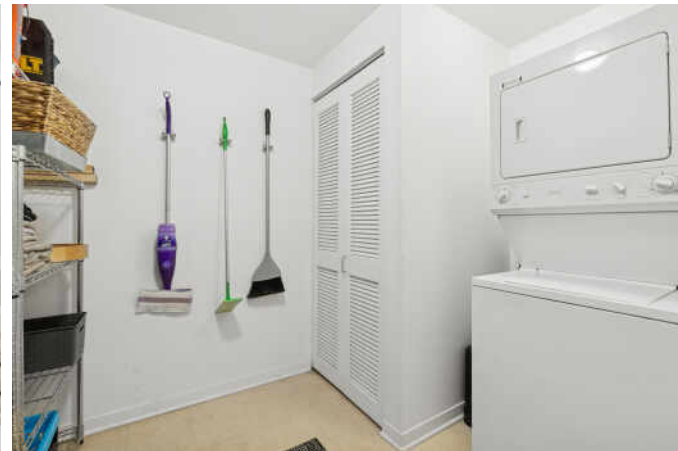
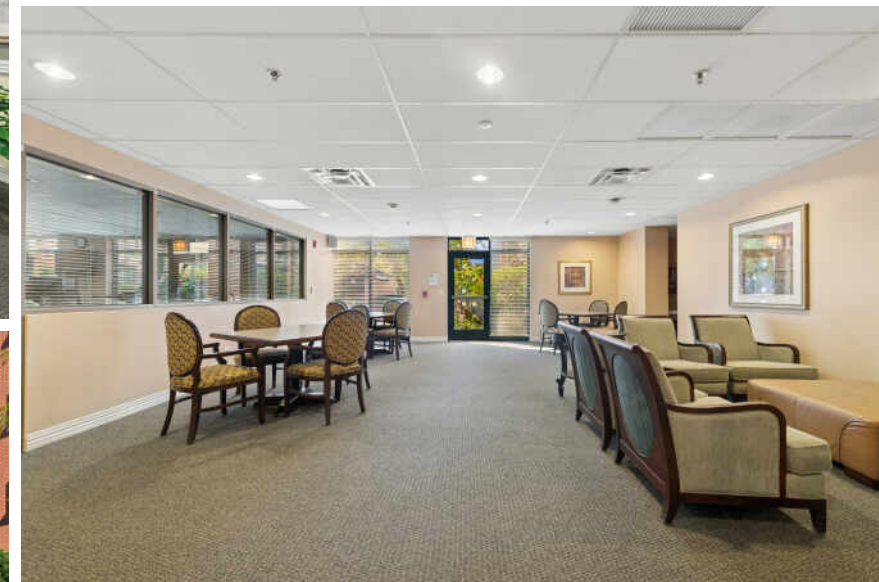
This professionally managed, pet-friendly, elevator building offers outstanding amenities including a fitness center, library/business center, oversized mailroom with receiving area for package delivery, and a reservable party room with a full kitchen and outdoor patio. Belle Plaine Commons itself spans a beautifully landscaped five-acre campus, with interior parks, walking paths with benches, and a gorgeous seasonal fountain, creating a serene, park-like environment wherever you roam. On-campus conveniences include a walkable Senior Center and Advocate medical facility, while nearby shopping, restaurants, and public transit are just steps away, making urban living effortless.

Note: This unit is not part of a TIF program, so there are no income restrictions—ensuring a smooth and timely closing for qualified buyers.













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

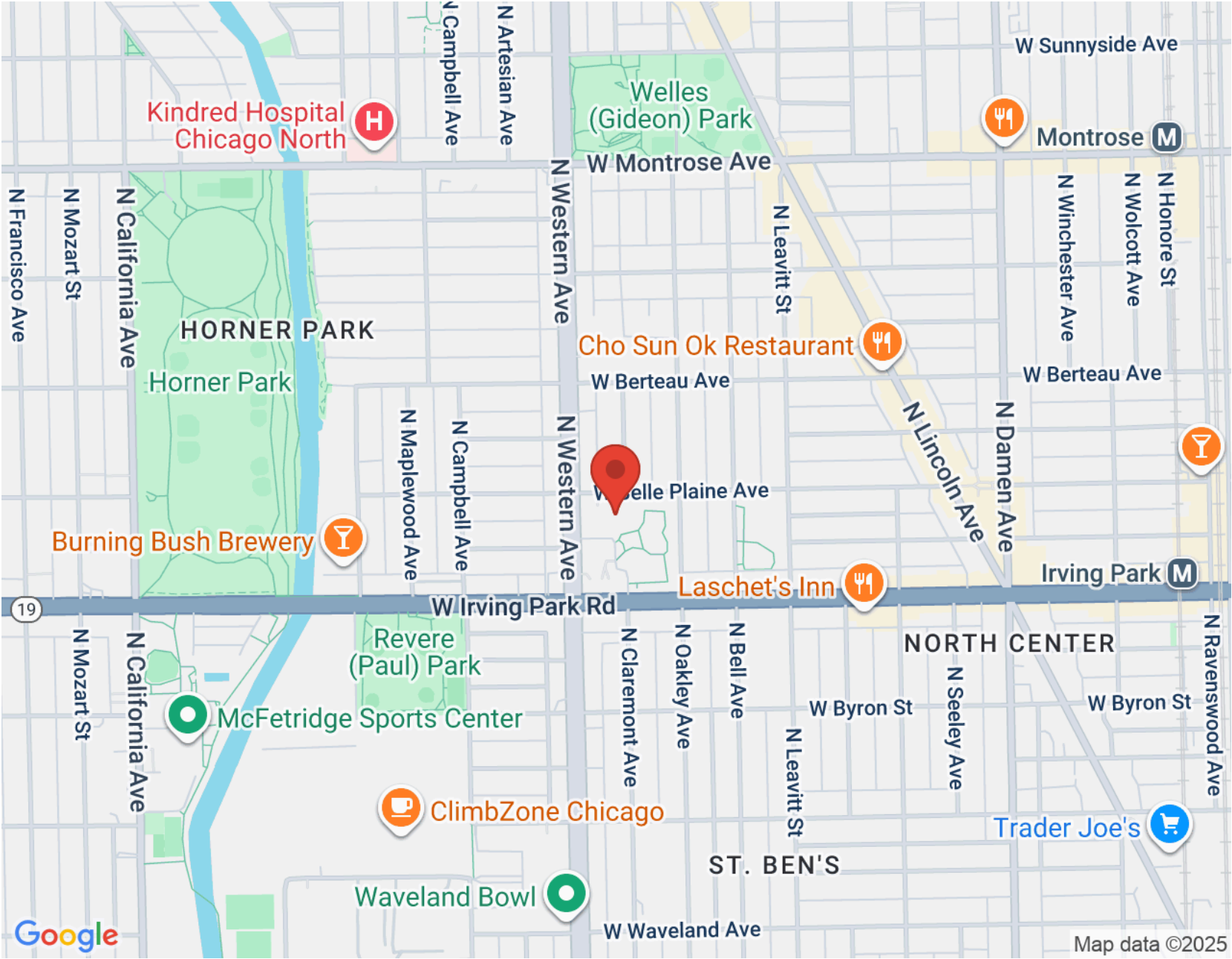
Residents enjoy picturesque views of the Chicago River, large parks, a vibrant shopping district, and an abundance of things to do.

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.





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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.

