

2343 N JANSSEN AVENUE #1  
LINCOLN PARK





3 BEDROOM  
2 BATH  
TAXES: \$9,317  
ASSESSMENTS: \$208 / MONTH

## TIMELESS LINCOLN PARK CHARM WITH THE FEEL OF A SINGLE-FAMILY HOME

- Located on a tree-lined Lincoln Park street in the sought-after Oscar Mayer school district.
- Duplex condo with private entrance that lives like a single-family home.
- Thoughtfully updated throughout with smart, functional use of space.
- Bright kitchen with white cabinetry, quartz counters, and GE stainless appliances.
- Kohler farmhouse sink, brass hardware, and updated plumbing fixtures.
- Two renovated baths with new tile, lighting, Kohler fixtures, and marble vanities.
- Beautiful details including crown molding, wainscoting, shiplap, and paneled doors.
- Custom built-ins, bookshelves, and a statement mantle add warmth and character.
- Smart home features include Ring doorbell, Nest thermostat, and Nest Protect.
- Private patio plus shared backyard space for outdoor living.
- Large storage room and private-use laundry in shared space.
- Easy street parking with nearby rental options available.









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## LINCOLN PARK RESIDENTS HAVE IT ALL - FROM THE ARTS TO ITS FAMED ZOO - RIGHT IN THEIR BACKYARD.

The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.



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