

**2440 W HUTCHINSON**  
LINCOLN SQUARE







#### ROOM DIMENSIONS

LIVING ROOM : 18' × 16'  
DINING ROOM : 14' × 11'  
KITCHEN : 16' × 12'  
FAMILY ROOM : 21' × 18'  
MASTER BEDROOM : 18' × 12'  
SECOND BEDROOM : 15' × 11'  
THIRD BEDROOM : 11' × 9'  
FORTH BEDROOM : 11' × 9'  
BREAKFAST ROOM : 9' × 8'  
MUD ROOM : 13' × 11'

6 BEDROOM  
4.1 BATH  
TAXES: \$15,754

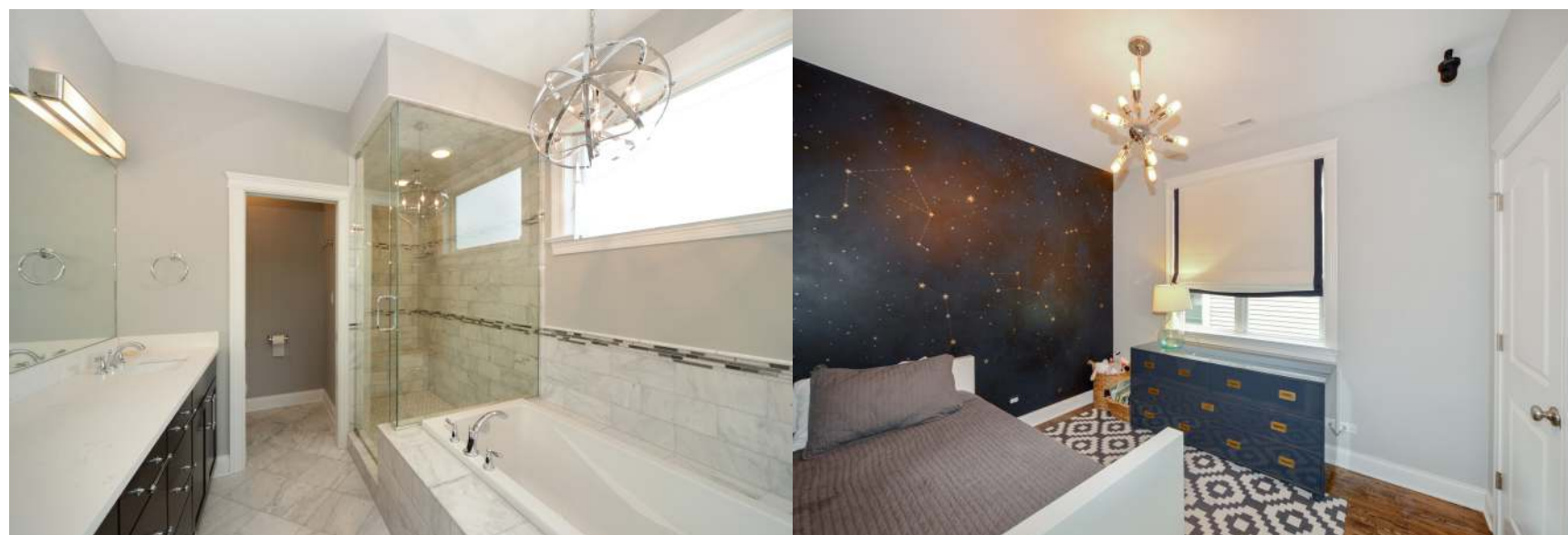
#### PROPERTY INFORMATION AND DETAILS

BETTER THAN NEW!!! THIS 6 BED, 4.1 BATH SMART HOME WAS COMPLETELY UPGRADED BY SELLERS AND IS POWERED BY CONTROL4 THAT DELIVERS POWER AND PERFORMANCE ON 1 SYSTEM THAT COORDINATES ALL TECHNOLOGY IN THE HOME. WITH ONE TOUCH YOU CAN DIM THE LED LIGHTS, CLOSE THE CUSTOM SHADES, STREAM \ MUSIC, CONTROL 3 HVAC SYSTEMS OR WATCH A HI-RES MOVIE. IT ALSO CONTROLS THE GARAGE ROOF DECK WITH COMPLETE OUTDOOR KITCHEN AND ENTERTAINMENT. TECHNOLOGY MARRIED WITH FINISH, FORM AND FUNCTION! 4 BEDROOMS UP, A CHEF'S KITCHEN WITH CUSTOM CABINETRY, LARGE ISLAND, WALK IN PANTRY AND PROFESSIONAL GRADE APPLIANCES. THE SPACIOUS MASTER SUITE HAS TRAYED CEILINGS, A LARGE WALK-IN CLOSET, JACUZZI TUB, STEAM SHOWER & HEATED BATHROOM FLOORS. LOWER LEVEL HAS AN AMAZING BUILT OUT MUDROOM, SECOND LAUNDRY ROOM, HUGE FAMILY ROOM WITH WET BAR, TWO FULL BEDROOMS AND RADIANT HEAT THROUGHOUT. 2 CAR GARAGE WITH UNPARALLELED CUSTOM ROOFTOP DECK AND OUTDOOR KITCHEN. WATERS SCHOOL DISTRICT &WALK TO EVERYTHING LOCATION!!









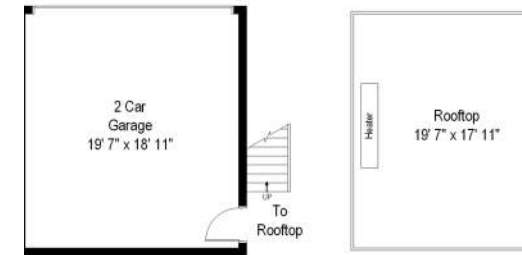








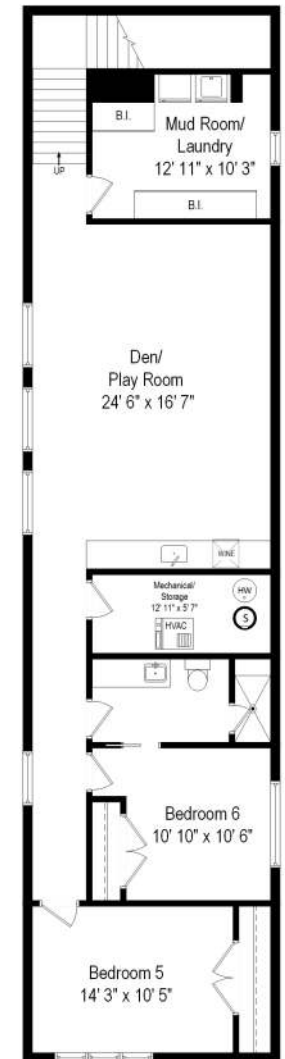
## First Level



## Second Level



## Lower Level







## LINCOLN SQUARE MANAGES TO BE BOTH TRENDY AND OLD-WORLD CHARMING AT THE SAME TIME.

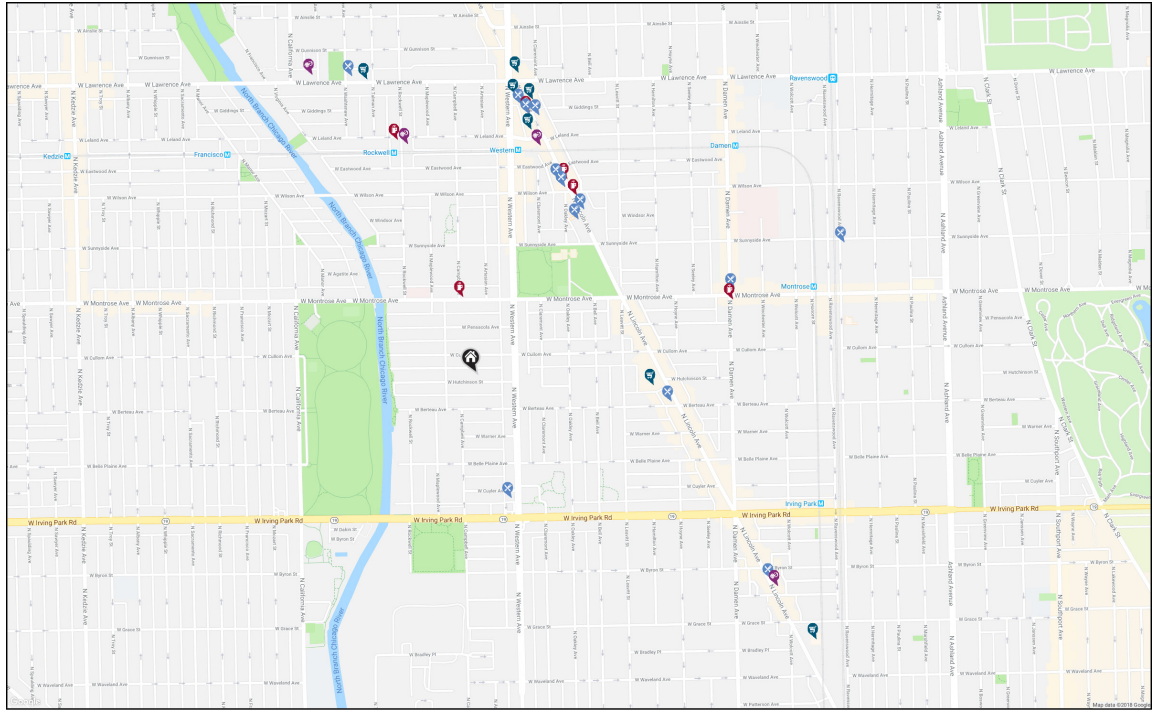
The neighborhood's quiet residential streets are lined with bungalows, greystones and brick two- and three-flats, many recently rehabbed. Lovely Victorian and Prairie School homes can be found along the North Branch of the Chicago River.

Lincoln Square's lively cultural scene includes the Old Town School of Folk Music as well as annual festivals including the Chicago Folk & Roots music festival and the German-American Fest, which draw crowds from throughout Chicago and the Midwest.

Centered around a bustling shopping and dining district on Chicago's North Side, Lincoln Square became one of Chicago's first commuter suburbs when the Ravenswood elevated train line was completed in 1907.

Today residents have convenient access to the CTA Brown Line and Metra's Union Pacific North Line.





## RESTAURANTS

Sticky Rice  
3727, 0.3 MI

The Grafton Pub & Grill  
4530 NORTH LINCOLN AVENUE, 0.4 MI

Davis Theater, Chicago  
4614 NORTH LINCOLN AVENUE, 0.5 MI

Cho Sun Ok Restaurant  
4200 NORTH LINCOLN AVENUE, 0.5 MI

Fork  
4600 NORTH LINCOLN AVENUE, 0.5 MI

Gather  
4539 NORTH LINCOLN AVENUE, 0.5 MI

Fountainhead  
1970 WEST MONTROSE AVENUE, 0.6 MI

Chicago Brauhaus  
4732 NORTH LINCOLN AVENUE, 0.6 MI

Gene's Sausage Shop and  
Delicatessen  
4750 NORTH LINCOLN AVENUE, 0.6 MI

Cafe Selmarie  
4729 NORTH LINCOLN AVENUE, 0.6 MI

Goosefoot  
2656 W LAWRENCE AVE, 0.7 MI

Martyrs'  
3855 NORTH LINCOLN AVENUE, 0.8 MI

Spacca Napoli Pizzeria  
1769 W SUNNYSIDE AVE, 0.9 MI

## COFFEE SHOPS

Lutz Cafe & Pastry Shop  
2458 WEST MONTROSE AVENUE, 0.2 MI

Starbucks  
4553-4557 N LINCOLN AVE, 0.5 MI

The Grind Cafe  
4613 NORTH LINCOLN AVENUE, 0.5 MI

The Book Cellar  
4736 NORTH LINCOLN AVENUE, 0.6 MI

Marmalade  
1969 WEST MONTROSE AVENUE, 0.6 MI

Beans & Bagels  
2601 WEST LELAND AVENUE, 0.6 MI

## SHOPPING

Jewel-Osco  
4250 NORTH LINCOLN AVENUE, 0.4 MI

Merz Apothecary  
4716 NORTH LINCOLN AVENUE, 0.6 MI

The Chopping Block  
4747 NORTH LINCOLN AVENUE, 0.7 MI

Fleet Feet Sports Lincoln Square  
4762 NORTH LINCOLN AVENUE, 0.7 MI

Harvestime Foods  
2632 WEST LAWRENCE AVENUE, 0.7 MI

Walgreens  
4801 NORTH LINCOLN AVENUE, 0.7 MI

Trader Joe's  
3745 NORTH LINCOLN AVENUE, 1.0 MI

## HEALTH CLUBS

Lincoln Square Athletic Club  
4662 NORTH LINCOLN AVENUE, 0.6 MI

Bloom Yoga Studio  
4663 N ROCKWELL ST, 0.6 MI

Crossfit Defined - Lincoln Square  
2750 WEST LAWRENCE AVENUE, 0.8 MI

Orange Shoe Personal Fitness  
Trainers - Lakeview  
3845 NORTH LINCOLN AVENUE, 0.8 MI

## NOTES





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**CHE**  

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**2440WHUTCHINSON.INFO**

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.

