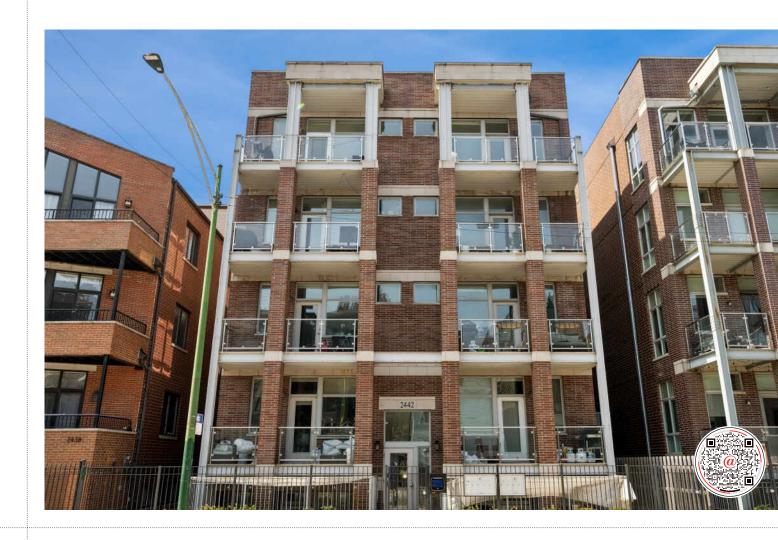
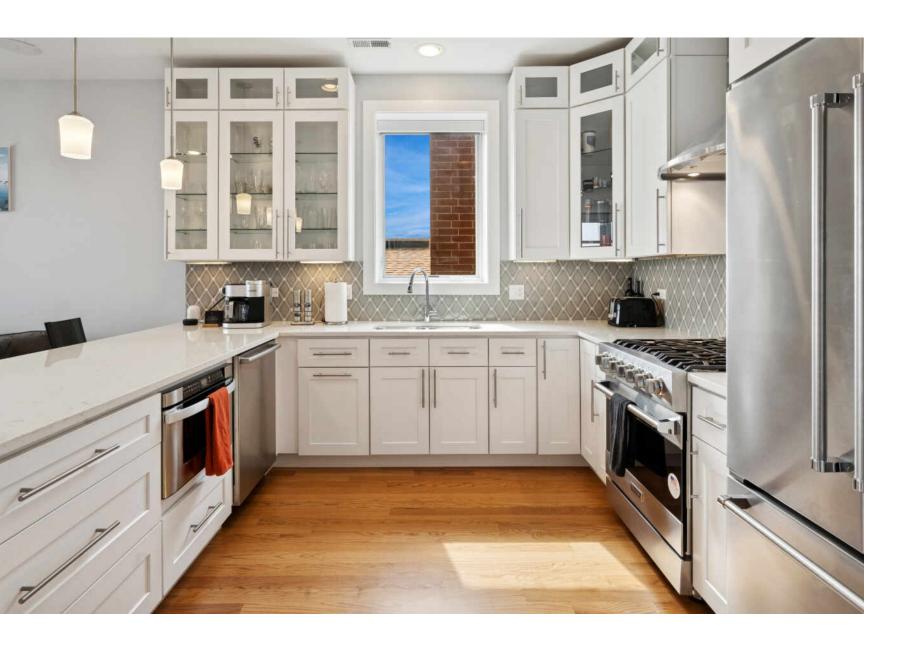
### 2442 N CLYBOURN AVENUE #5S

LINCOLN PARK







#### ROOM DIMENSIONS

LIVING ROOM: 20' × 18'

KITCHEN: 14' × 11'

PRIMARY BEDROOM : 16' × 15'

SECOND BEDROOM: 11' × 10'

THIRD BEDROOM: 11' × 10'

3 BEDROOM 2 BATH TAXES: \$12,359

ASSESSMENTS: \$460 / MONTH

Top-floor comfort with unbeatable outdoor space and skyline views! This spacious top-floor unit spans half of an 8-unit elevator building and offers incredible panoramic views from a private rooftop deck-perfect for entertaining, relaxing, or soaking in the city skyline. Fully decked out, with a section of artificial turf, the outdoor space invites endless design possibilities. Inside, enjoy nearly 1,700 square feet of beautifully maintained living space in this 3-bedroom, 2-bath home built in 2016 and meticulously cared for by its original owner. The open-concept kitchen is a chef's dream, featuring quartz countertops, high-end appliances, and tall white cabinetry offering exceptional storage. The spacious primary suite, located at the rear of the unit for added privacy, boasts a walk-in closet and a luxurious en-suite bath complete with heated floors, a soaking tub, and a steam shower. Additional highlights include in-unit laundry, hardwood flooring throughout, soaring 9+ foot ceilings in living room, and abundant natural light from the home's south, east, and west exposures. Enjoy even more outdoor space with a front balcony off the living room and a second balcony off the primary suite. Elevator access takes you directly to your garage parking space-included in the price. Nearby is the highly sought-after Prescott Elementary School, and this home is just steps from Midtown Tennis, Target, Mariano's, and the vibrant shops and restaurants of the Clybourn Corridor. Commuting is a breeze with easy access to the expressway and the Sheffield Red Line stop less than a mile away.



















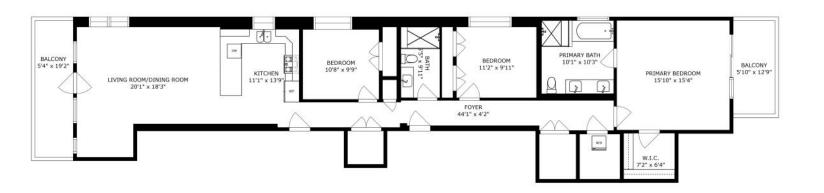
6 2442 N CLYBOURN AVENUE #5S 2442 N CLYBOURN AVENUE #5S 7



8 2442 N CLYBOURN AVENUE #5S 2442 N CLYBOURN AVENUE #5S 9







SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

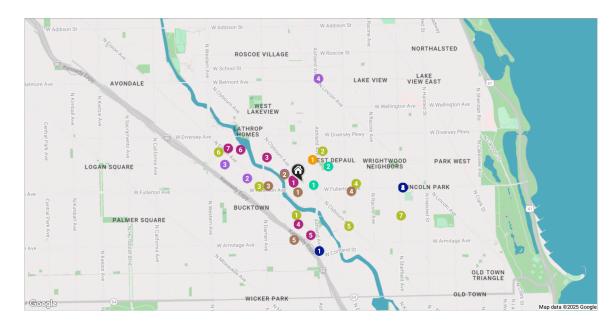
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

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.





- 93 Panera Bread 1938 WEST FULLERTON AVENUE SUITE C, 0.3 MI
- 7-Eleven
  1349 WEST FULLERTON AVENUE, 0.4 MI
- 5 Dunkin' GAS STATION, 0.5 MI
- SHOPPING\_
- Bath & Body Works
   1730 WEST FULLERTON AVENUE, 0.1 MI
- Old Navy 1730 WEST FULLERTON AVENUE STE #16, 0.1 MI
- 3 Costco Wholesale 2746 NORTH CLYBOURN AVENUE,

- Kohl's 2140 NORTH ELSTON AVENUE, 0.4 MI
- 5 Best Buy 2100 NORTH ELSTON AVENUE, 0.5 MI
- JOANN Fabric and Crafts 2639 NORTH ELSTON AVENUE, 0.7 MI
- PetSmart
  2665 NORTH ELSTON AVENUE, 0.8 MI
- ₹ GROCERY\_\_\_\_
- 1 Jewel-Osco 2550 NORTH CLYBOURN AVENUE, 0.2 MI
- 2 Fresh Thyme Market 2500 NORTH ELSTON AVENUE, 0.5 MI
- 3 Target Grocery 2656 NORTH ELSTON AVENUE, 0.7 MI
- Whole Foods Market
  3201 NORTH ASHLAND AVENUE, 1.0 MI

- 0.4 MI **Q GYM**\_
- yogaview Chicago
   2211 NORTH ELSTON AVENUE #200,
   0.3 MI
- 2 The Pilates Shed 2648 NORTH BOSWORTH AVENUE,
- Midtown Athletic Club 2444 NORTH ELSTON AVENUE, 0.4 MI
- Lakeshore Sport & Fitness 1320 WEST FULLERTON AVENUE, 0.5 MI
- 5 Shred415 Lincoln Park 2150 NORTH CLYBOURN AVENUE, 0.6 MI
- 6 LA Fitness 2310 WEST LOGAN BOULEVARD, 0.8 MI
- CorePower Yoga Lincoln Park 959 WEST WEBSTER AVENUE, 0.9 MI

## **♀**schools\_

- William H. Prescott Elementary School 1632 WEST WRIGHTWOOD AVENUE, 0.2 MI
- TRANSIT\_\_\_\_\_
  - Clybourn
     METRA UNION PACIFIC NORTH, 0.6 MI
  - Fullerton CTA - BROWN LINE, 0.9 MI
  - 3 Fullerton CTA - PURPLE LINE, 0.9 MI
  - 4 Fullerton CTA - RED LINE, 0.9 MI

#### PARKS\_

- 1 Schaefer (Edward) Park 2415 NORTH MARSHFIELD AVENUE, 0.1 MI
- Wrightwood Park 2534 NORTH GREENVIEW AVENUE, 0.3 MI

NOTES			

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# Baetzel Group



