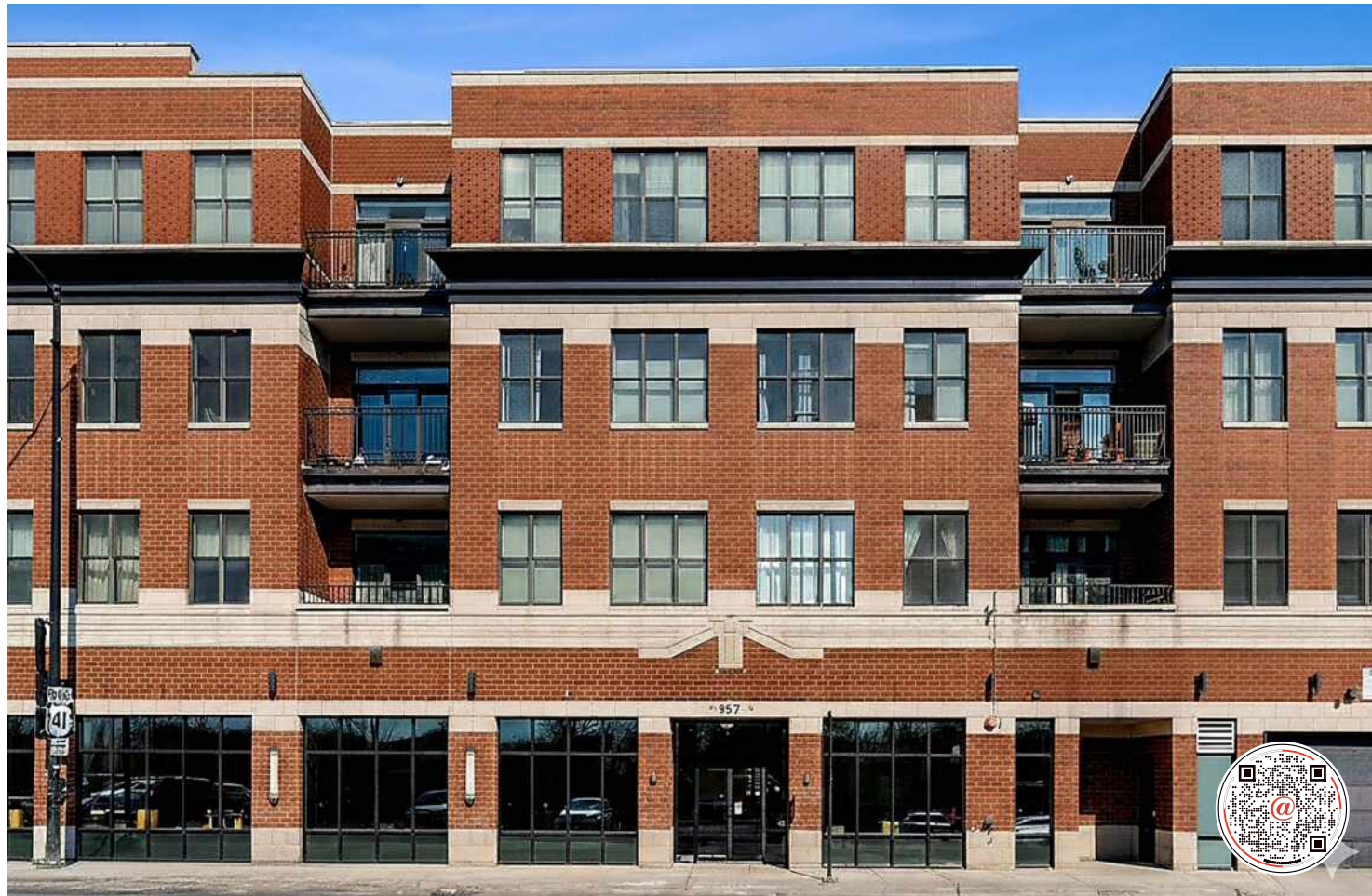


2472 W. FOSTER AVE #209  
LINCOLN SQUARE





## LINCOLN SQUARE GEM

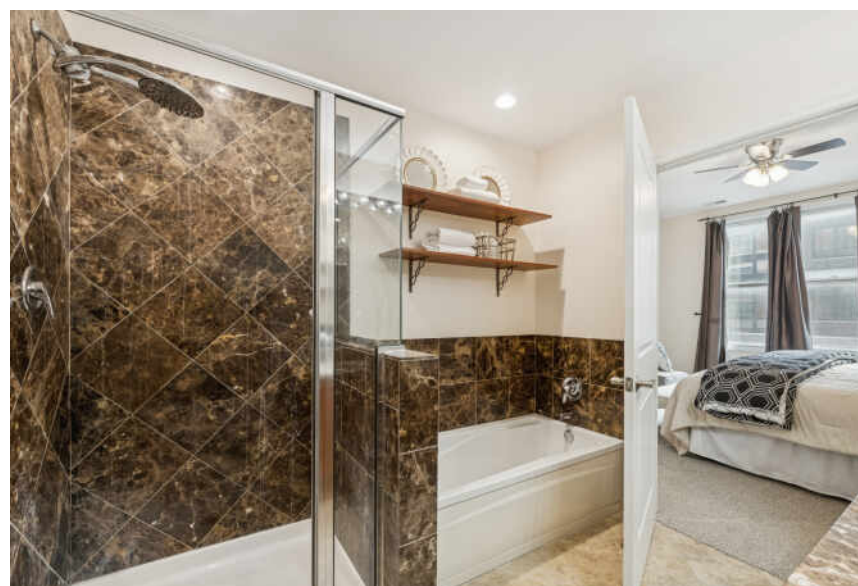
Great opportunity to live in a wonderful 2 bedroom 2 bathroom condo in desirable Lincoln Square! This move-in-ready unit is located in a mid-rise all brick elevator building and offers easy city living with 1-car attached deeded heated garage parking and huge storage on the same floor as the unit. The home features chocolate hardwood floors, new carpet in both bedrooms, crown molding, and a cozy fireplace. The large chef's kitchen boasts stainless steel appliances, granite countertops, a marble backsplash, and a breakfast bar. Step outside onto the sunny, south-facing balcony with Trex decking. The generous master suite offers a huge walk-in closet and a deluxe bathroom featuring a double vanity, marble finishes, and a separate shower and tub. Added comforts include soundproof windows in master bedroom and a smart thermostat system for efficiency. Best of all, you are just steps away from the best activities, parks, restaurants in Lincoln Square and a quick walk to the Brown Line.

2 BEDROOM  
2 BATH  
TAXES: \$5,717.36  
ASSESSMENTS: \$339

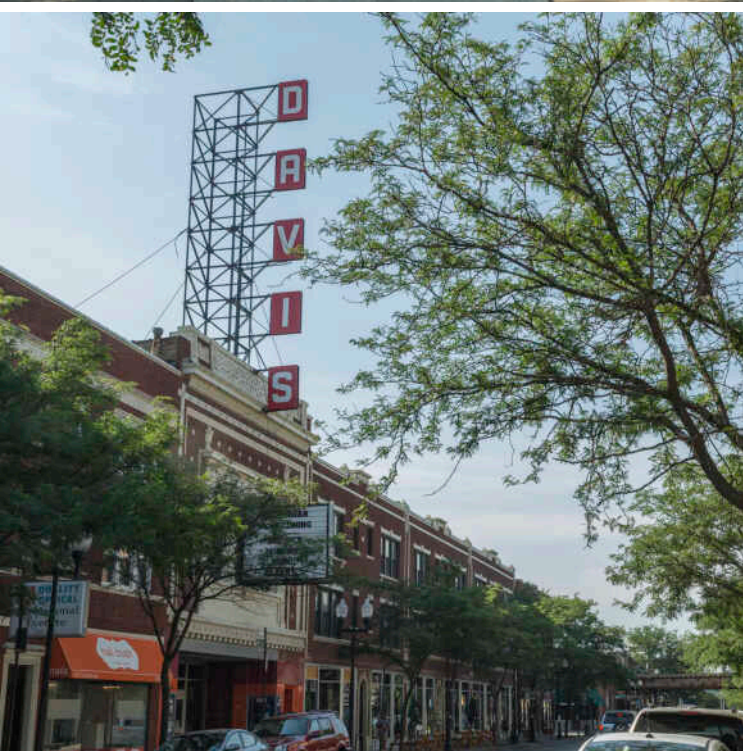












## LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

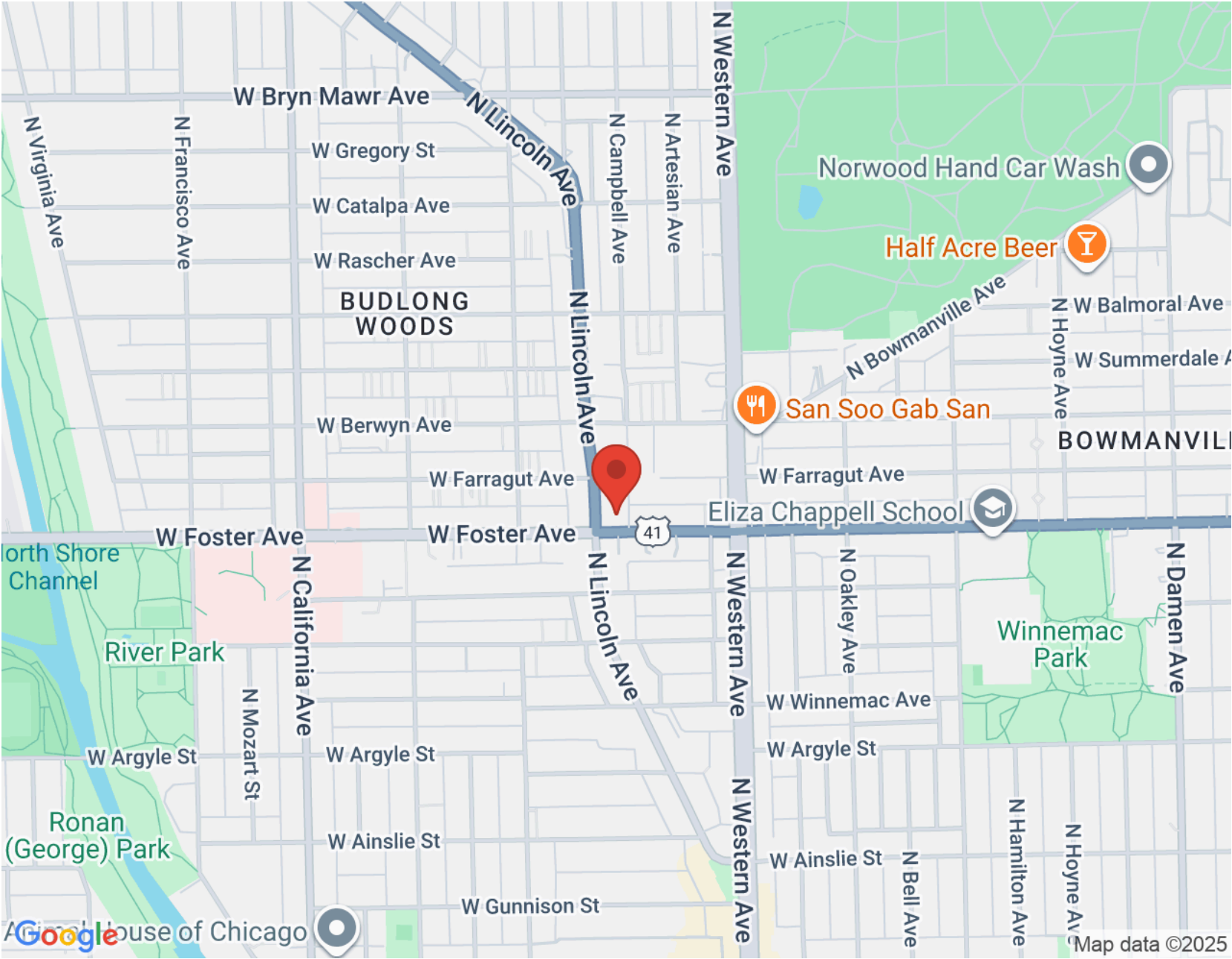
The community has a number of popular restaurants and bars, while Lincoln Avenue offers an eclectic mix of sophisticated eateries, corner cafes, and favorite neighborhood hangouts.

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.

The neighborhood's quiet residential streets are lined with bungalows, greystones, and brick two- and three-flats. Lovely Victorian and Prairie School homes can be found along the North Branch of the Chicago River. New-construction options are also available in Lincoln Square and include single-family homes, townhomes, three-flat condominiums, and mid-rise buildings.

Lincoln Square's lively cultural scene includes the Old Town School of Folk Music as well as annual festivals such as the Square Roots festival and the German-American Fest, which draws crowds from all over the Midwest.







## DEBRA SECHER - SENIOR BROKER

(312) 636-7000 CELL

DEBRASECHER@ATPROPERTIES.COM

WWW.DEBRASECHER.COM



CHRISTIE'S  
INTERNATIONAL REAL ESTATE