

2519 W EASTWOOD AVENUE
LINCOLN SQUARE

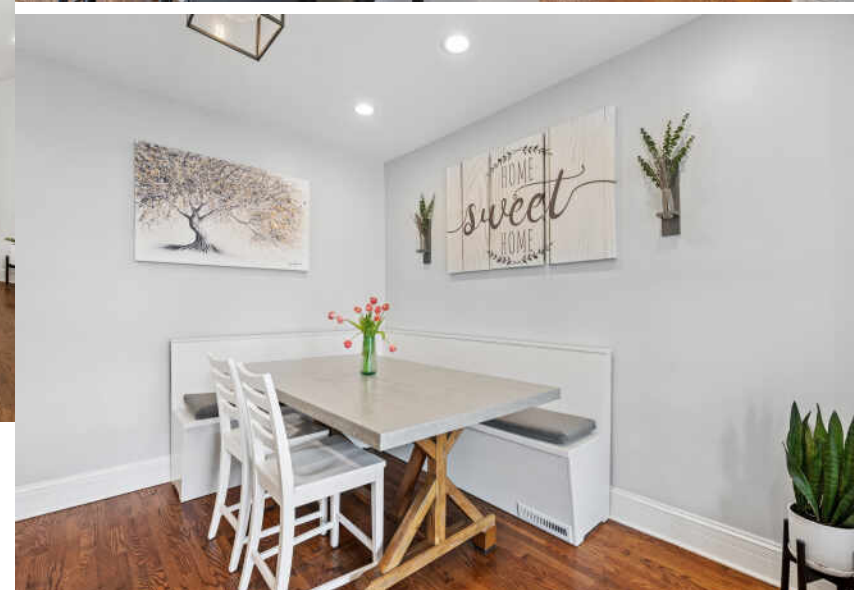


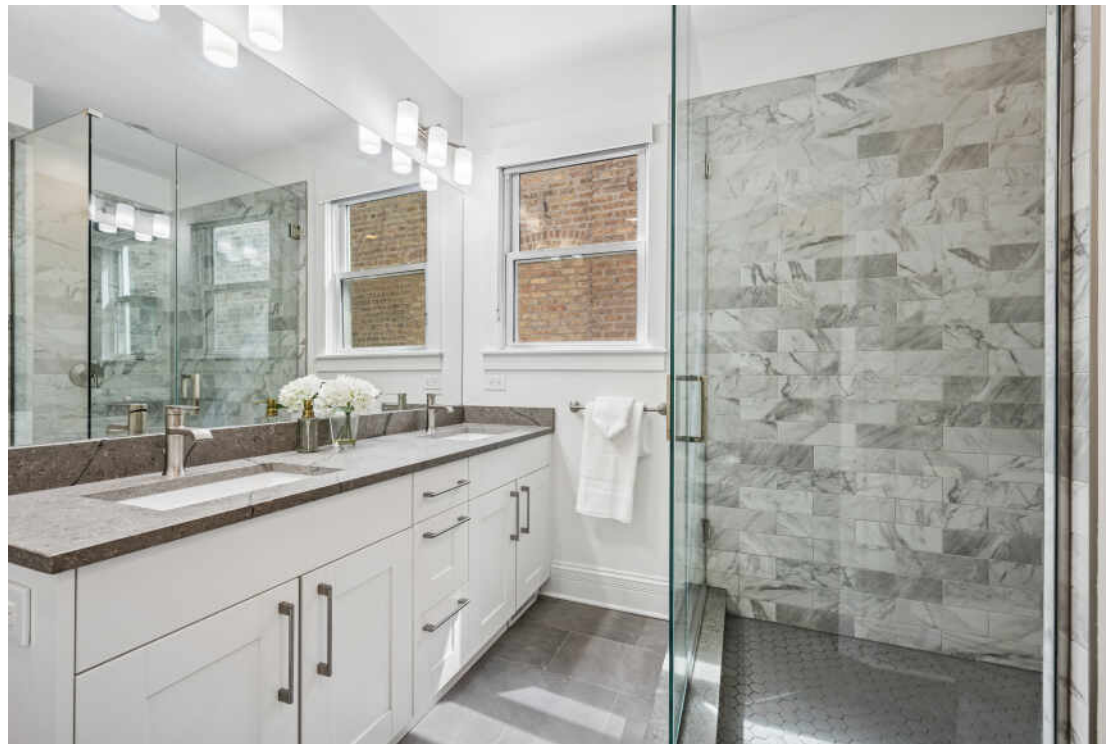


5 BEDROOM
3 BATH
TAXES: \$14769

PERFECTION IN LINCOLN SQUARE

Welcome to 2519 West Eastwood Avenue, an expansive single-family home situated on a coveted, extra-wide 30-foot lot on a quiet one way street, in the heart of Lincoln Square. This beautifully updated residence offers four spacious bedrooms on the second floor, plus a first-floor bedroom-perfect for guests, multigenerational living, or a private home office. The home features three full bathrooms, all recently gutted and thoughtfully renovated, including a luxurious primary bath retreat with a walk in shower and dual vanity. New owners will enjoy a gorgeous 2020 kitchen remodel with a huge island, stainless steel appliances, quartz countertops, along with a custom built-in dining nook, and. hardwood floors throughout. Plumbing was also recently updated to copper. A fully finished basement provides versatile space ideal for a family room, gym, or playroom. Outdoor living is a dream with a huge front porch, and a private backyard, offering multiple areas for relaxing or entertaining. Just around the corner from highly rated Waters Elementary School and hosts to of the best block parties in the city, this move-in-ready home delivers the perfect combination of space, style, and community while being moments from the Brown line, farmers markets, restaurants, parks, gyms, coffee and so much more.

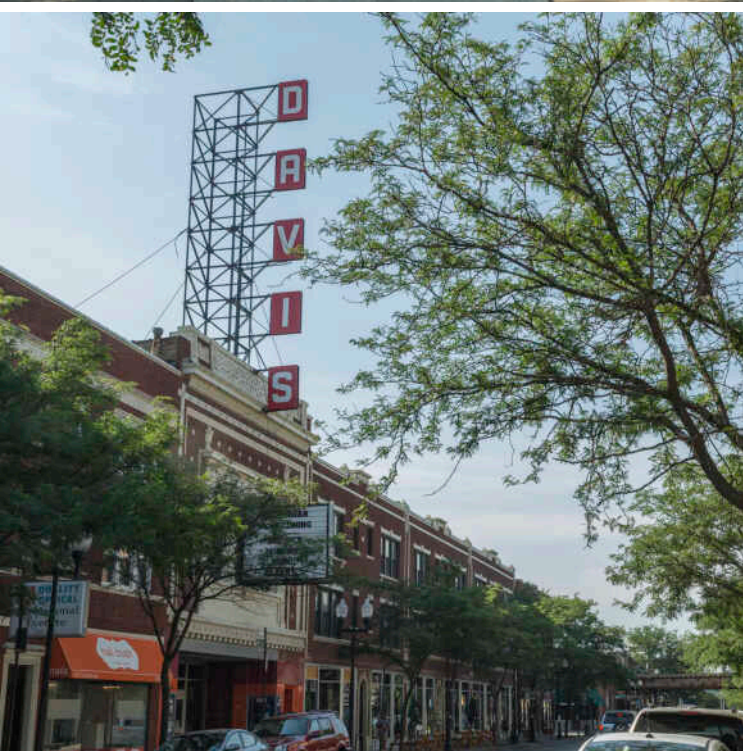








SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



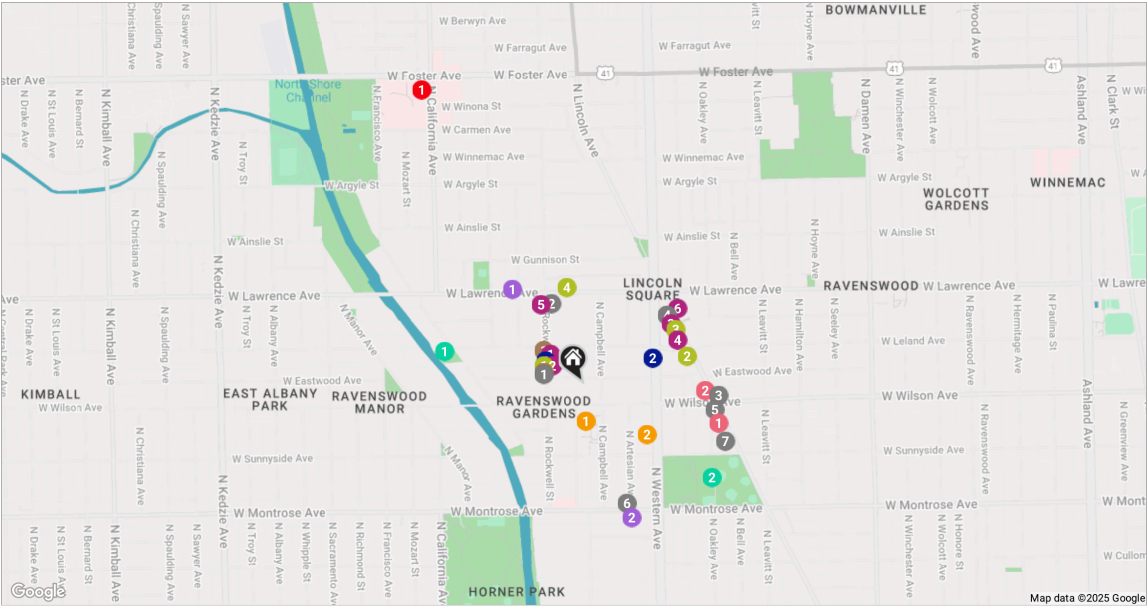
LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

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.



RESTAURANTS

- 1 Rockwell's Neighborhood Grill
4632 NORTH ROCKWELL STREET, 0.1 MI
- 2 The Green Post
4749 N ROCKWELL ST, 0.2 MI
- 3 Caro Mio Italian Restaurant
4603 NORTH LINCOLN AVENUE, 0.3 MI
- 4 Gene's Sausage Shop and Delicatessen
4750 NORTH LINCOLN AVENUE, 0.3 MI
- 5 Daily Bar & Grill
4560 NORTH LINCOLN AVENUE, 0.3 MI
- 6 Jimmy's Pizza Cafe
2434 W MONTROSE AVE, 0.3 MI
- 7 Bistro Campagne
4518 NORTH LINCOLN AVENUE, 0.4 MI

COFFEE

- 1 Beans & Bagels
2601 WEST LELAND AVENUE, 0.1 MI

- 2 Rockwell Bottle Shop & Coffee
4634 N ROCKWELL ST, 0.1 MI

SHOPPING

- 1 Bloom Yoga Studio
4663 NORTH ROCKWELL STREET, 0.1 MI
- 2 Lena Rose Beauty
4645 N ROCKWELL ST, 0.1 MI
- 3 The Book Cellar
4736 NORTH LINCOLN AVENUE, 0.2 MI
- 4 Merz Apothecary
4716 NORTH LINCOLN AVENUE, 0.2 MI
- 5 The Eco Flamingo
4750 N ROCKWELL ST, 0.2 MI
- 6 Timeless Toys Ltd
4749 NORTH LINCOLN AVENUE, 0.3 MI

GROCERY

- 1 HarvesTime Foods
2632 WEST LAWRENCE AVENUE UNIT 54, 0.3 MI

- 2 ALDI
2431 WEST MONTROSE AVENUE, 0.3 MI

GYM

- 1 Brush Park Gym
4646 NORTH ROCKWELL STREET, 0.1 MI
- 2 Lincoln Square Athletic Club
4662 NORTH LINCOLN AVENUE, 0.2 MI
- 3 Orangetheory Fitness
4728 NORTH LINCOLN AVENUE, 0.2 MI
- 4 Fit City Kids
2540 WEST LAWRENCE AVENUE, 0.2 MI

MEDICAL

- 1 Endeavor Health Swedish Hospital
5140 N CALIFORNIA AVE, 0.8 MI

SCHOOLS

- 1 Waters Elementary School
4540 NORTH CAMPBELL AVENUE, 0.1 MI

- 2 Queen of Angels School
4520 NORTH WESTERN AVENUE, 0.2 MI

ENTERTAINMENT

- 1 Old Town School of Folk Music - Lincoln Square
4544 NORTH LINCOLN AVENUE, 0.3 MI
- 2 Davis Theater, Chicago
4614 NORTH LINCOLN AVENUE, 0.3 MI

TRANSIT

- 1 Rockwell
CTA - BROWN LINE, 0.1 MI
- 2 Western
CTA - BROWN LINE, 0.2 MI

PARKS

- 1 Jacob Playlot Park
4674 NORTH VIRGINIA AVENUE, 0.3 MI
- 2 Welles (Gideon) Park
2333 WEST SUNNYSIDE AVENUE, 0.4 MI

NOTES



JENNEFER FOLSOM RENE, PSA

C: 312.533.0749

JENNEFER@ATPROPERTIES.COM



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.

