

2520 N SHEFFIELD AVENUE #T
LINCOLN PARK





ROOM DIMENSIONS

LIVING ROOM : 19' × 20'

FAMILY ROOM : 13' × 15'

DINING ROOM : 17' × 11'

KITCHEN : 12' × 09'

PRIMARY BEDROOM : 17' × 14'

SECOND BEDROOM : 11' × 09'

THIRD BEDROOM : 12' × 09'

3 BEDROOM

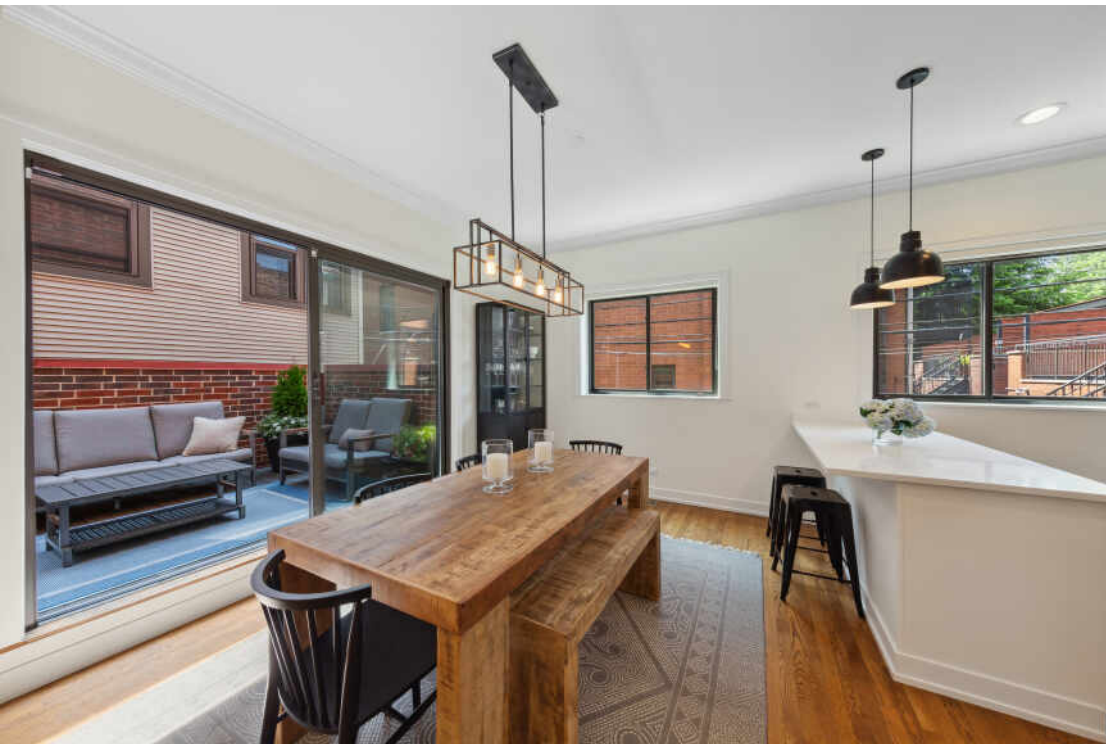
2.1 BATH

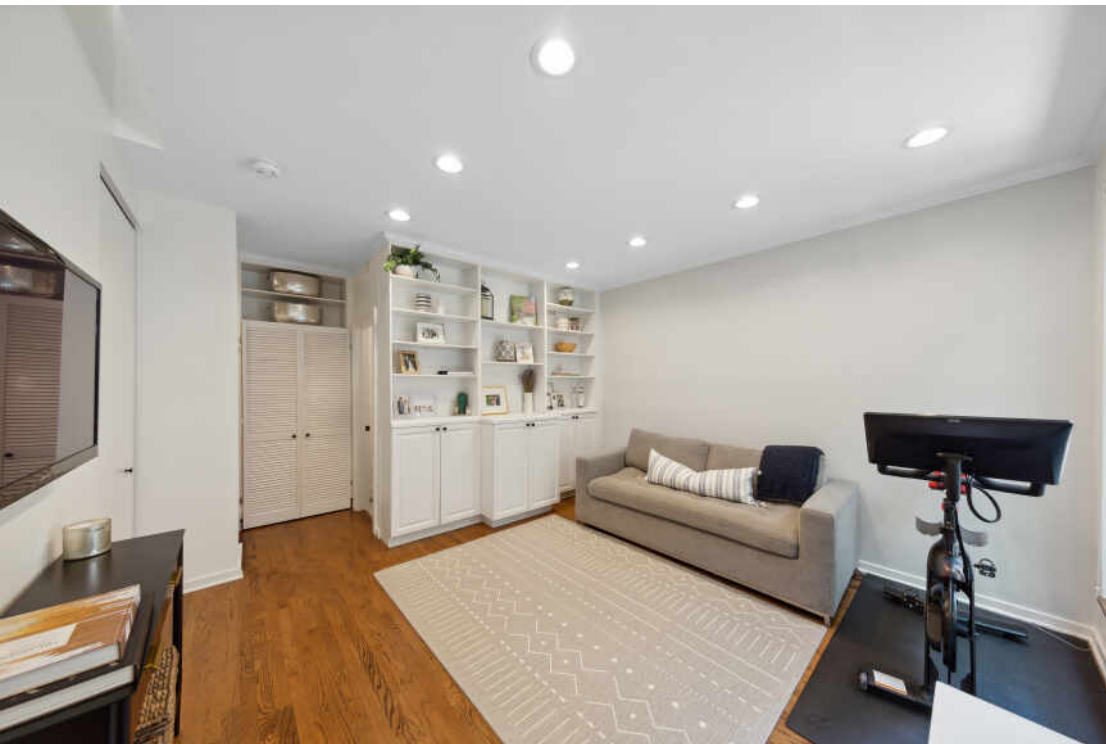
TAXES: \$13,205

ASSESSMENTS: \$280 / MONTH

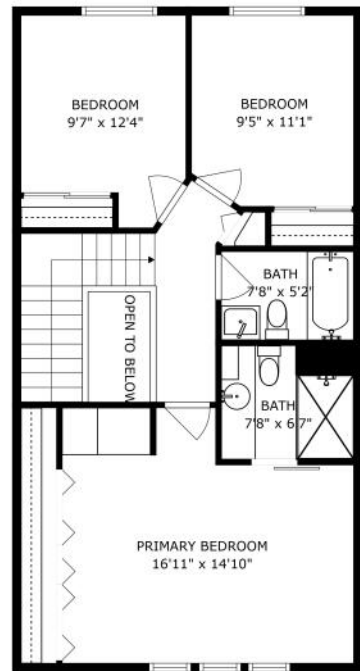
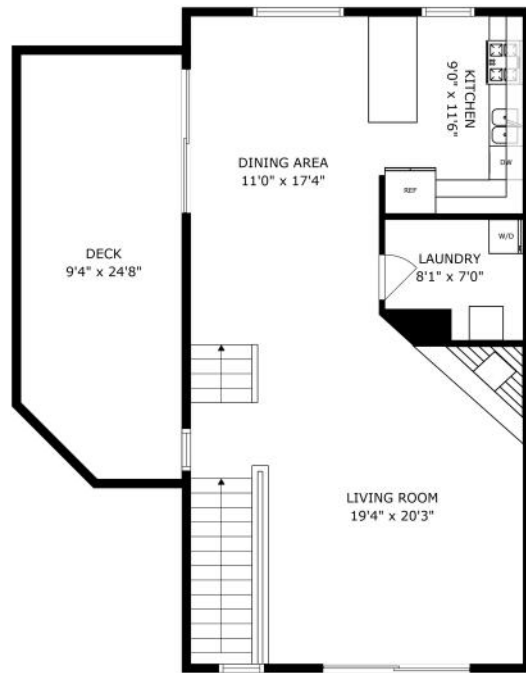
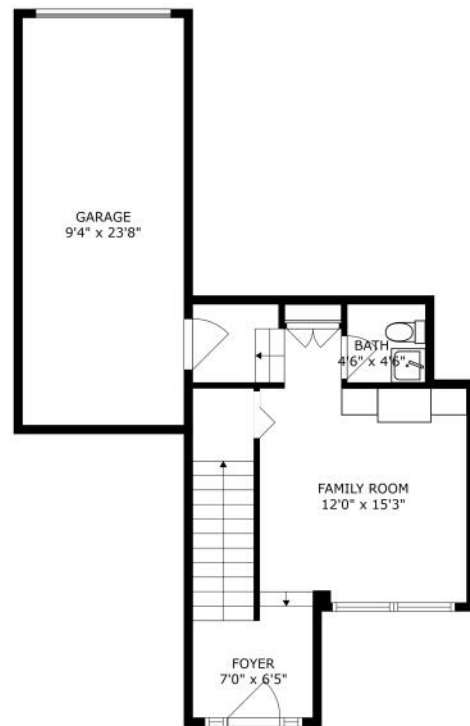
LINCOLN PARK LUXURY TOWNHOME

Rarely available renovated three-bedroom and two and a half bath corner townhome located in a tranquil Lincoln Park gated courtyard community. 2520 North Sheffield Unit T features an open floor-plan, hardwood floors throughout, high ceilings, and abundant natural light from a dramatic central skylight. Three levels of luxury living with a first floor family room complete with custom built-ins, modern powder room, and outdoor patio. The spacious second floor features an updated kitchen with new Carrara quartz counters, brand new GE refrigerator, newer GE oven / microwave, and modern matte black hardware. A large living room boasts a fireplace, transitional finishes, and LED recessed lighting. The third level features a spacious primary bedroom with en suite bath and great closet space, two additional bedrooms and an updated guest bath. Other notable features are two outdoor spaces including a 250 sq. ft. deck, custom window treatments and lighting, attached one car garage with additional storage, laundry room with newer LG washer and dryer, and professionally landscaped gated interior courtyard. Located steps from Jonquil Park, Oscar Mayer Elementary, Lincoln Park High School, public transportation including Fullerton L stop, plentiful street parking, wonderful shops, restaurants, grocery stores, and health clubs. Take advantage of everything Lincoln Park has to offer!









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.

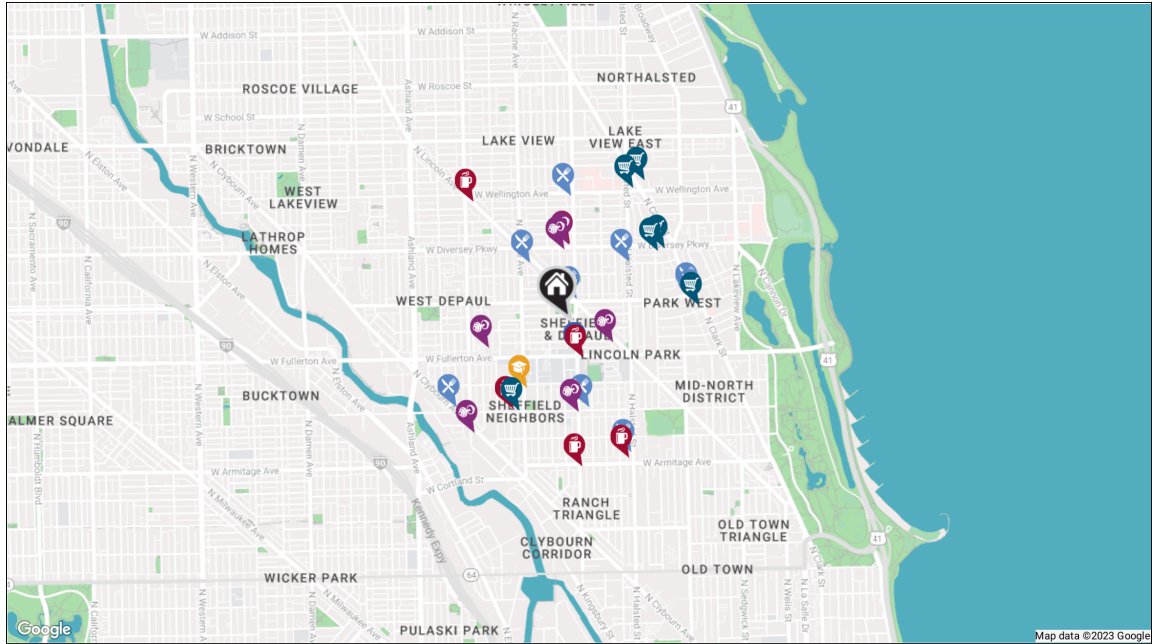
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

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.



RESTAURANTS

Lincoln Park - Lou Malnati's Pizzeria
958 WEST WRIGHTWOOD AVENUE, 0.1 MI

Batter & Berries
2748 NORTH LINCOLN AVENUE, 0.3 MI

Sapori Trattoria
2701 NORTH HALSTED STREET, 0.4 MI

Homeslice Pizza + Patio
938 WEST WEBSTER AVENUE, 0.4 MI

DMK Burger Bar
2954 NORTH SHEFFIELD AVENUE, 0.6 MI

Del Seoul
2568 NORTH CLARK STREET, 0.6 MI

Toro Sushi
2546 NORTH CLARK STREET, 0.6 MI

Pequod's Pizza
2207 NORTH CLYBOURN AVENUE, 0.7 MI

Cafe Ba-Ba-Reeba!
2024 NORTH HALSTED STREET, 0.7 MI

COFFEE SHOPS

Dunkin'
947 WEST FULLERTON AVENUE, 0.2 MI

Starbucks
1000-1002 WEST DIVERSEY PARKWAY, 0.4 MI

Floriolo Cafe & Bakery
1220 WEST WEBSTER AVENUE, 0.5 MI

Chicago Bagel Authority - Armitage
953 WEST ARMITAGE AVENUE, 0.7 MI

Heritage Bikes & Coffee
2959 NORTH LINCOLN AVENUE, 0.7 MI

Blue Door Farm Stand
2010 NORTH HALSTED STREET, 0.7 MI

SHOPPING

Trader Joe's
667 WEST DIVERSEY PARKWAY, 0.5 MI

Sweet Mandy B's Bakery
1208 WEST WEBSTER AVENUE, 0.5 MI

Urban Outfitters
651 WEST DIVERSEY PARKWAY, 0.6 MI

Molly's Cupcakes
2536 NORTH CLARK STREET, 0.6 MI

Binny's Beverage Depot - Lakeview
3000 NORTH CLARK STREET, 0.7 MI

Ulta Beauty
3015 NORTH CLARK STREET, 0.7 MI

HEALTH CLUBS

Chicago School of Yoga
SECOND FLOOR, 0.2 MI

Lincoln Park Athletic Club
1019 WEST DIVERSEY PARKWAY, 0.3 MI

Lakeshore Sport & Fitness
1320 WEST FULLERTON AVENUE, 0.4 MI

CorePower Yoga
959 WEST WEBSTER AVENUE, 0.4 MI

Studio 1002 Pilates
1002 WEST DIVERSEY PARKWAY, 0.4 MI

Shred415 Lincoln Park
2150 NORTH CLYBOURN AVENUE, 0.7 MI

SCHOOLS

Oscar F Mayer School
2250 NORTH CLIFTON AVENUE, 0.4 MI

TRANSIT

Fullerton
CTA - BROWN LINE, 0.2 MI

Fullerton
CTA - RED LINE, 0.2 MI

NOTES



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INTERNATIONAL REAL ESTATE

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