

2521 N ASHLAND AVENUE, UNIT 2S
LINCOLN PARK





ROOM DIMENSIONS
LIVING ROOM/DINING ROOM : 14' × 16'

KITCHEN : 11' × 17'

PRIMARY BEDROOM : 13' × 16'

SECOND BEDROOM : 14' × 10'

THIRD BEDROOM : 11' × 10'

GALLERY : 35' × 6'

LAUNDRY ROOM : 4' × 3'

UTILITY ROOM : 6' × 3'

STORAGE ROOM : 5' × 6'

DECK : 6' × 13'

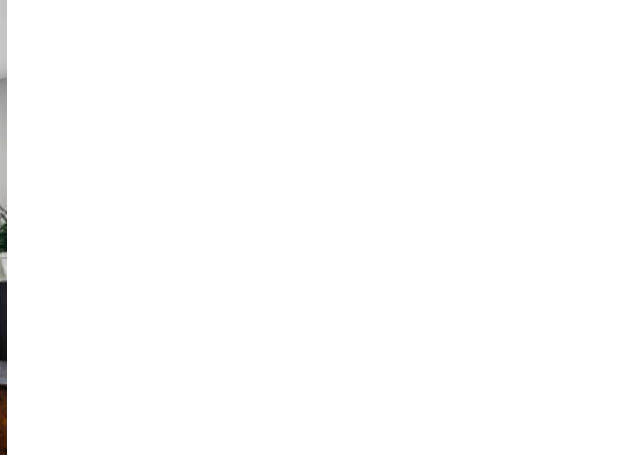
3 BEDROOM
2 BATH
TAXES: \$10,228 2024 H
ASSESSMENTS: \$201

LINCOLN PARK LIVING DONE RIGHT

This thoughtfully finished 3 bed/2 bath Lincoln Park condo offers refined yet comfortable living in a great location! Dark-stained, hardwood floors, custom wall moldings, and 8-foot doors create a cohesive and elegant look throughout.

The living room is anchored by a glass-front gas fireplace with custom mantel, floor-to-ceiling windows, with integrated surround sound - perfect for nights in or entertaining. The white kitchen is both functional and polished, featuring 42" white cabinets, marble countertops and custom mosaic backsplash, high-end Dacor appliances, under-cabinet halogen lighting, and a large island with beverage refrigerator. Each bedroom is very well-sized with organized closets. The primary suite includes a professionally organized walk-in closet, lighted tray ceiling, and a spa-like bath with double floating raised-bowl vanity, whirlpool tub, and separate shower with marble mosaic flooring, rain shower head, hand shower and body sprays. The second bath also includes floating sink and medicine cabinet, custom shelving, stone tile work and modern, chrome sphere chandelier.

Custom window treatments throughout (baby's room curtains excluded.) Additional highlights include a large, private back deck off the primary, in-unit front loading laundry, assigned garage parking and large private storage. All this in a pet-friendly, self-managed building located within the boundaries for the Award-Winning Prescott Elementary and Lincoln Park High School, just steps from amazing Wrightwood Park, neighborhood dining, shopping, convenient transportation and expressway access.









Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

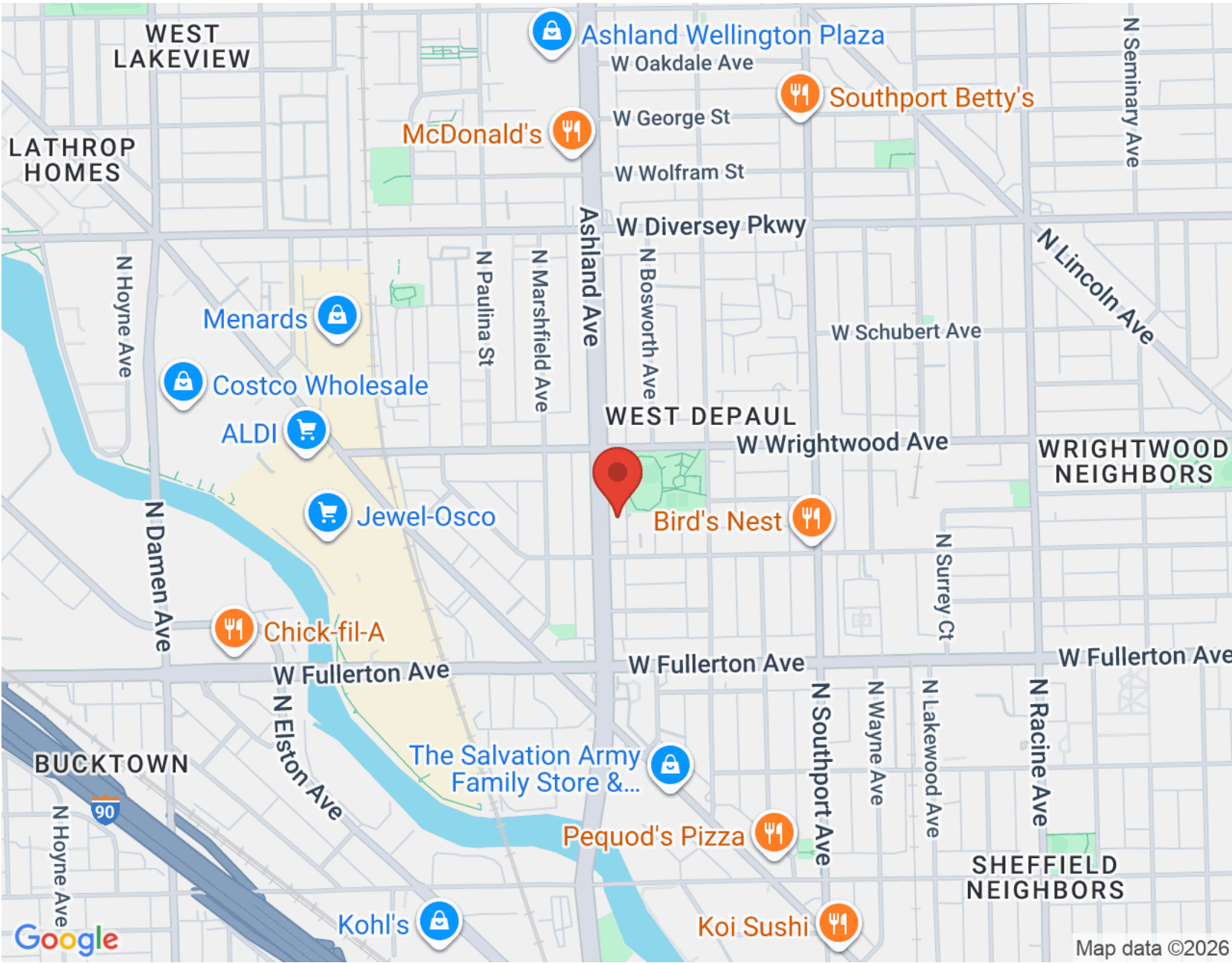
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

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.

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