

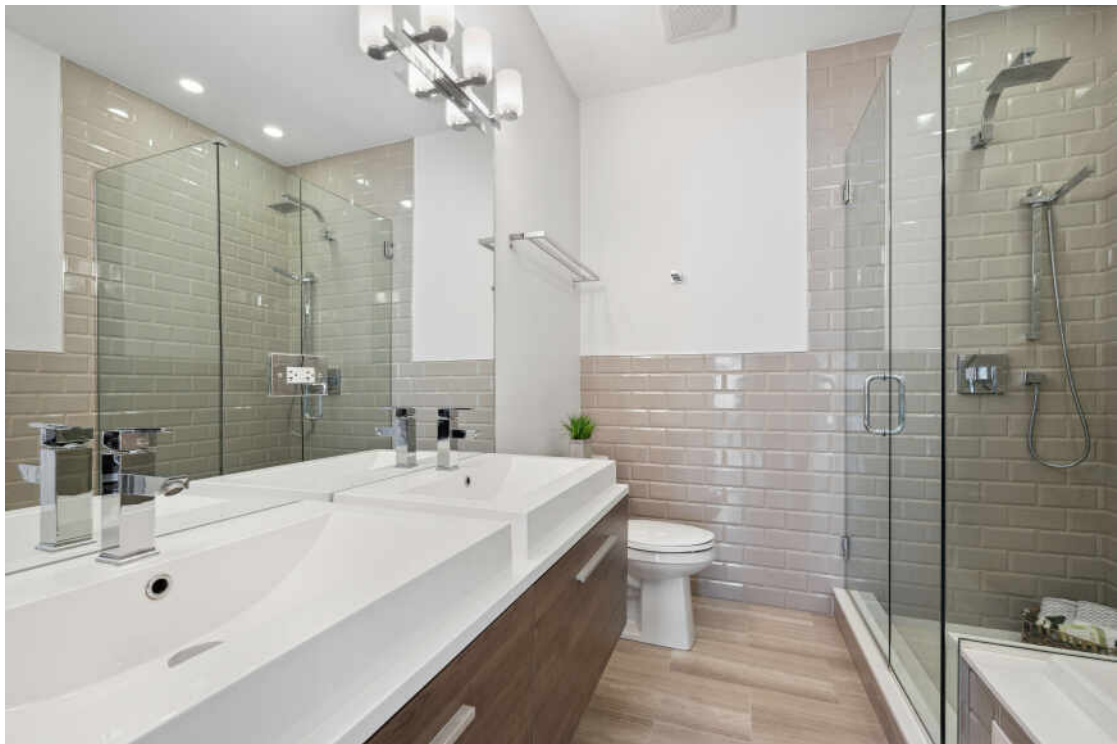
2544 W IRVING PARK ROAD #1W
NORTH CENTER





This spacious and meticulously maintained 3 bed/3 bath duplex shows like new construction and lives like a single family home. Originally built by Noah Properties, and located within an all-brick building, this unit was recently upgraded with motorized Hunter Douglas blinds in the living room and all bedrooms, whole home water filter, tankless water heater, keyless entry, and a custom fireplace mantel. Southern light drenches the main living level from floor to ceiling windows, showcasing the gas fireplace, detailed wainscoting and pristine natural oak hardwood floors. The stylish, open concept kitchen is complete with soft close 44" cabinets, quartz counters, marble subway tile backsplash, Bosch stainless steel appliances, and a built-in wine fridge. The middle level features two full bedrooms and bathrooms, including the primary suite, which is located at the rear of the unit, features a private patio, an organized walk-in closet, accent lighting, as well as a spa-like bathroom with dual sinks, oversized shower and jetted tub. The lower level includes a large family room as well as the third bedroom and full bathroom. Plenty of room to work from home and work out here. Excellent 9 foot ceiling height and natural light on all three levels. Garage parking with built-in storage racks included. Enjoy summer nights on the huge common roof top deck. Amazing North Center location directly across the street from Revere Park .











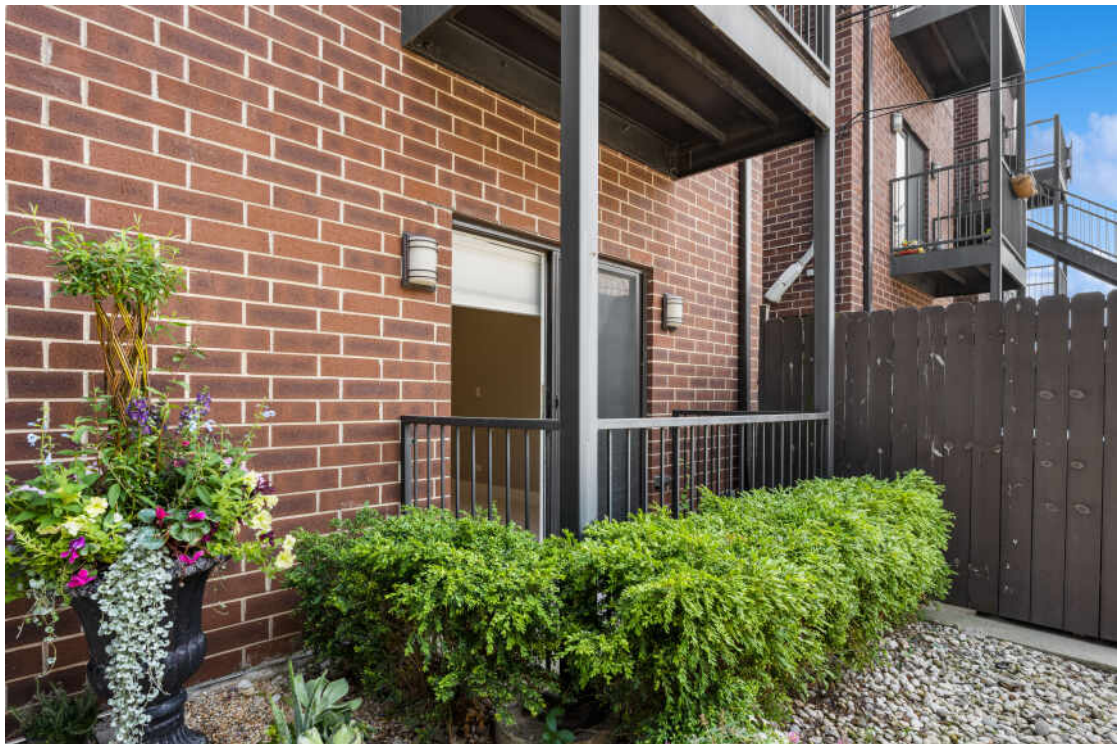
ANY WAY YOU LOOK AT IT, **NORTH CENTER** IS NO MIDDLE-OF-THE-ROAD NEIGHBORHOOD.

Residents enjoy picturesque views of the Chicago River, large parks, a vibrant shopping district, and an abundance of things to do.

Anchored by the North Center Town Square, the community offers events including a farmers market and annual festivals headlined by Ribfest, which is celebrating over two decades of tasty ribs and live entertainment. Three city parks, a bowling alley, and an indoor ice arena provide recreational and sports activities, while the neighborhood’s shopping area includes retail boutiques and art galleries. Chicagoans also frequent the Half Acre Beer Company and local performance venues such as Martyrs’.

North Center offers a variety of housing options ranging from riverfront properties to Victorians with wrap-around porches. Newly-constructed residences coexist with historic buildings, while aging apartment buildings are being converted to updated condos.

The neighborhood is located a mile from the lakefront and seven miles from The Loop, which is within easy reach for commuters thanks to numerous bus routes and two CTA Brown Line stops.



NOTES

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