

2641 W FITCH AVENUE #2
WEST RIDGE





ROOM DIMENSIONS

LIVING ROOM : 12' x 17'

DINING ROOM : 10' x 11'

KITCHEN : 7' x 14'

PRIMARY BEDROOM : 10' x 12'

2ND BEDROOM : 10' x 12'

FOYER : 3' x 7'

CLASSIC CHARM MEETS MODERN COMFORT IN THIS SPACIOUS WEST RIDGE CONDO

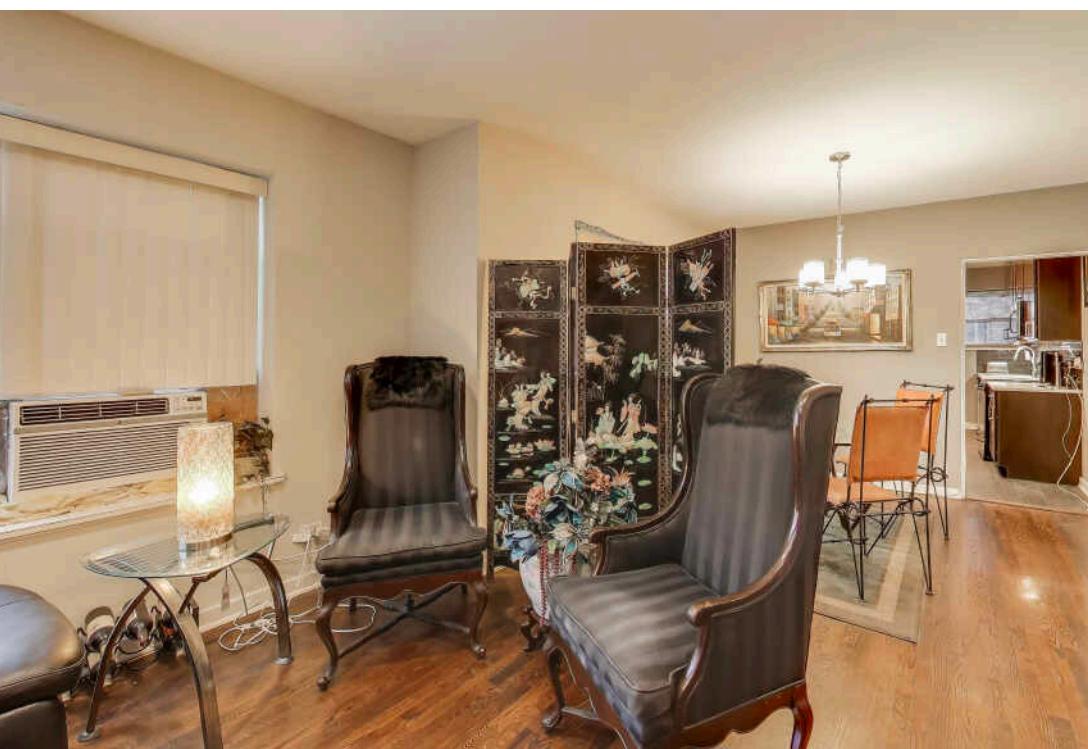
Welcome home to this beautiful 2-bedroom, 2-bath condo located on a quiet, tree-lined street in West Ridge. This spacious unit features a bright and airy living room with large windows that fill the space with natural light, and showcases the gorgeous hardwood flooring throughout. Enjoy a separate dining room area, perfect for hosting, and a well-appointed kitchen offering 42" cabinets, quartz countertops, porcelain tile flooring, classic glass tile backsplash, and stainless steel appliances. An additional nook provides flexibility for a small eat-in area, bar, or pantry space. This ideal split floor plan offers privacy between bedrooms. The primary suite includes an en-suite bath with beautiful tile work and a newly reglazed tub. The second bedroom is generously sized and is currently used as a dressing/storage room; (for the MLS, this room has been virtually staged as an office to show versatility.) Enjoy practical amenities including a shared back porch, a large private storage unit in the basement, and your own side-by-side washer and dryer located in the basement, dedicated exclusively to this unit. There is currently a waiting list for parking (parking is an additional \$25/month.) Rentals are not allowed.

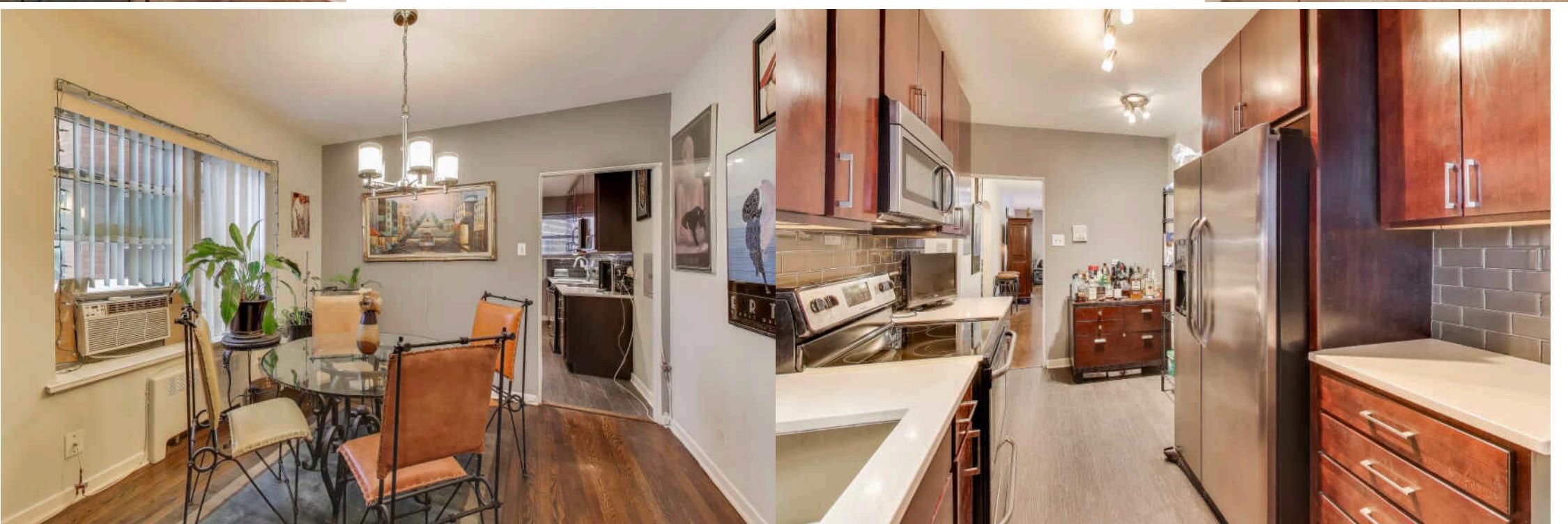
2 BEDROOM

2 BATH

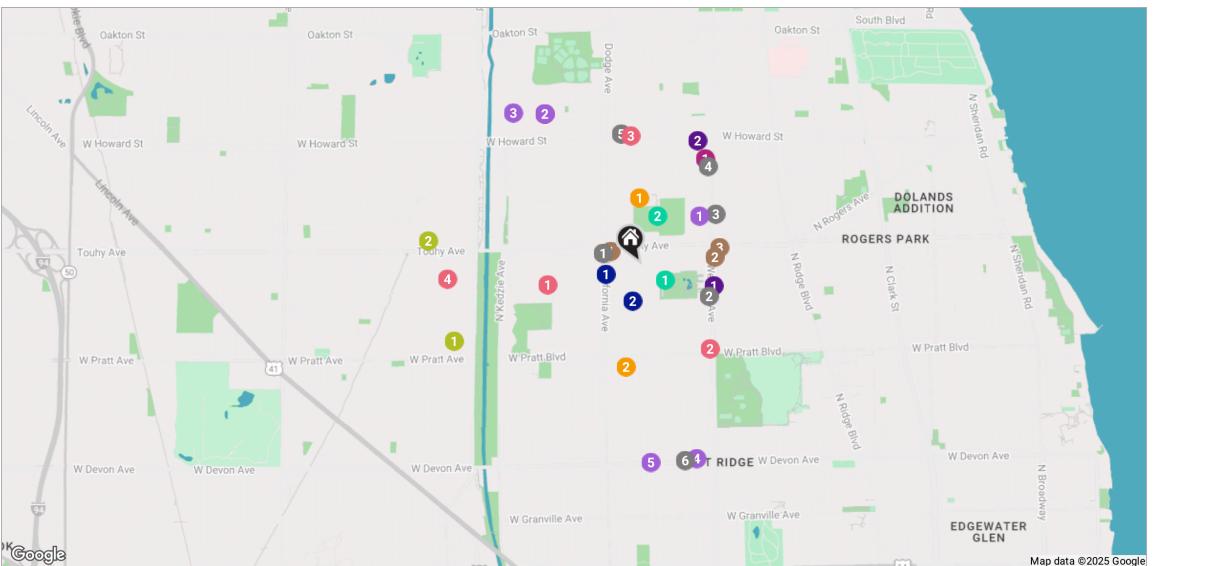
TAXES: \$2,691.52

ASSESSMENTS: \$455.68 (INCLUDES \$25
FOR PARKING)









RESTAURANTS

- ① El Terco Leon
7152 NORTH CALIFORNIA AVENUE, 0.2 MI
- ② Lickity Split Frozen Custard & Sweets LLC
7000 NORTH WESTERN AVENUE, 0.4 MI
- ③ Mullen's Sports Bar & Grill
7301 NORTH WESTERN AVENUE, 0.4 MI
- ④ Candlelite Chicago
7452 NORTH WESTERN AVENUE, 0.5 MI
- ⑤ El Pueblo Mexican Grill
1805 HOWARD STREET, 0.6 MI
- ⑥ Sabri Nihari Restaurant
2502 WEST DEVON AVENUE, 0.9 MI

COFFEE

- ① 7-Eleven
2741 TOUHY AVENUE, 0.1 MI
- ② COZY CAFE
7113 NORTH WESTERN AVENUE, 0.3 MI
- ③ Starbucks
7137 NORTH WESTERN AVENUE, 0.4 MI

SHOPPING

- ① Walgreens
7510 NORTH WESTERN AVENUE, 0.6 MI
- ② CVS Pharmacy
2209 HOWARD STREET, 0.8 MI

GROCERY

- ① Morelia Supermarket
7300 NORTH WESTERN AVENUE, 0.4 MI
- ② Target Grocery
2209 WEST HOWARD STREET, 0.8 MI
- ③ Jewel-Osco
2485 HOWARD STREET, 0.9 MI
- ④ World Fresh Market
2434 WEST DEVON AVENUE, 0.9 MI
- ⑤ Fresh Farms International Market
2626 WEST DEVON AVENUE, 0.9 MI

GYM

- ① Planet Fitness
6850 NORTH MCCORMICK BOULEVARD, 0.9 MI

LA FITNESS

- 3450 WEST TOUHY AVENUE, 1.0 MI

SCHOOLS

- ① Rogers Elementary School
7345 NORTH WASHTENAW AVENUE, 0.3 MI
- ② Mosaic School of Fine Arts
6710 NORTH WASHTENAW AVENUE, 0.5 MI

ENTERTAINMENT

- ① Decatur Classical School
7030 NORTH SACRAMENTO AVENUE, 0.4 MI
- ② Northtown Branch, Chicago Public Library
6800 NORTH WESTERN AVENUE, 0.5 MI

SERVICES

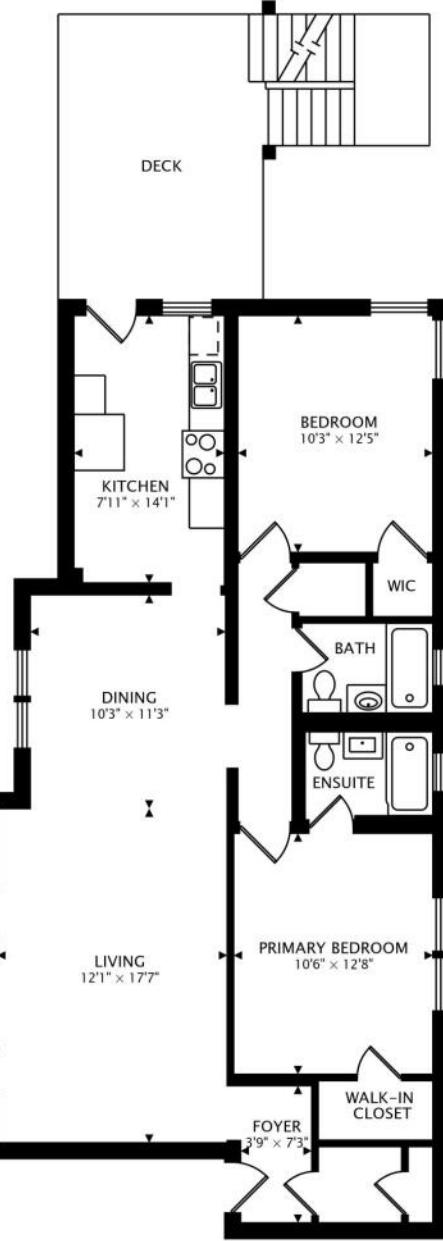
- ① Chase Bank
7015 NORTH WESTERN AVENUE, 0.4 MI
- ② ACCESS Evanston Family Health Center
1723 WEST HOWARD STREET, 0.6 MI

TRANSIT

- ① California & Estes
UNITED STATES, 0.2 MI
- ② Lunt & Washtenaw
UNITED STATES, 0.2 MI

PARKS

- ① Indian Boundary Park
Community Garden
2500 WEST LUNT AVENUE, 0.1 MI
- ② Rogers (Phillip) Park
7345 NORTH WASHTENAW AVENUE, 0.2 MI





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