



**2649 N HERMITAGE AVENUE**  
LINCOLN PARK

**@properties®**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

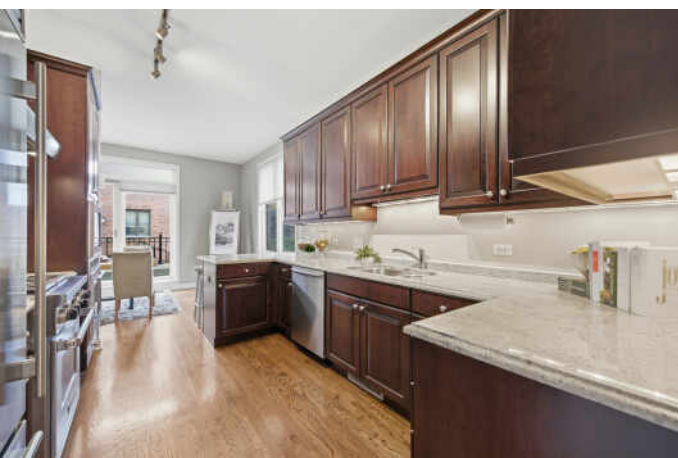


4 BEDROOM  
4.1 BATH  
TAXES: \$16,643  
ASSESSMENTS: \$350 / MONTH

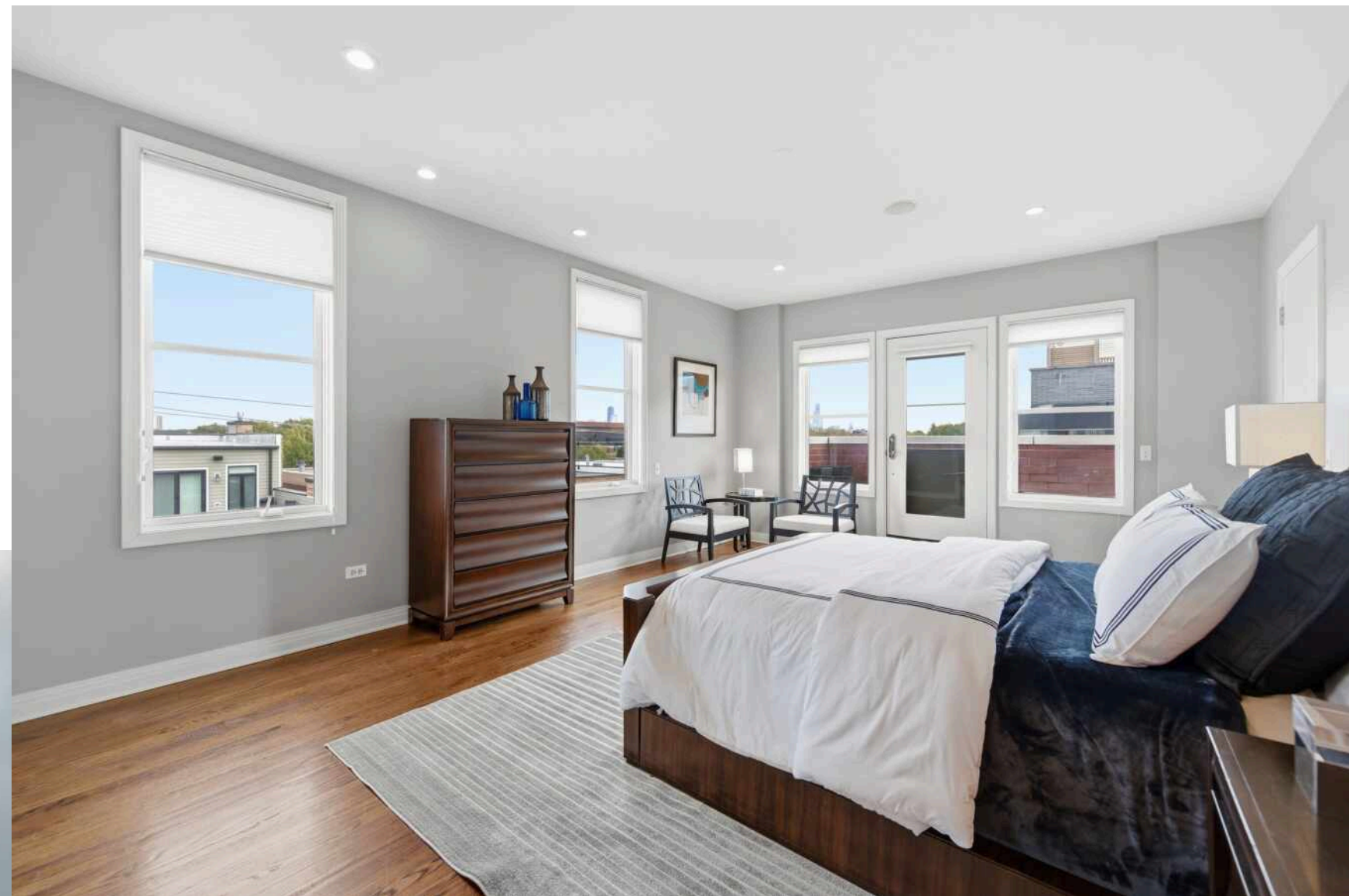
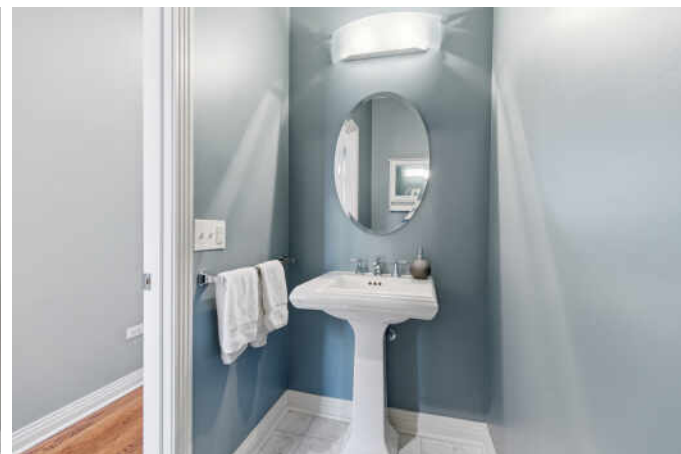
## RARELY AVAILABLE SOUTH EAST FACING 4 BEDROOM 4 1/2 BATH CORNER ROW HOME IN THE EXCLUSIVE HARTLAND PARK COMMUNITY

- Corner home with amazing windows. 3 outdoor spaces, including a patio, balcony and deck of the primary bedroom with SKYLINE VIEWS.
- This lovingly maintained home lives like a single family with great entertaining space.
- The 1st level is complete with a formal entry way, a family room that could be a 5th bedroom and full bath.
- 2nd floor features the living room with a gas fireplace, dining room and the Kitchen with eat in/tv/play area that leads out to a balcony. 1/2 bath. Kitchen is ample with 42" cabinetry, and has high end appliances, Wolf, Bosh and Sub Zero.
- 3rd floor has 3 bedrooms with one on suite, a second bath and a laundry closet with side by side w/d.
- The 4th floor has an ample primary suite that leads out to a wonderful deck with Skyline Views, and exudes 3 closets, and a primary bath with Marble tile, steam shower, soaking tub and dual vanity
- 2 car attached heated garage. Dual HVAC, replaced in 2023.
- Professionally managed community offers resident-only playground, park, basketball court and dog run.
- Fantastic walk-to-everything location steps to Chi Che Wang Park, Wrightwood Park, restaurants, coffee shops, boutiques, groceries and highly rated Prescott School!

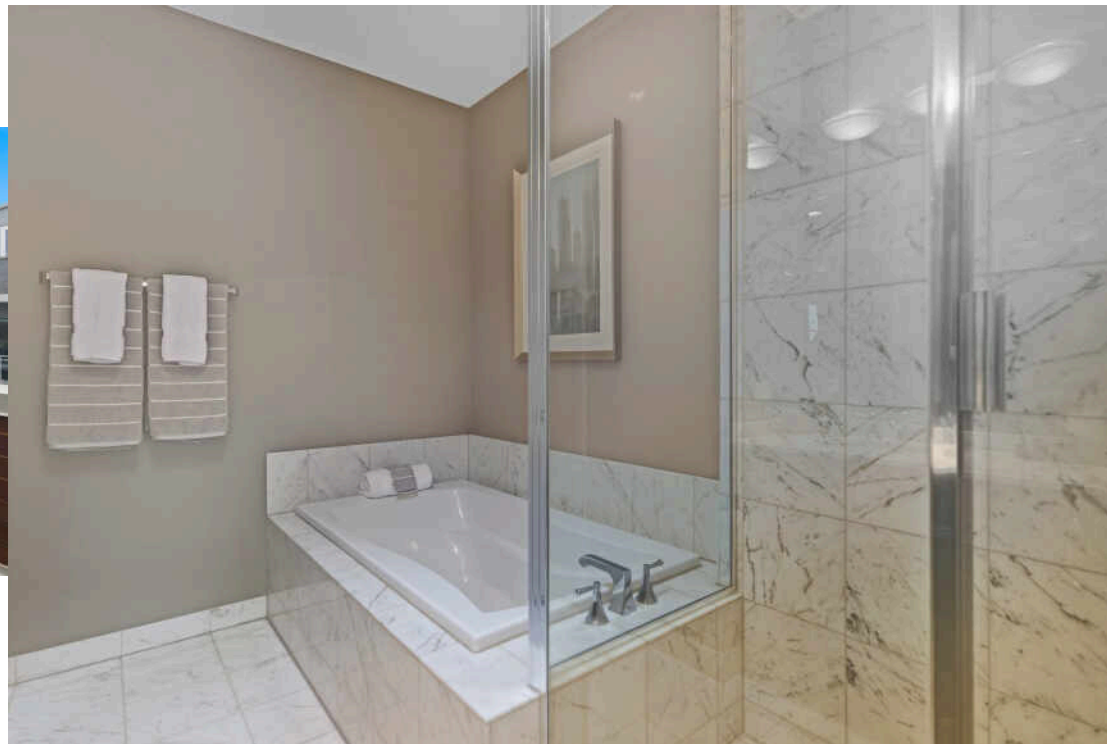




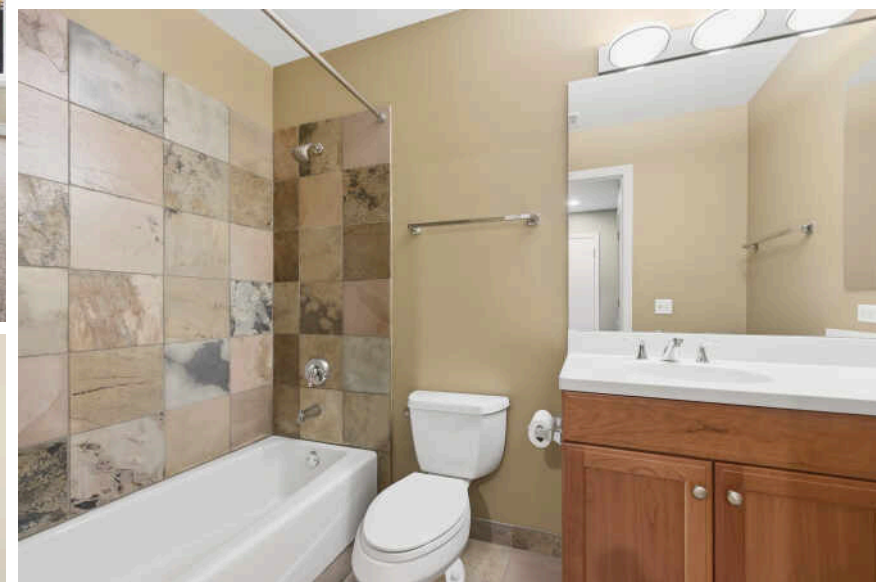
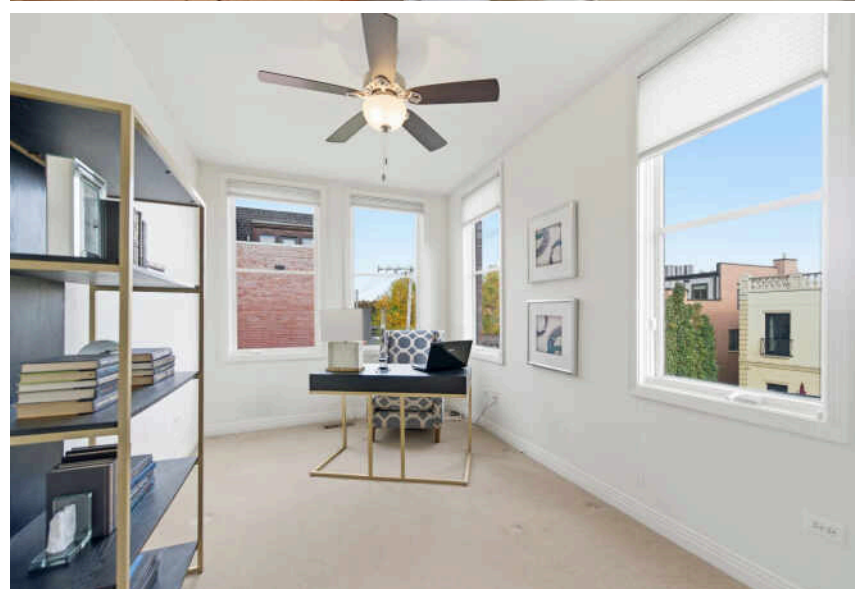
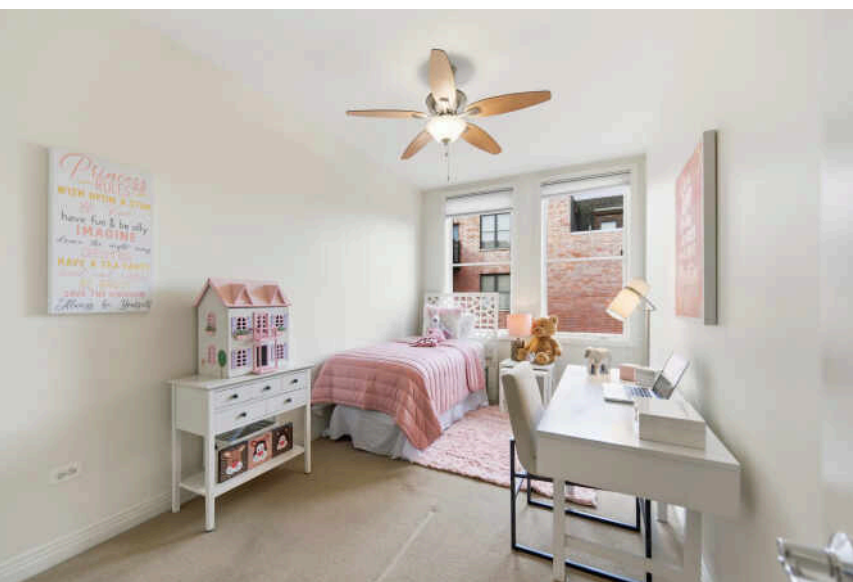
















## LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

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.

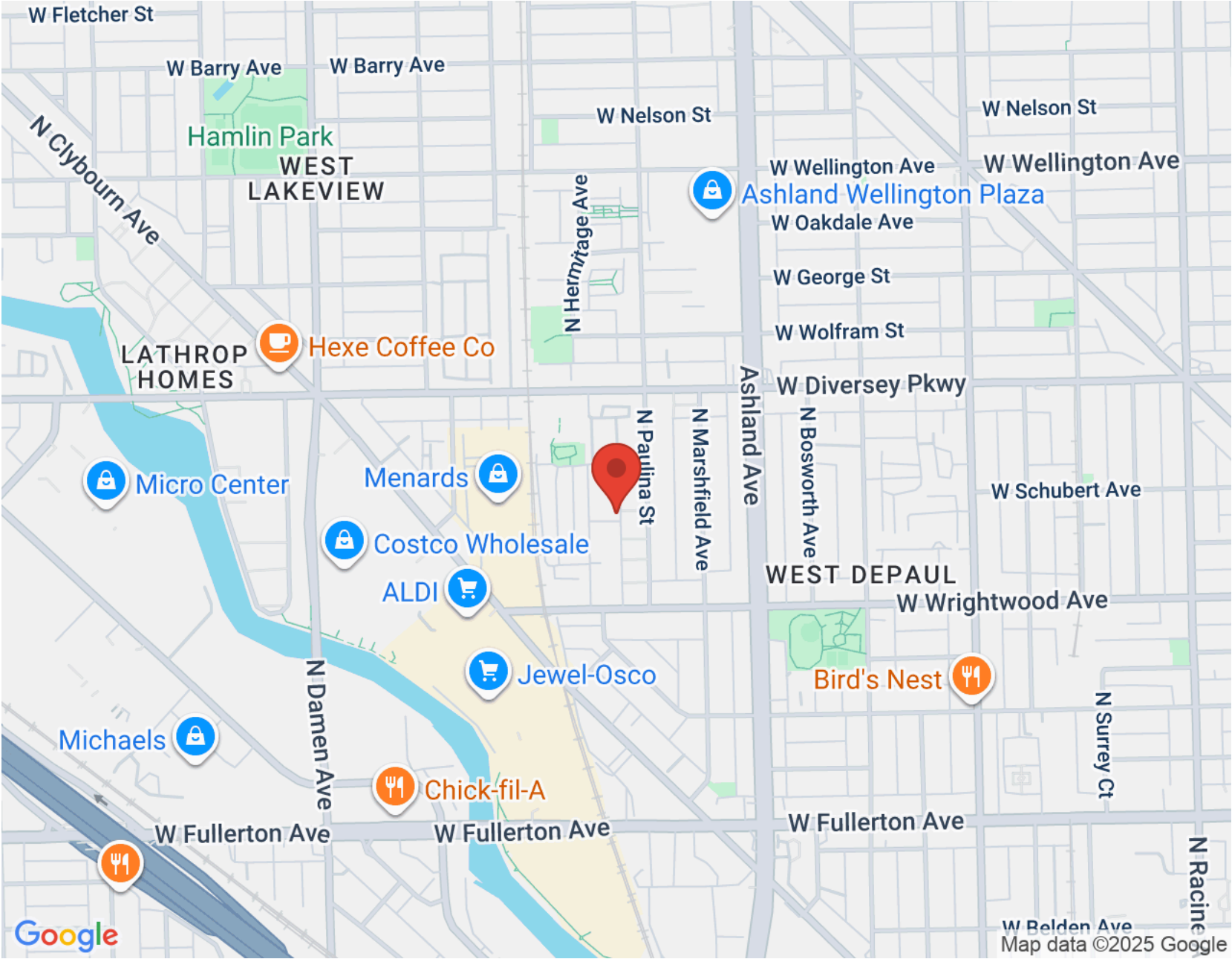
An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

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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