

2661 W LELAND AVENUE #3
LINCOLN SQUARE





ROOM DIMENSIONS

LIVING ROOM : 14' × 11'
DINING ROOM : 9' × 7'
KITCHEN : 16' × 10'
SECOND BEDROOM : 10' × 8'
PRIMARY BEDROOM : 14' × 12'
SUN ROOM : 9' × 7'
FOYER : 7' × 5'
DECK : 21' × 17'
STORAGE : 16' × 15'

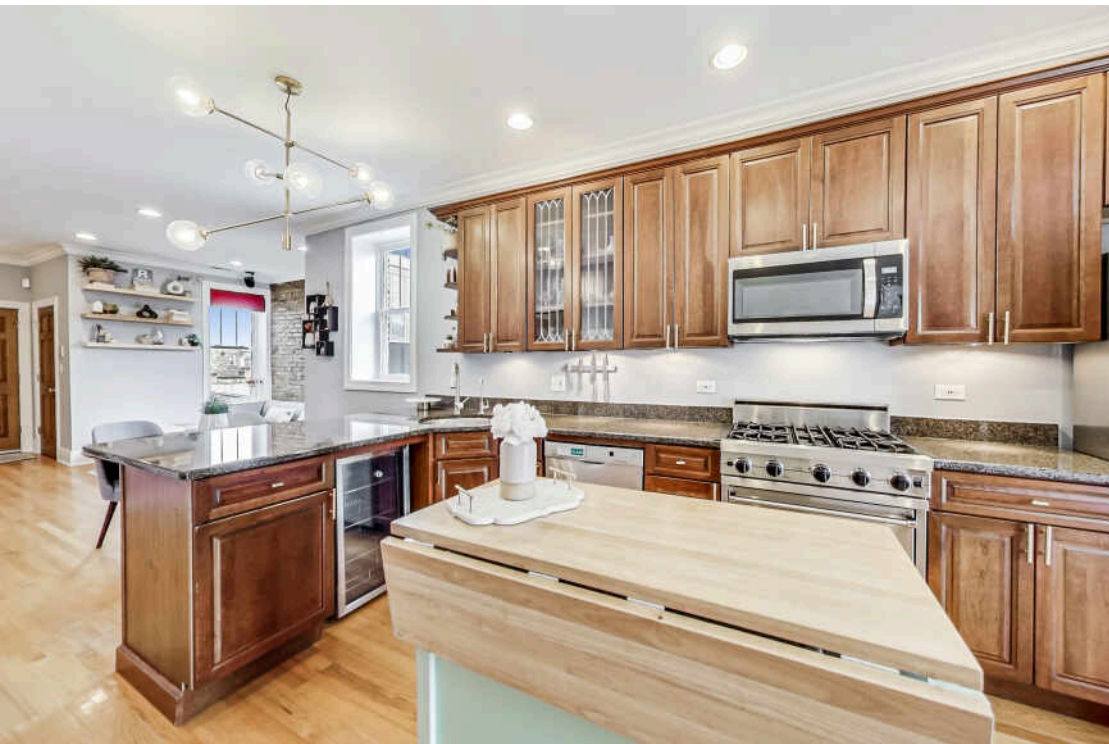
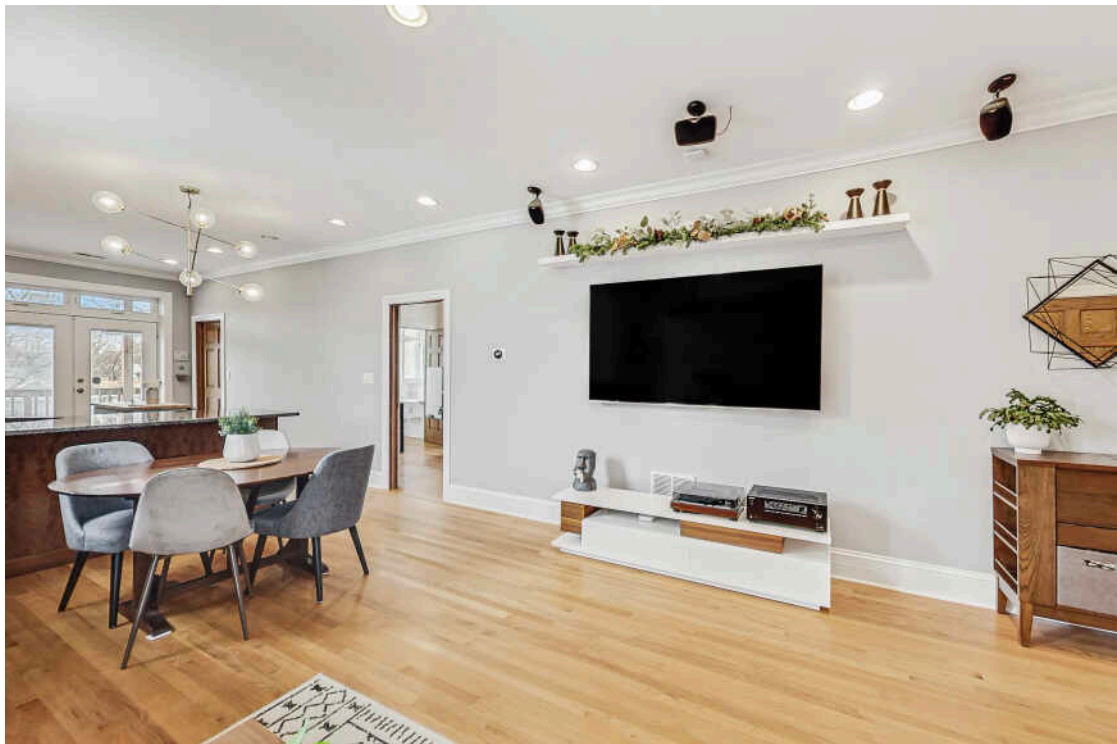
2 BEDROOM
2 BATH

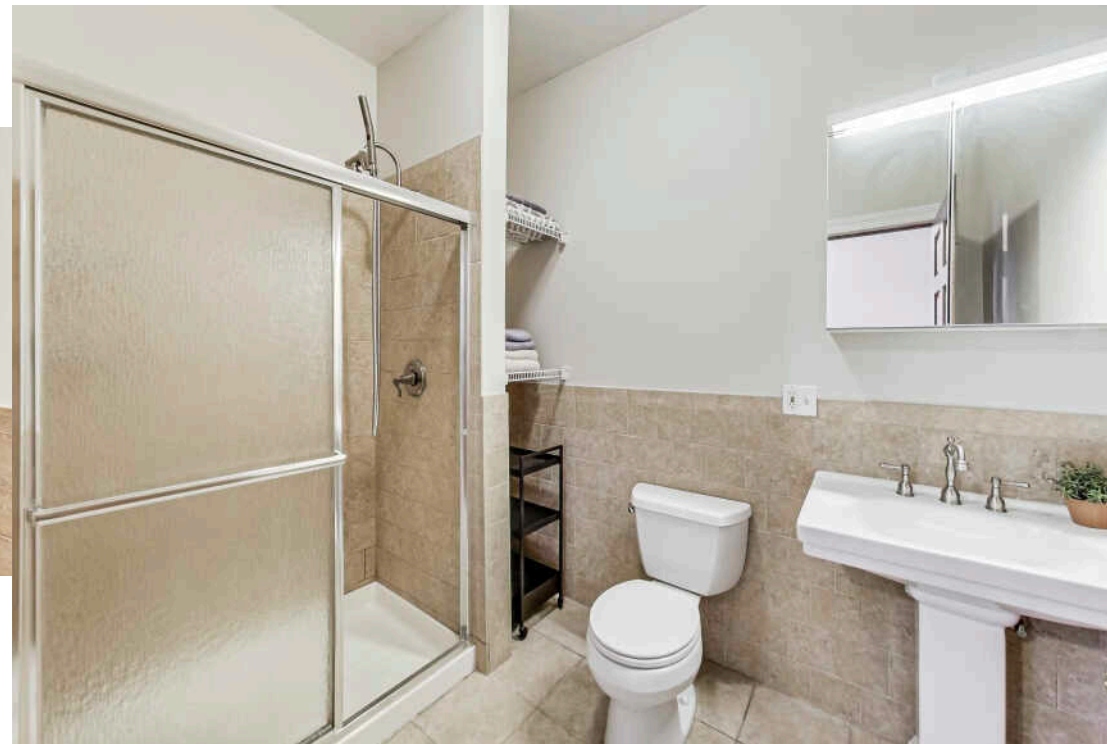
TAXES: \$7,806.42 (NO EXEMPTIONS)

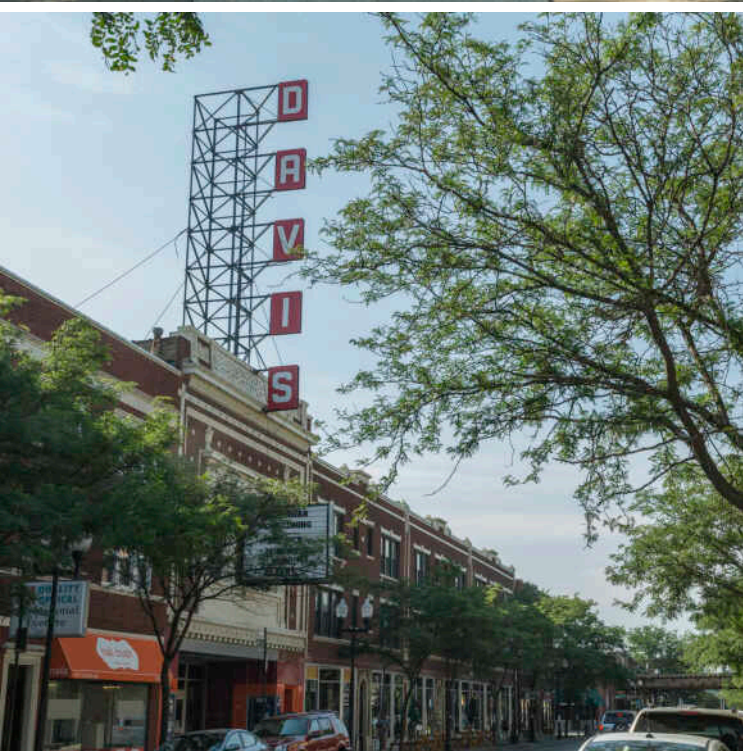
ASSESSMENTS: \$250/MONTH

SITUATED ON A QUIET, TREE-LINED STREET, THIS 2-BEDROOM, 2-BATH HOME SEAMLESSLY BLENDS VINTAGE CHARM WITH MODERN CONVENIENCE AND TOP FLOOR LIVING.

Natural light pours through unobstructed windows, illuminating the pristine interiors and expansive layout. The thoughtfully designed floor plan offers generous living spaces, including a dedicated dining area and two ensuite bedrooms. The updated kitchen boasts 42" stained maple cabinetry, granite countertops, stainless steel appliances (including a Viking range), a breakfast bar, and direct access to a massive, covered, south-facing deck-perfect for grilling and entertaining. The serene primary suite features multiple closets, a spa-like bath, and a versatile sunroom-ideal for a home office or lounge. Additional highlights include hardwood floors throughout, soaring 9' ceilings, elegant crown molding, and exposed brick. Modern amenities such as central heating and cooling, an in-unit laundry room with newer washer and dryer, smart home features, and recent updates (including newer AC and hot water heater) enhance the home's appeal. Garage parking, an oversized storage room that can double as a home gym or office, and a well-managed association complete this exceptional offering. All this in a prime location-just two blocks from the Rockwell Brown Line and minutes to Lincoln Square's nightlife, shopping, parks, highly rated Waters Elementary, and more. Pet-friendly!







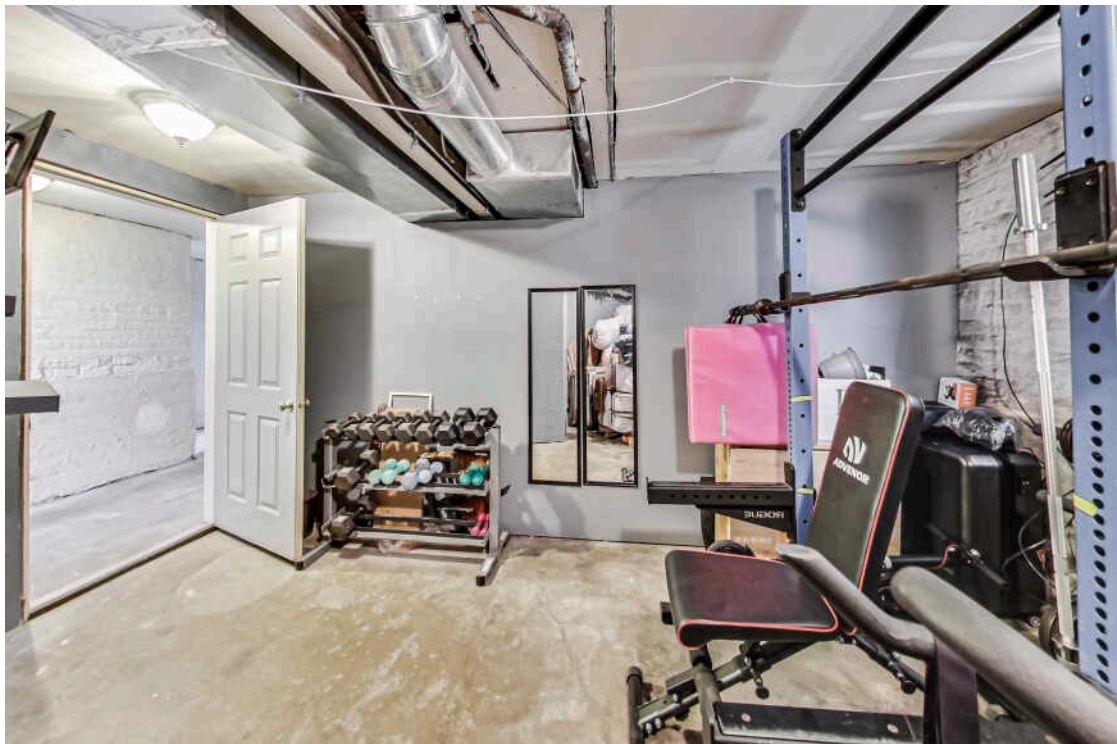
LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

The community has a number of popular restaurants and bars, while Lincoln Avenue offers an eclectic mix of sophisticated eateries, corner cafes, and favorite neighborhood hangouts.

Centered around a bustling shopping and dining district on Chicago's North Side, Lincoln Square became one of Chicago's first commuter suburbs when the Ravenswood elevated train line was completed in 1907. Today residents have convenient access to the CTA Brown Line and Metra's Union Pacific North Line.

The neighborhood's quiet residential streets are lined with bungalows, greystones, and brick two- and three-flats. Lovely Victorian and Prairie School homes can be found along the North Branch of the Chicago River. New-construction options are also available in Lincoln Square and include single-family homes, townhomes, three-flat condominiums, and mid-rise buildings.

Lincoln Square's lively cultural scene includes the Old Town School of Folk Music as well as annual festivals such as the Square Roots festival and the German-American Fest, which draws crowds from all over the Midwest.



SUITE
1240 sq ft + 143 sq ft DECK



STORAGE
212 sq ft STORAGE



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

