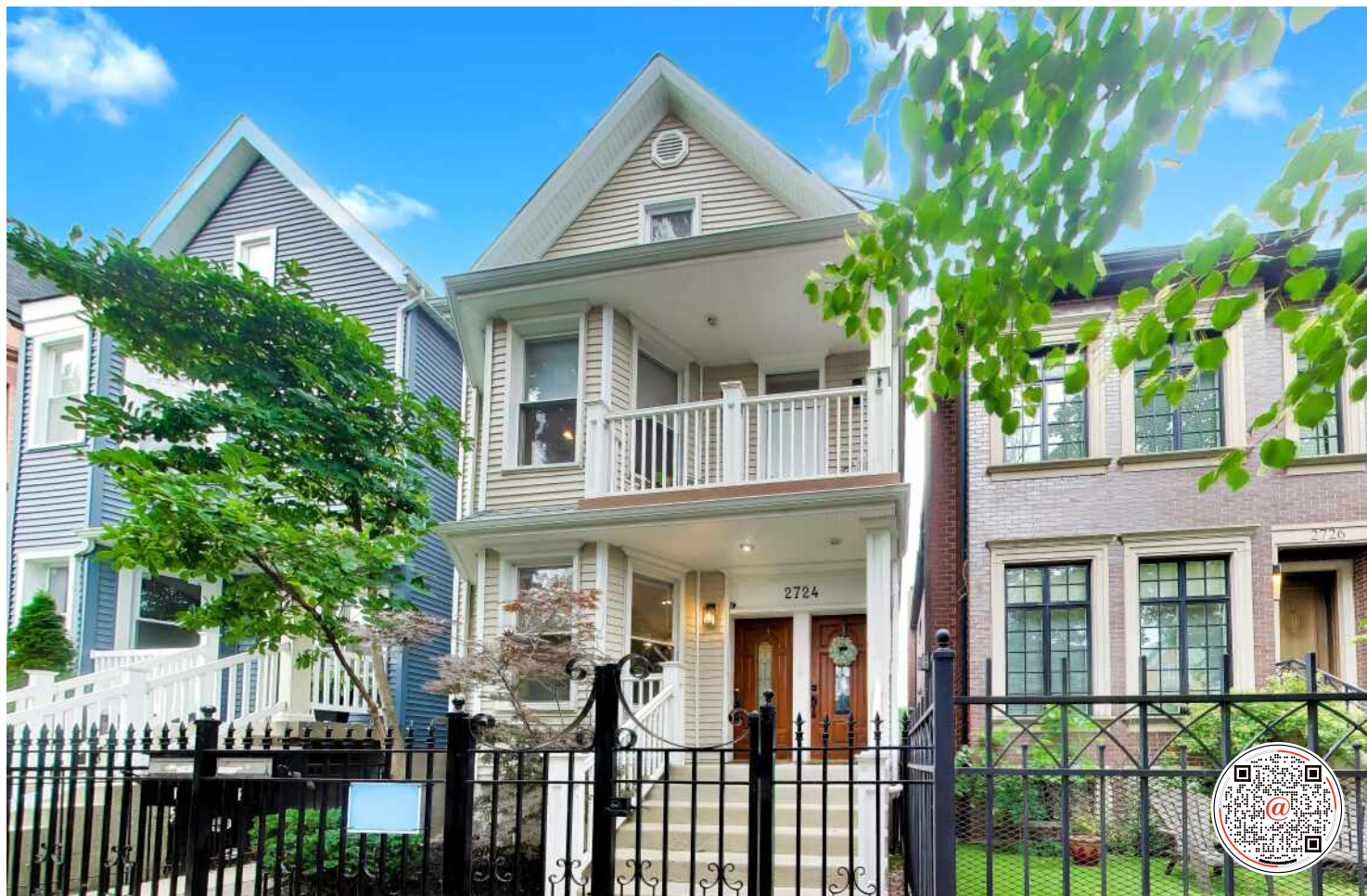


2724 N MARSHFIELD AVENUE
LINCOLN PARK



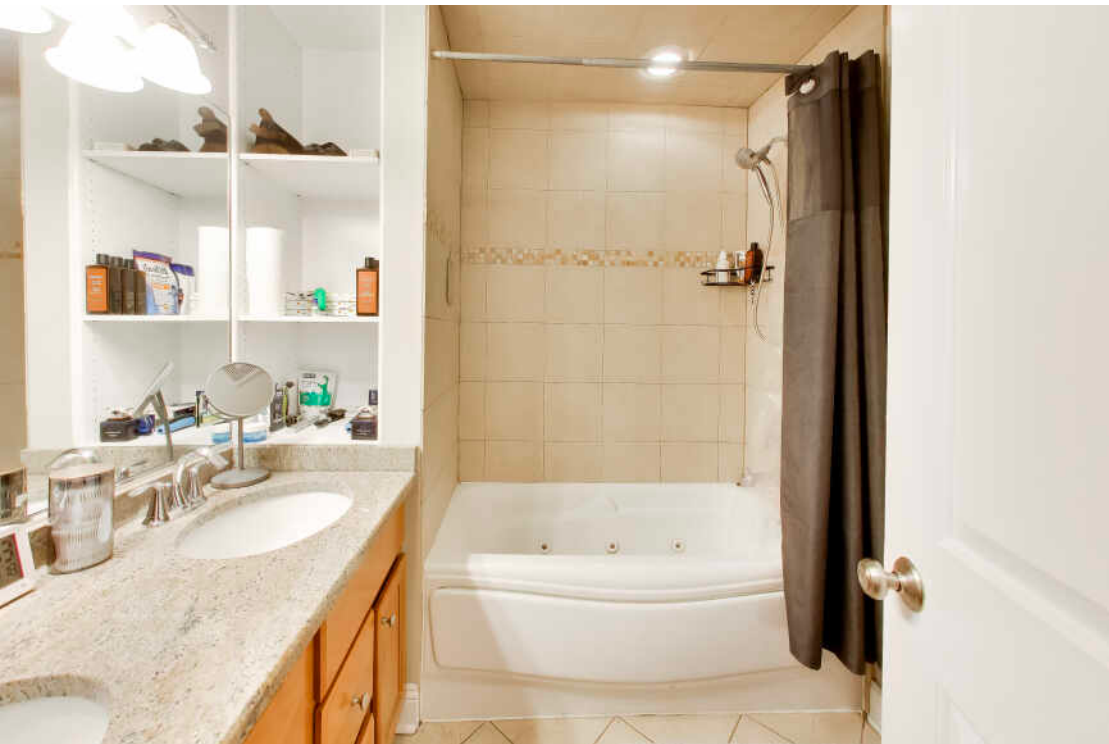
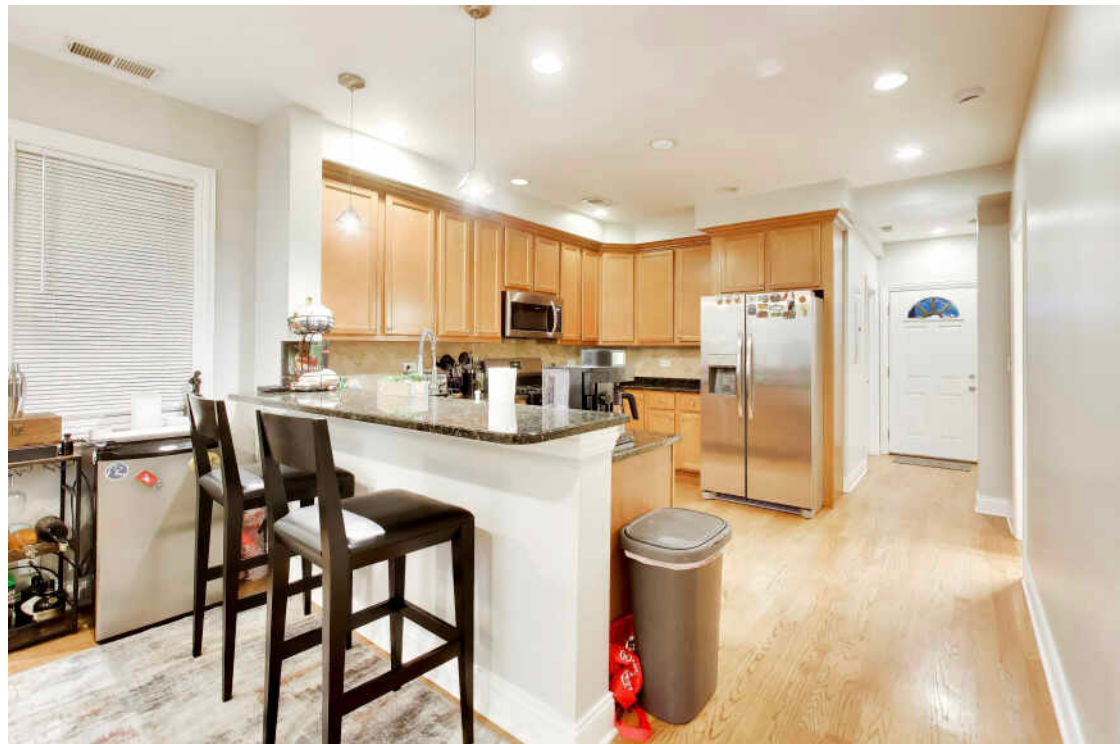


8 BEDROOM
5 BATH
TAXES: 18275.16

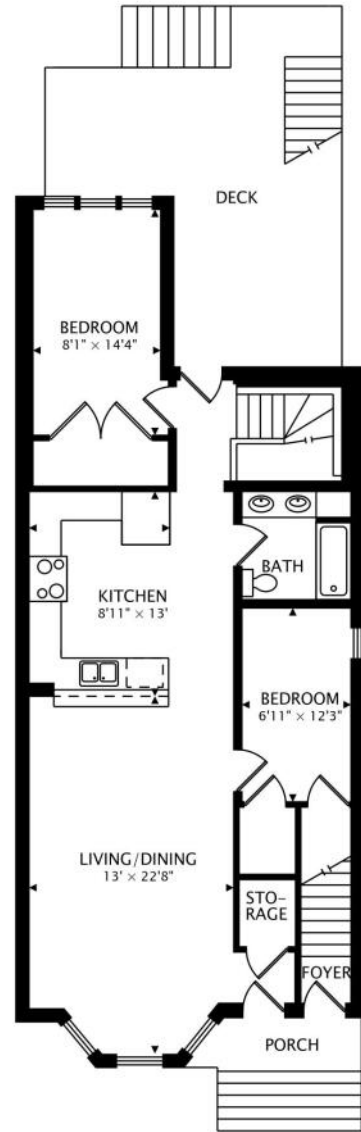
Fantabulous Lincoln Park double-duplex 2-flat offering an exceptional opportunity for owner-occupants or investors alike. This beautifully maintained property features 8 bedrooms, 5 full bathrooms, incredible outdoor living space, and a coveted 2-car garage. The owner's duplex-up lives like a single-family home, offering 4 bedrooms (3 upstairs and 1 on the main level) and 3 full bathrooms. The main level showcases Brazilian cherry hardwood floors, crown molding, a built-in bar, and a chef's kitchen with granite countertops, a large island, peninsula with breakfast bar seating, custom cabinetry, a custom wood range hood, and stainless steel appliances. The open layout is ideal for everyday living and entertaining. Additional conveniences include central heating and air conditioning, a private water heater, and in-unit laundry. The primary suite features a marble bath with a dual-sink vanity, built-in linen storage, frameless glass shower with body sprays, organized walk-in closet, and private balcony. The duplex-down unit offers 4 bedrooms (2 on the main level and 2 below) and 2 full bathrooms, making it highly desirable for tenants. Hardwood floors span the main level, while the lower level features tile flooring with carpeted bedrooms. The spacious living room accommodates a large sectional, while the kitchen offers granite countertops, breakfast bar seating, and stainless steel appliances. The main level includes an oversized bedroom, a second bedroom ideal for guests or a home office, and a full bath with a dual-sink vanity and soaking tub. The lower level features two additional bedrooms, a second full bath with a dual-sink vanity and walk-in shower, side-by-side washer and dryer, and excellent storage. Outdoor living is exceptional with a three-level black steel and composite deck creating multiple spaces for dining, entertaining, and relaxing. The fully fenced backyard features professionally landscaped gardens for a private urban oasis. Located on one of Lincoln Park's tree-lined streets, this property is steps from Wrightwood Park and surrounded by top restaurants, cafes, shopping, Mariano's, Menards, and everyday conveniences. Long-term tenants appreciate the quality of the building and unbeatable location, making this an outstanding investment in one of Chicago's most sought-after neighborhoods.



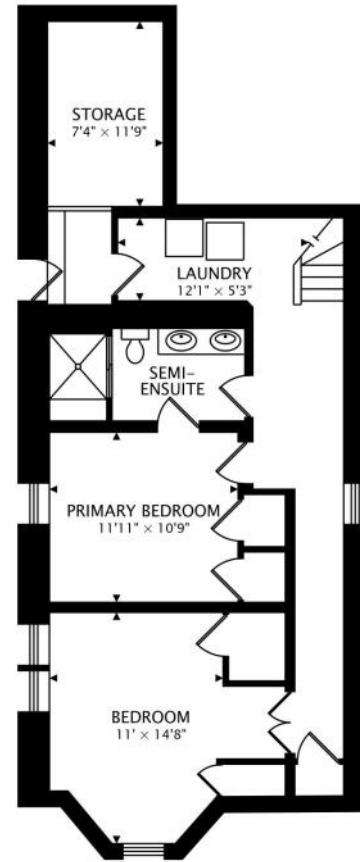








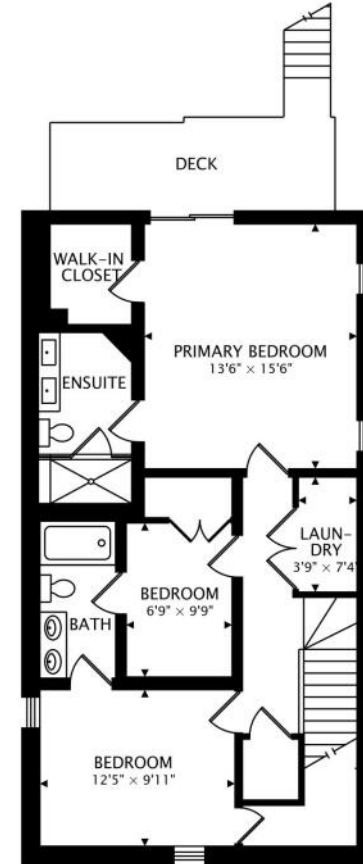
UNIT 1 MAIN
985 sq ft + 272 sq ft DECK



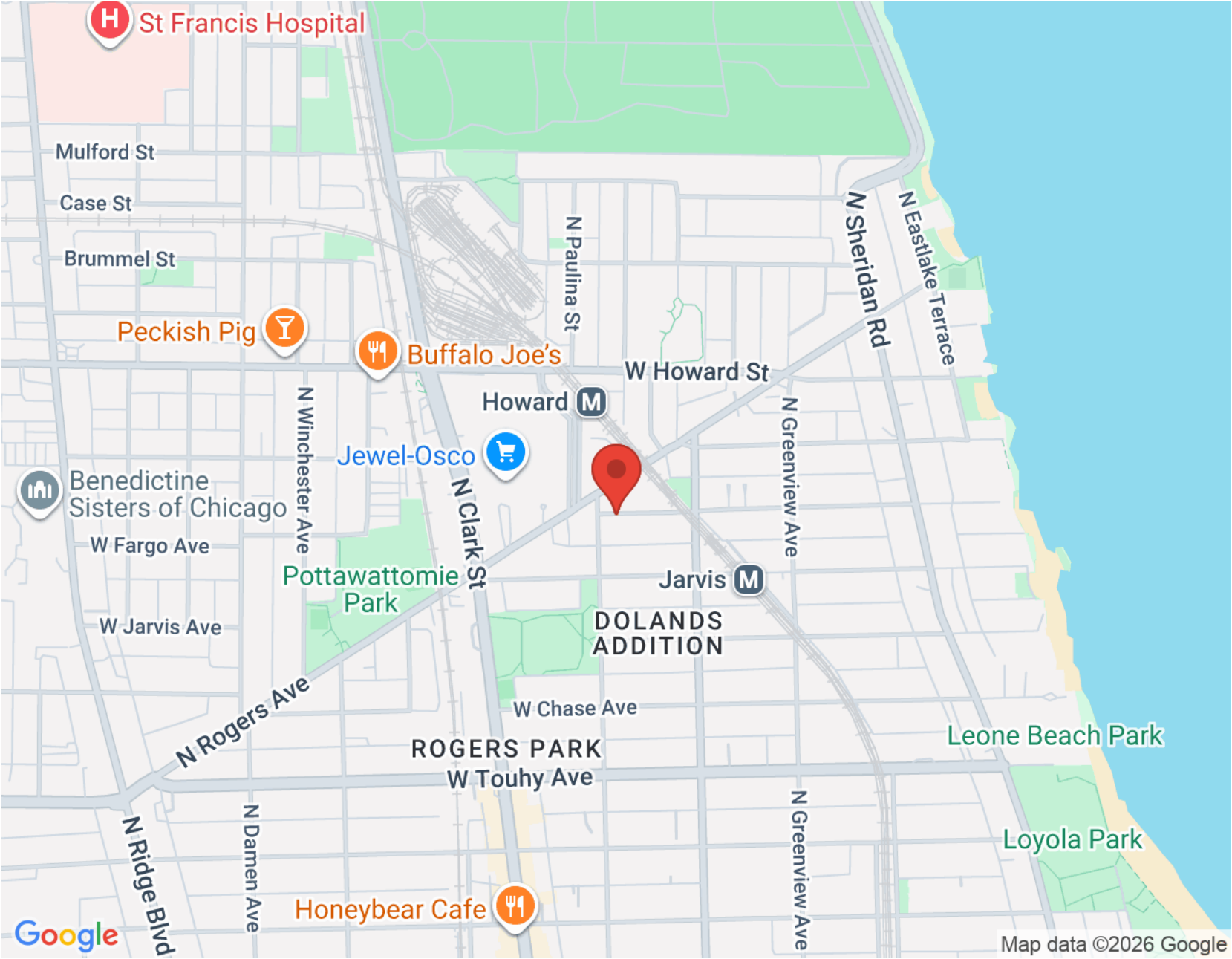
UNIT 1 LOWER
996 sq ft BELOW GRADE



UNIT 2 SECOND
891 sq ft + 341 sq ft DECK



UNIT 2 THIRD
915 sq ft + 112 sq ft DECK



NOTES _____



RUSTY SCHLUCHTER

M: (773) 220-4337

RUSTY@ATPROPERTIES.COM



RUSTY SCHLUCHTER

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