

2745 W LAWRENCE AVENUE #2E
LINCOLN SQUARE



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ROOM DIMENSIONS

LIVING ROOM : 17' × 24'

KITCHEN : 10' × 19'

PRIMARY BEDROOM : 13' × 14'

2ND BEDROOM : 10' × 13'

3RD BEDROOM : 10' × 13'

FRONT DECK : 20' × 6'

3 BEDROOM

2 BATH

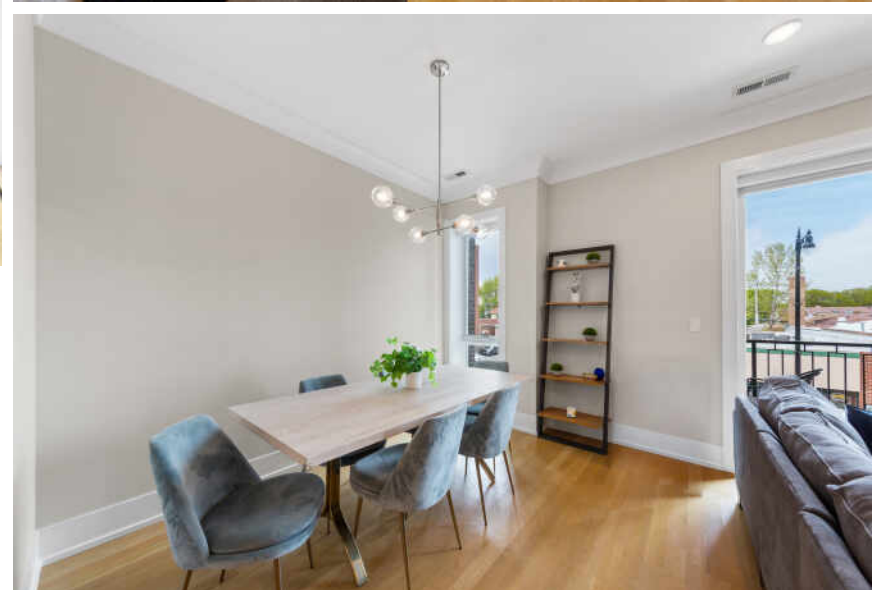
TAXES: \$11,190

ASSESSMENTS: \$246

WELCOME TO THIS EXTRA-WIDE 3BR/2BA IN THE HEART OF LINCOLN SQUARE/RAVENSWOOD GARDENS-WHERE THOUGHTFUL DESIGN MEETS EVERYDAY COMFORT IN ONE OF CHICAGO'S MOST BELOVED NEIGHBORHOODS

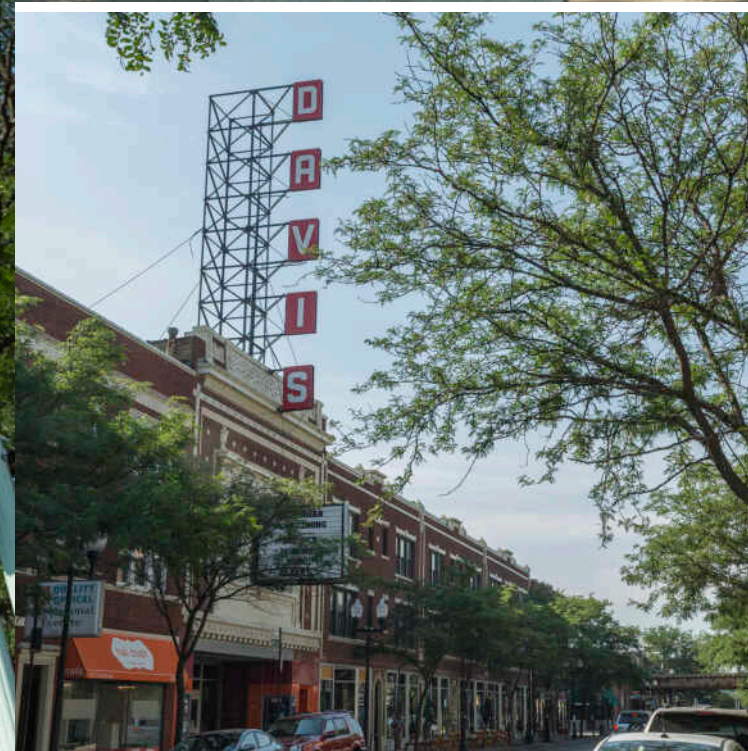
Built in 2019, this spacious home lives large with soaring ceilings, 8-foot doors, and concrete between floors for added privacy and quiet. The home opens into a beautifully designed living and dining space centered around a gas fireplace with custom built-ins and seamless access to a spacious front deck-perfect for morning coffee or effortless grilling with its gas hookup and durable composite decking. The kitchen is truly the heart of the home, anchored by an oversized quartz island and outfitted with premium Fisher & Paykel and Bosch appliances, a wine fridge, and abundant storage. The primary suite offers a true retreat, featuring dual walk-in closets and a spa-inspired bath complete with heated floors, double vanity, Toto and Hansgrohe fixtures, and a steam shower with rain head. Wide-plank white oak flooring runs throughout, complemented by custom closet systems and thoughtful upgrades at every turn. Garage parking included. Highly reputable builder - Platinum Homes. Location is hard to beat-set within the highly sought-after Waters School District and just steps to Lincoln Square, the Brown Line, River Park, the North Shore Channel Trail, the Chicago River, el train at Rockwell, and the Galter Life Center.











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.



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