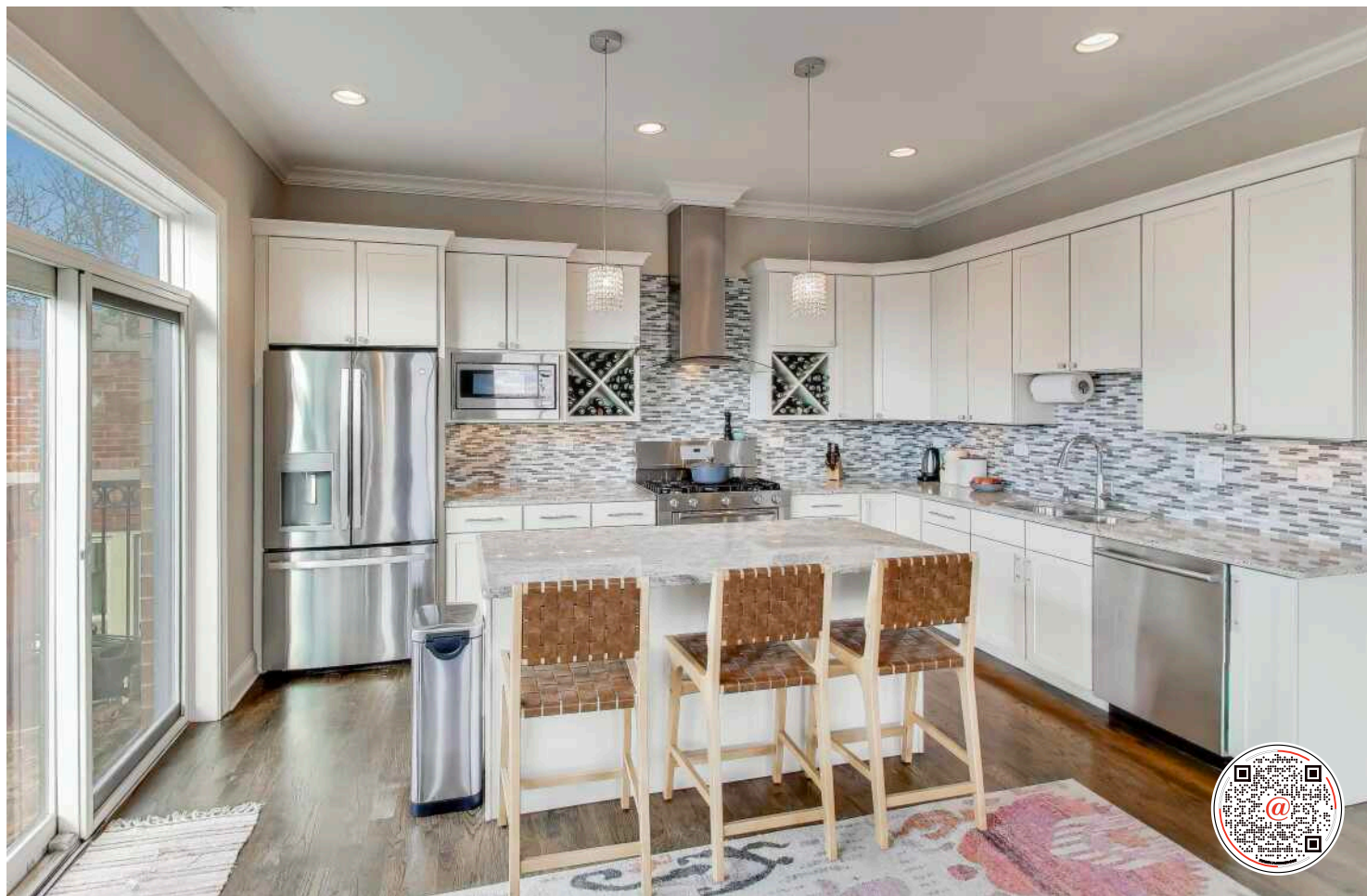


2752 W ARGYLE AVE. UNIT 4
LINCOLN SQUARE





ROOM DIMENSIONS

LIVING ROOM : 22' × 18'

DINING ROOM : 12' × 13'

KITCHEN : 16' × 11'

PRIMARY BEDROOM : 19' × 15'

SECOND BEDROOM : 12' × 12'

THIRD BEDROOM : 14' × 10'

3 BEDROOM

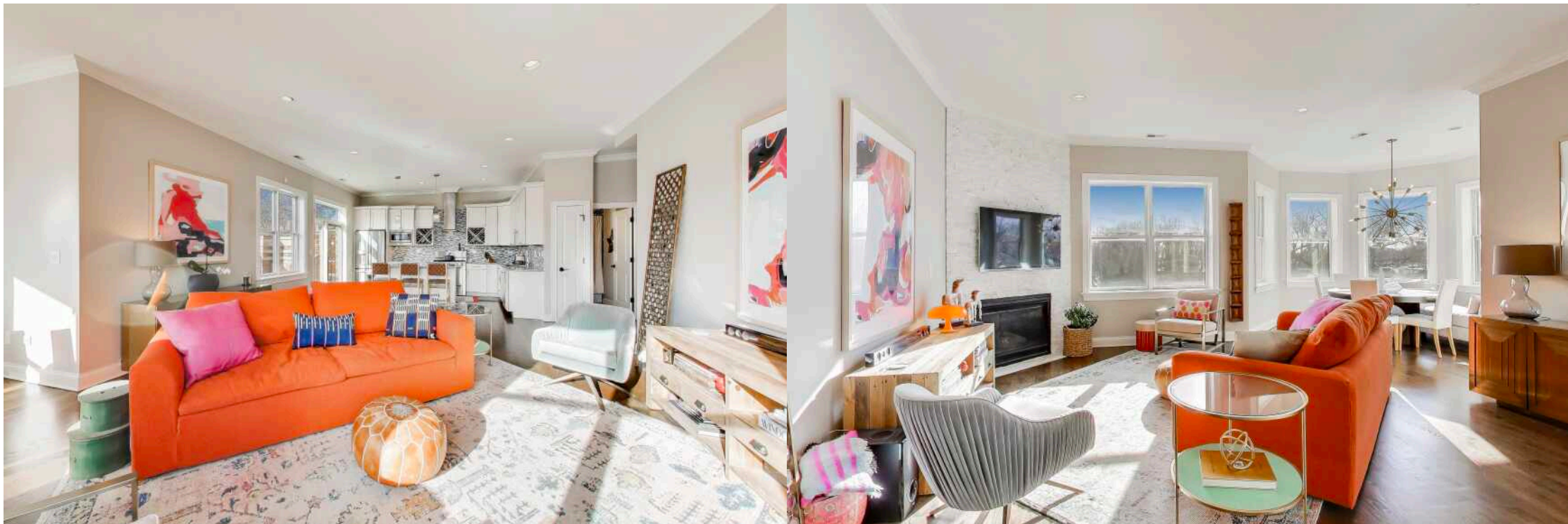
3 BATH

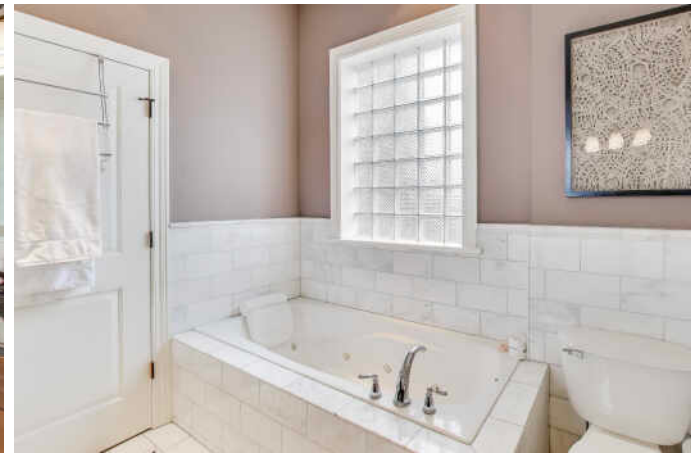
TAXES: \$11,169

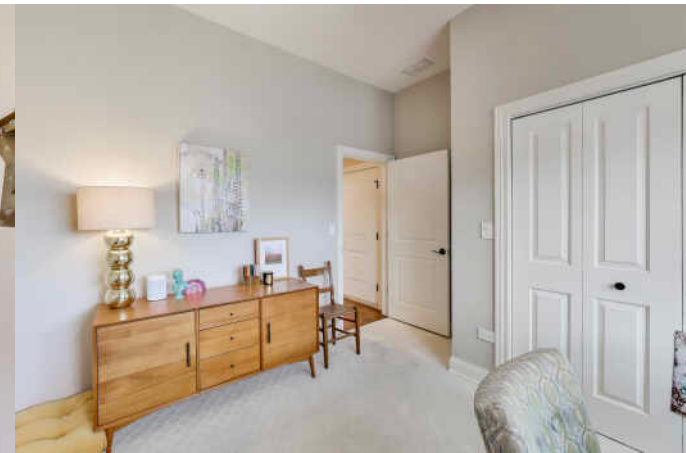
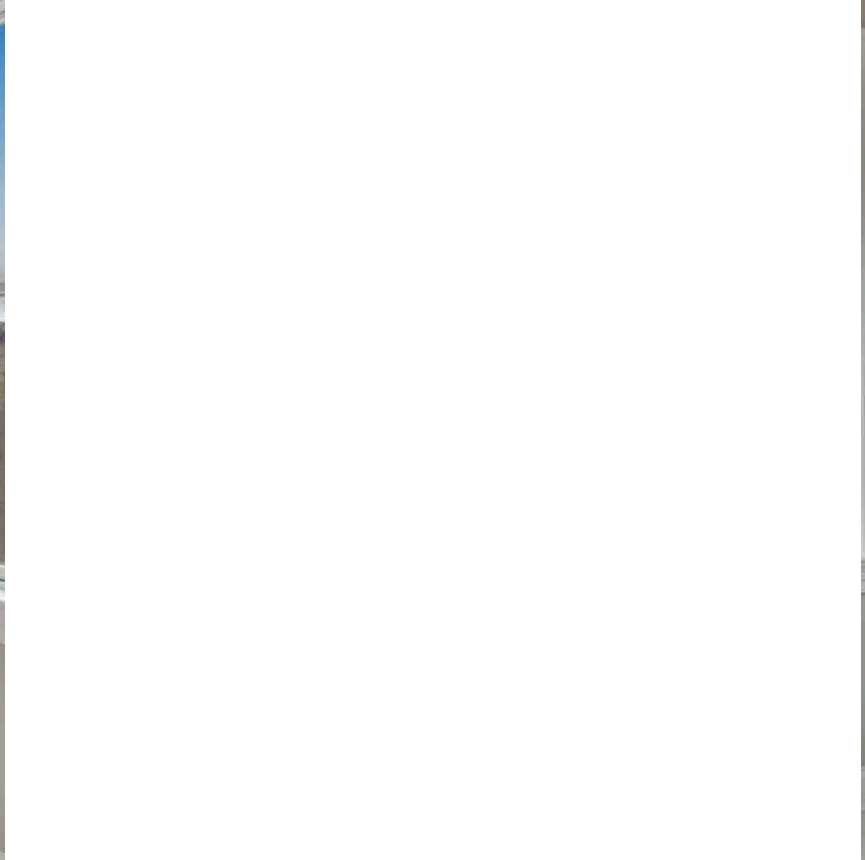
ASSESSMENTS: \$306 / MONTH

GORGEOUS LINCOLN SQUARE PENTHOUSE, 1ST RESALE OF THIS TOP FLOOR CONDO. ROOM TO LIVE & WORK FROM HOME WITH 3 BEDROOMS & 3 BATHS ON ONE LEVEL.

- Built in 2012, 2752 W. Argyle is a full masonry building on a wide corner lot, allowing natural light to pour in from all windows.
- Gracious high ceilings (nearly 10'), beautiful hardwood floors, a cozy gas vented fireplace & open concept living/dining & kitchen make this home a joy to entertain in!
- Classic kitchen details include white dove painted custom cabinetry, Kashmir White granite countertops & island, mosaic tile backsplash & stainless-steel appliances (circa 2022).
- The primary suite fits a king size bed with 2 nightstands & has a walk-in closet, the primary spa bath features a huge double shower with steam, marble tile, a whirlpool tub, double bowl vanity.
- In unit side by side Kenmore front loading washer/dryer, a built-in bench/coat rack & organized closets complete the functionality of this home.
- A private 8'x16' deck off living room is perfect for grilling & sunsets.
- Desirable Lincoln Square Location - Steps to River Park (dog park too), North Shore Channel trail, Galter Life Center, HarvesTime Foods, Brown Line EL, Lincoln Ave shops & restaurants.
- Tandem 2 car Exterior Parking included.

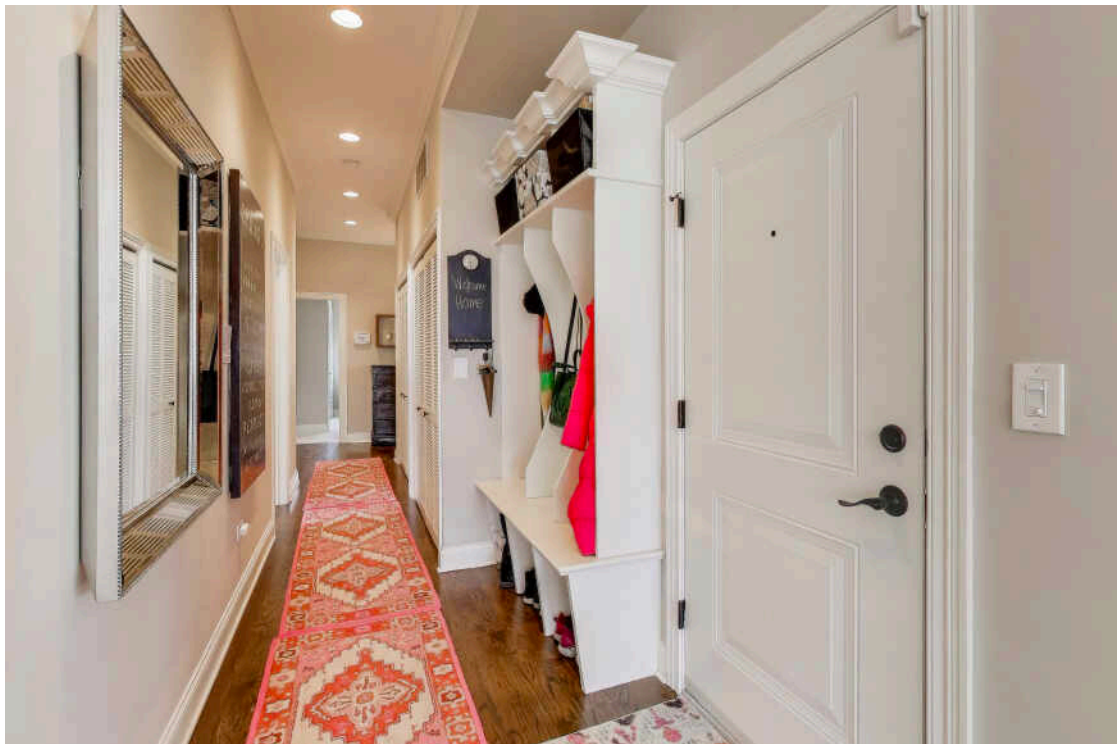




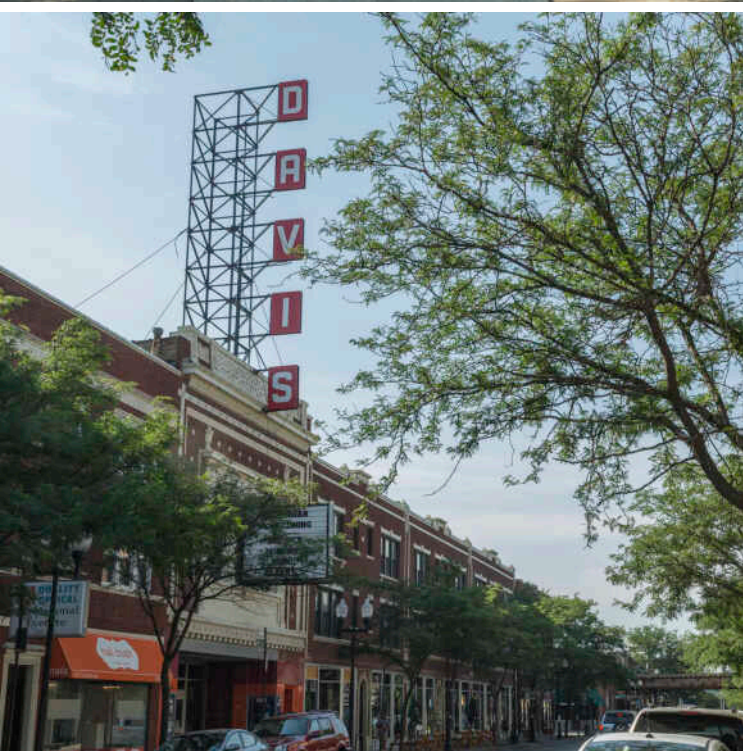




10 2752 W ARGYLE AVE. UNIT 4



2752 W ARGYLE AVE. UNIT 4 11



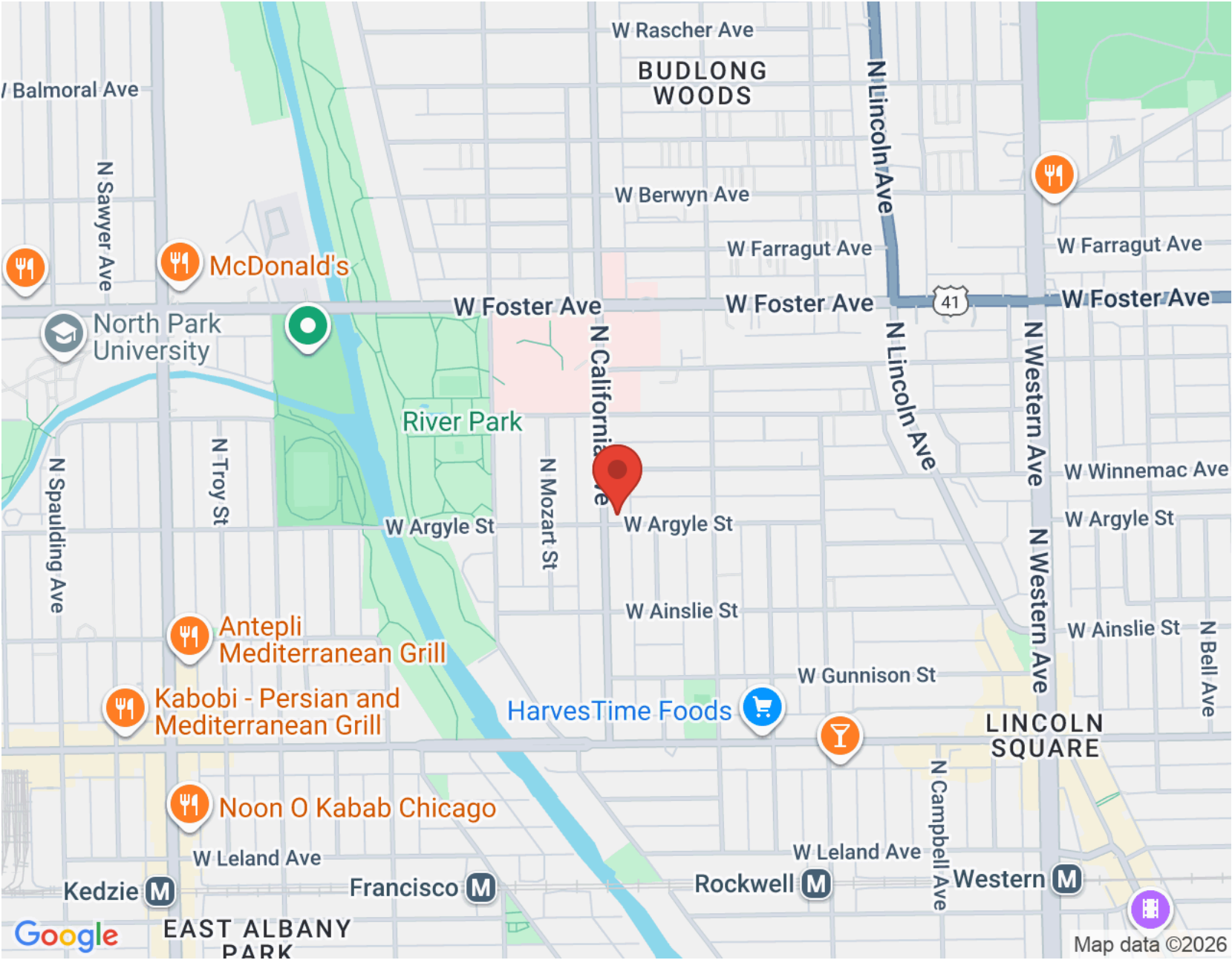
LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

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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