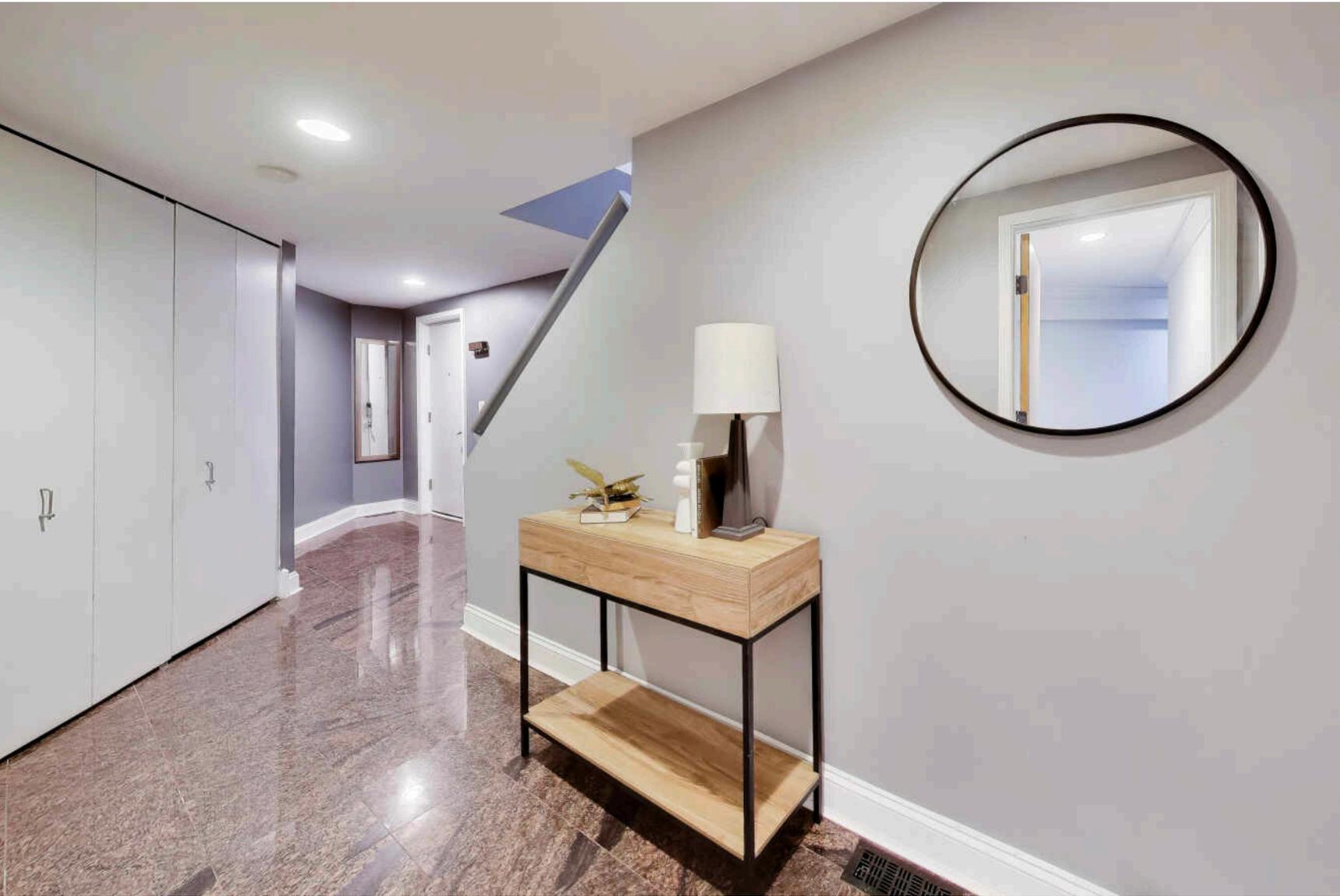


2826 N TALMAN AVENUE
AVONDALE





ROOM DIMENSIONS

LIVING ROOM : 26' × 13'

DINING ROOM : 18' × 14'

KITCHEN : 16' × 12'

PRIMARY BEDROOM : 16' × 14'

2ND BEDROOM : 12' × 10'

3RD BEDROOM : 10' × 9'

4TH BEDROOM : 20' × 17'

FAMILY ROOM : 22' × 20'

FOYER : 17' × 7'

ROOF DECK : 36' × 14'

4 BEDROOM

2.5 BATH

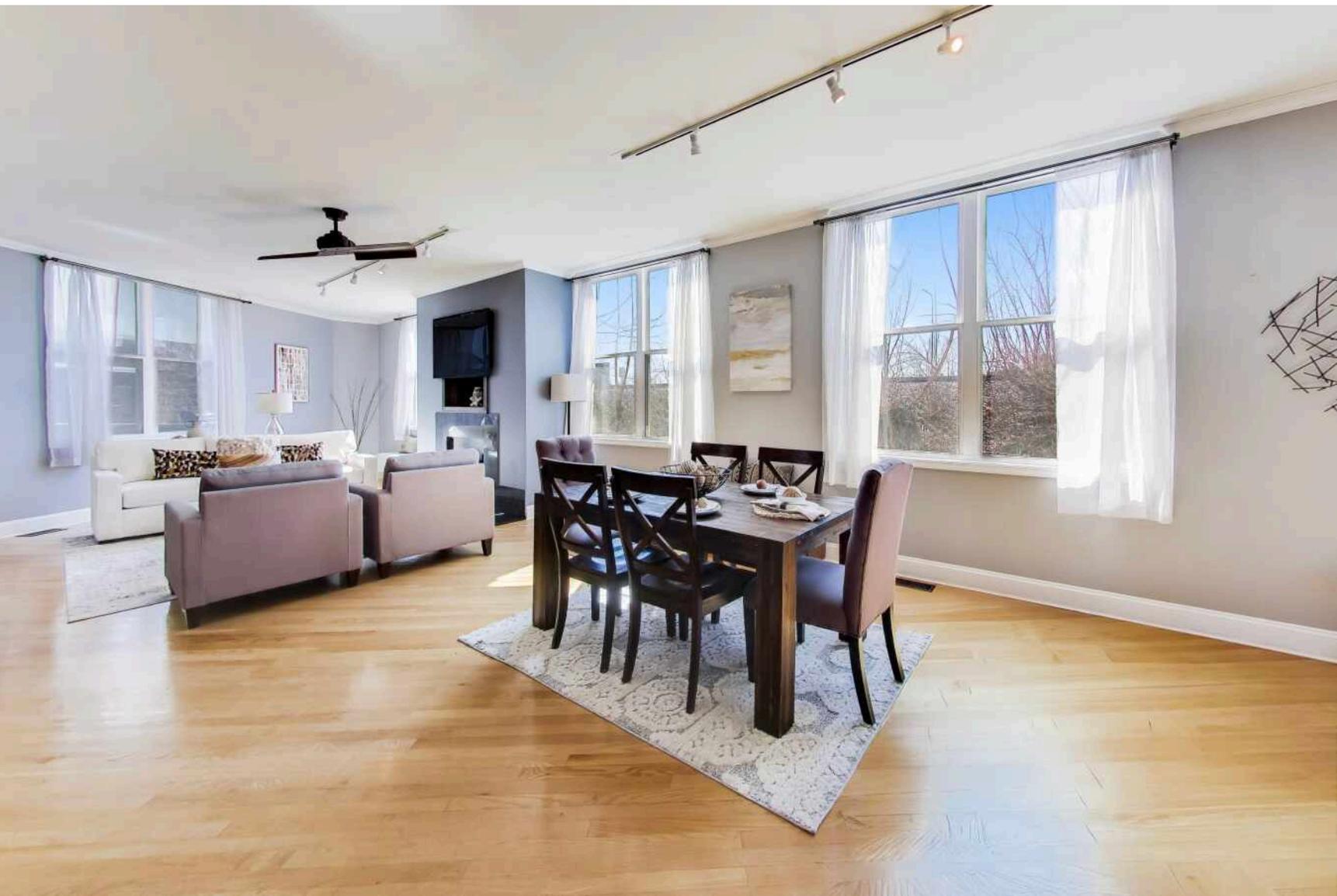
TAXES: \$11,229.43 INCLUDES

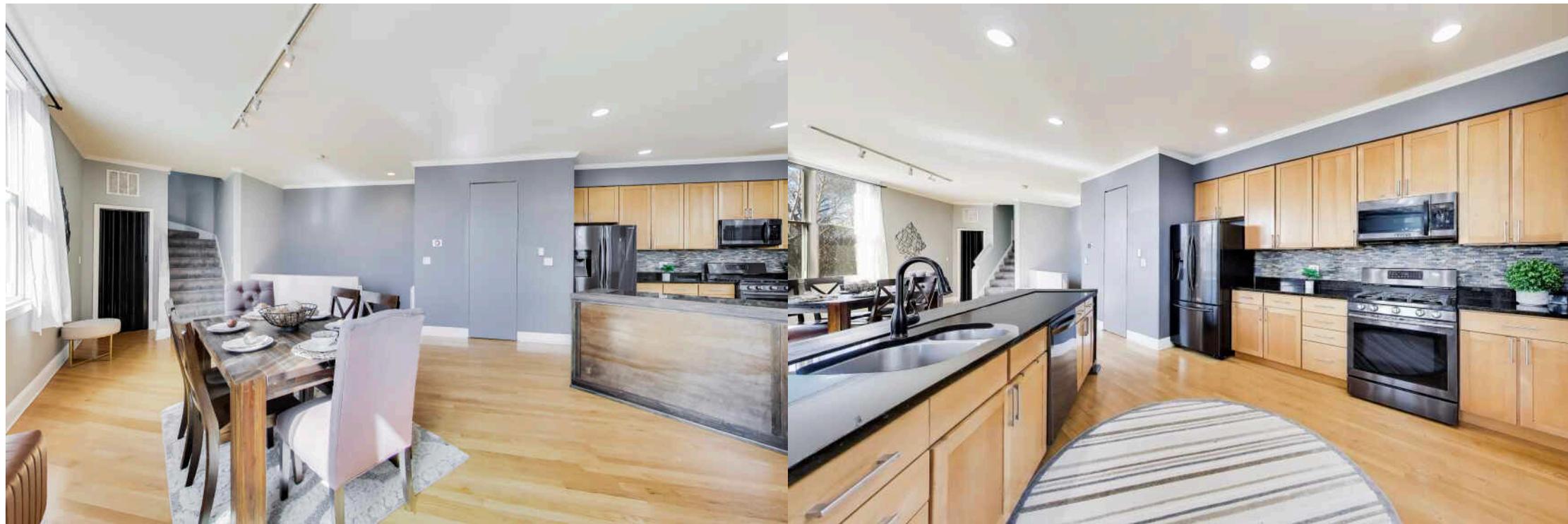
HOMEOWNER EXEMPTION

ASSESSMENTS: \$230.41/MONTH

TRULY ONE-OF-A-KIND TOWNHOME IN THE DESIRABLE DAIRY COMMONS.

Perfectly positioned end unit on a quiet, tree-lined street on the border of some of the city's most popular neighborhoods of Avondale & Logan Square, this impressive townhome offers 4 levels of flexible living space with 4 bedrooms & 2.5 baths. Walls of unobstructed windows flood the home with natural light, while tall ceilings throughout create a bright, airy feel, with a floor plan that lives like a single-family home. The entry level includes an inviting foyer with generous closet space, a versatile bedroom ideal for guests or remote work, and direct access to the attached 2 car garage through a secured driveway. The second level showcases an open-concept kitchen with tons of 42' cabinetry, newer black stainless steel appliances, an expansive kitchen island, & granite counters. Extra wide living and dining spaces offer versatility with room for multiple furniture configurations-perfect for everyday living and entertaining. A powder room on this level is the perfect compliment. The third level features 3 bedrooms & 2 full baths, including the spacious primary suite with walk-in closet & en-suite bath with double vanity. Two additional bedrooms, updated hall bath, & laundry complete the level. The top-floor loft offers a massive living space ideal for a media or family room. Step out onto the expansive private rooftop deck with stunning skyline views. Recent updates include two newer A/C units, newer furnace, recently updated hall bathroom, newer carpeting, newer windows throughout, and new LVP flooring on the main level with updated baseboards. Enjoy easy access to transit, including highways, bus, and train, along with close proximity to the best of Avondale and Logan Square, including acclaimed restaurants, breweries, parks, farmers markets, grocery stores, and the scenic Chicago Riverwalk. A rare opportunity to own a spacious, light-filled home in one of Chicago's most vibrant neighborhoods.











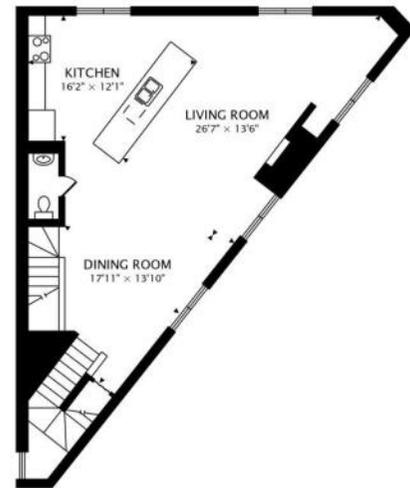
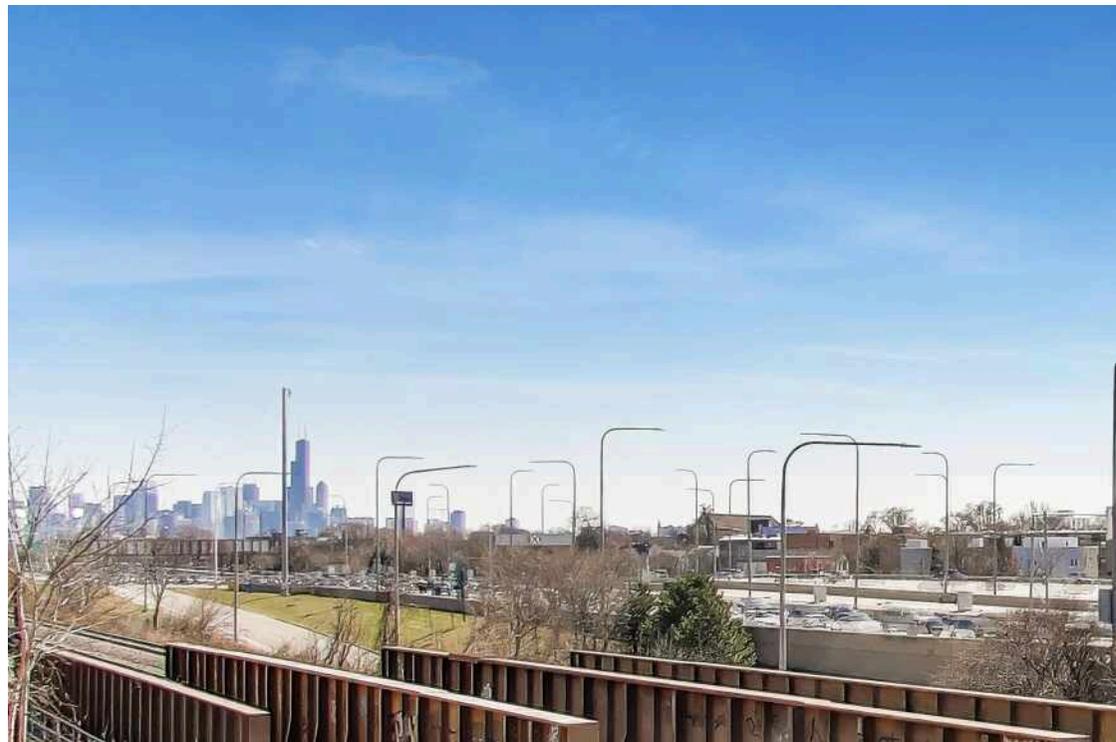
ONCE KNOWN AS THE NEIGHBORHOOD OF "SMOKESTACKS AND STEEPLES," **AVONDALE'S** INDUSTRIAL VIBE IS JUST ONE OF THE REASONS *LONELY PLANET* NAMED IT ONE OF THE HOTTEST NEIGHBORHOODS IN THE COUNTRY.

At the start of the 20th century, Avondale's proximity to the Chicago River and railway corridors attracted industry, including Florsheim Shoes, Olson Rug, and Dad's Root Beer, whose iconic turret is still visible from the Kennedy Expressway today.

The Northwest Side neighborhood's chill vibe, tree-lined streets, and public transportation have all the makings of a great neighborhood. But Avondale has plenty more to offer, including eateries and bars for every taste - from a Michelin-rated restaurant to longtime neighborhood bars and take-out spots.

In addition to bars and restaurants, there is plenty of shopping to do at a mix of unique, locally owned shops. For recreation, residents will have access to the 312 RiverRun trail, a two-mile recreational path that is expected to have the longest pedestrian bridge in the city.

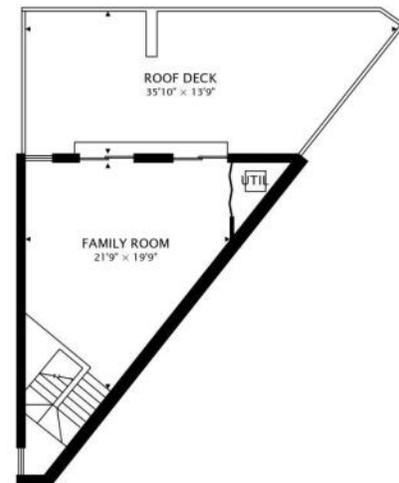
Avondale has two CTA Blue Line stops at the Belmont and Addison stations. Several CTA bus routes serve the neighborhood, and there is also easy access to the Kennedy Expressway.



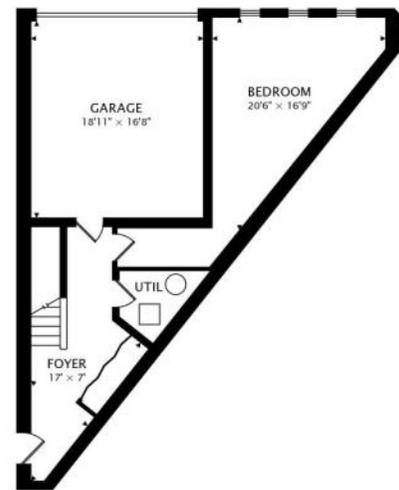
MAIN
1003 sq ft



SECOND
1003 sq ft



THIRD
413 sq ft + 429 sq ft ROOF DECK



GROUND
590 sq ft



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