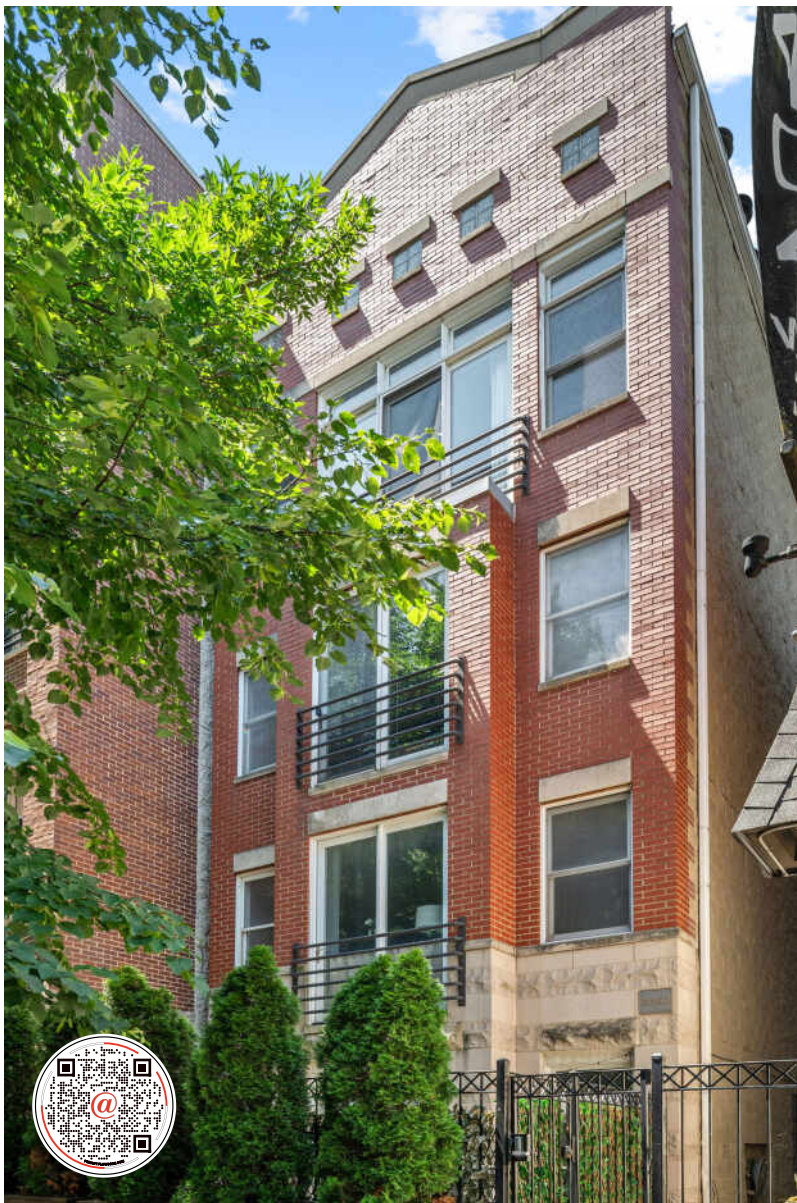




2850 N SOUTHPORT AVENUE #4
LAKEVIEW



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING/DINING ROOM : 25' × 18'

KITCHEN : 9' × 18'

FAMILY ROOM : 26' × 18'

PRIMARY BEDROOM : 14' × 16'

SECOND BEDROOM : 12' × 14'

THIRD BEDROOM : 11' × 18'

ROOF DECK : 18' × 18'

MAIN LEVEL DECK : 11' × 18'

3 BEDROOM

2 BATH

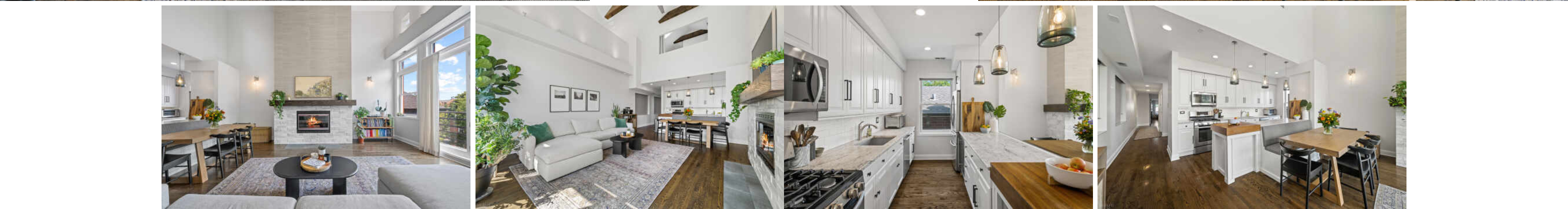
TAXES: \$13,320.22

ASSESSMENTS: \$283/MO

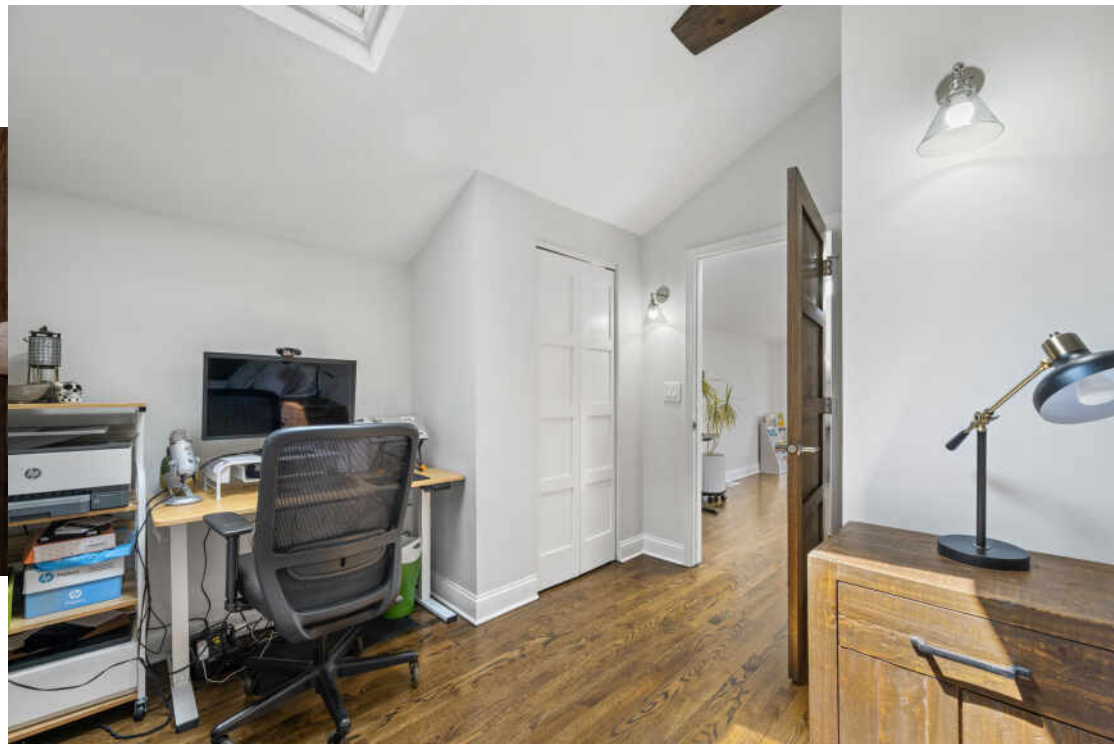
AN ELEVATED LAKEVIEW RETREAT

Perched atop a boutique Lakeview building, this sun-drenched duplex-up is defined by soaring 20' vaulted ceilings, two distinct living areas, and a beautifully redone private roof deck. Elegant finishes and thoughtful design create a home that feels both refined and effortlessly livable.

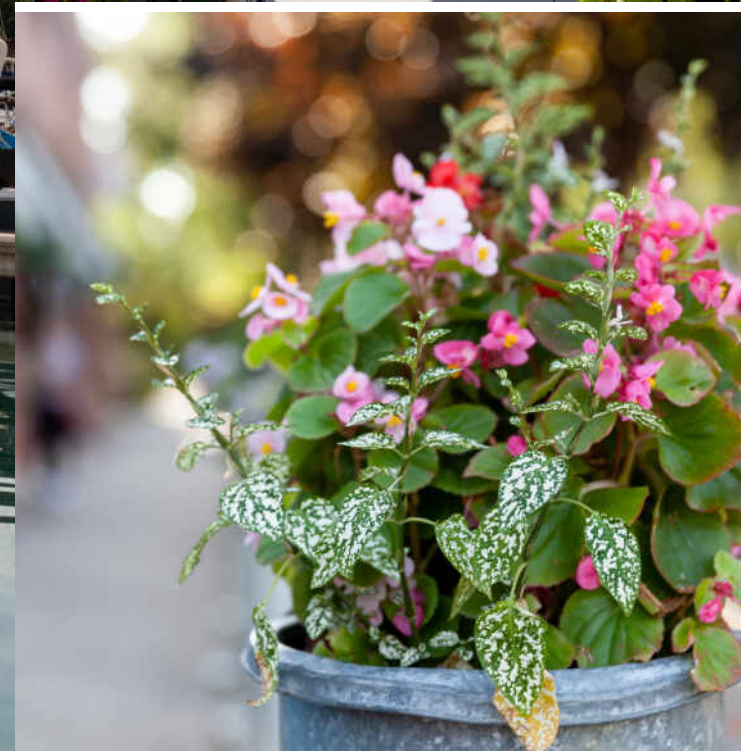
- 20' vaulted ceilings and wall of windows fill the main level with natural light
- Open-concept kitchen with granite counters, stainless steel appliances, wine fridge, and custom butcher block island
- Primary suite with private deck (recently redone with Trex), a full wall of organized closets, and a spa-inspired ensuite bath
- Upstairs family room with dry bar – an ideal second living space with plenty of room for oversized furniture as well as play space
- Private roof deck, recently redone with Trex decking, perfect for enjoying summer nights, entertaining and urban gardening
- Rich hardwood floors, and custom built-ins throughout
- Decorative wood beams, vented gas fireplace with mantel and a wall of east-facing windows add architectural character to the living room
- Thoughtfully curated with custom window treatments and abundant closet space throughout
- Entry level bench and storage plus main level laundry add convenience
- One garage parking space included
- Premier location allows for an easy walk to Southport and Lincoln Park shops and restaurants











CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

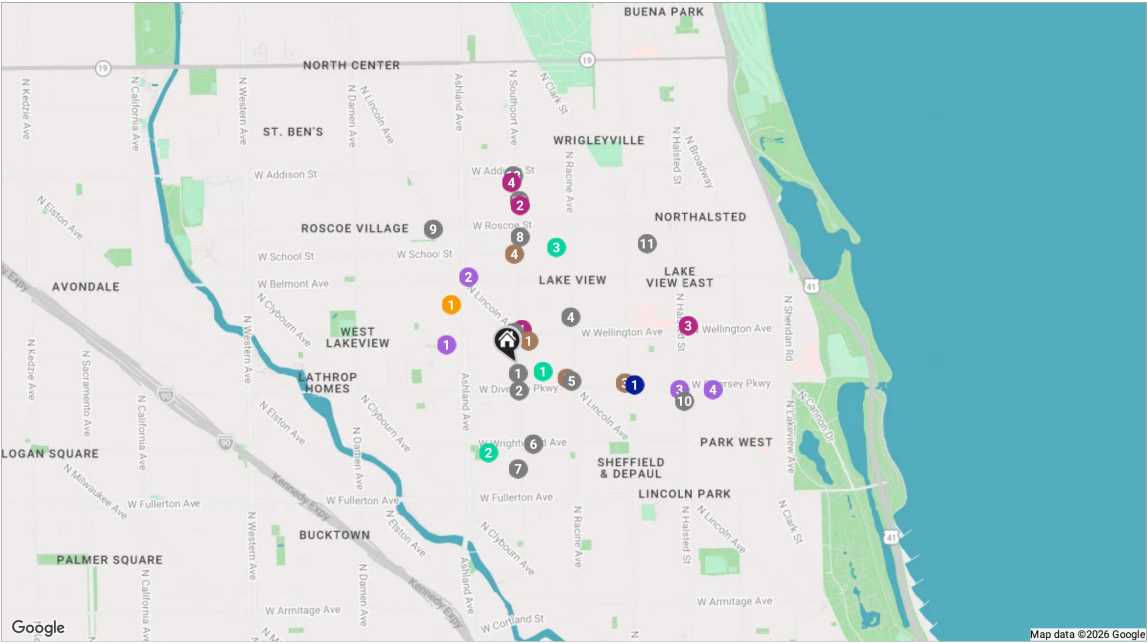
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



RESTAURANTS

- 1 Sal's Trattoria
2834 N SOUTHPORT AVE, 0.0 MI
- 2 Southport Taqueria
1401 W DIVERSEY PKWY, 0.1 MI
- 3 S&G Restaurant
3000 N LINCOLN AVE, 0.2 MI
- 4 Will's Northwoods Inn
3030 NORTH RACINE AVENUE, 0.3 MI
- 5 Gotham Bagels
2801 N LINCOLN AVE UNITB, 0.3 MI
- 6 Avli Taverna
1335 W WRIGHTWOOD AVE STE 1,
0.4 MI
- 7 Bird's Nest
2500 NORTH SOUTHPORT AVENUE,
0.5 MI
- 8 Coda di Volpe
3335 N SOUTHPORT AVE, 0.6 MI
- 9 Frasca Pizzeria & Wine Bar
3358 NORTH PAULINA STREET, 0.7 MI

- 10 Sapori Trattoria
2701 NORTH HALSTED STREET, 0.8 MI

- 11 Mia Francesca
3311 NORTH CLARK STREET, 0.8 MI

- 12 Crosby's Kitchen
3455 NORTH SOUTHPORT AVENUE,
0.8 MI

- 13 Southport Grocery and Cafe
3552 N SOUTHPORT AVE, 0.9 MI

COFFEE

- 1 Heritage Bikes & Coffee
2959 NORTH LINCOLN AVENUE, 0.1 MI
- 2 Coffee Lab & Roasters
2823 N LINCOLN AVE, 0.2 MI
- 3 Starbucks Coffee Company
1000-1002 WEST DIVERSEY PARKWAY,
0.5 MI
- 4 Colectivo Coffee Southport
3258 N SOUTHPORT AVE, 0.5 MI

SHOPPING

- 1 Three Avenues Bookshop
3009 N SOUTHPORT AVE, 0.2 MI
- 2 Vuori
3443 N SOUTHPORT AVE TENANT A,
0.7 MI
- 3 Binny's Beverage Depot -
Lakeview
3000 NORTH CLARK STREET, 0.8 MI

- 4 Anthropologie
3532 N SOUTHPORT AVE, 0.9 MI

GROCERY

- 1 Jewel-Osco
2940 NORTH ASHLAND AVENUE, 0.3 MI
- 2 Whole Foods Market
3201 NORTH ASHLAND AVENUE, 0.5 MI
- 3 The Fresh Market
2730 NORTH HALSTED STREET, 0.8 MI

- 4 Trader Joe's
667 WEST DIVERSEY PARKWAY, 0.9 MI

SCHOOLS

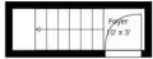
- 1 Augustus H. Burley
Elementary School
1630 WEST BARRY AVENUE, 0.4 MI

TRANSIT

- 1 Diversey
CTA - BROWN LINE, 0.5 MI

PARKS

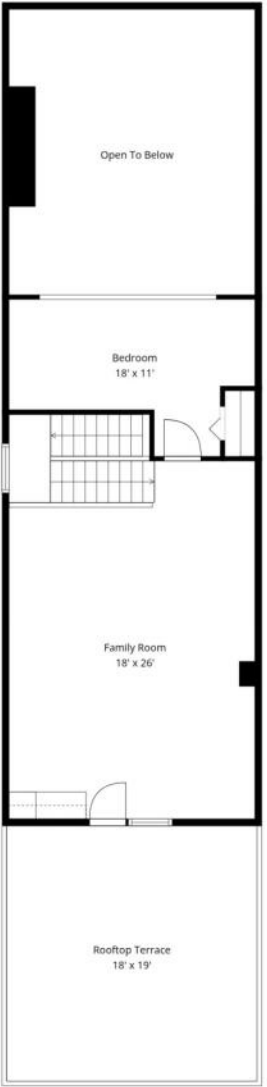
- 1 South Lakeview Park
1300 WEST WOLFRAM STREET, 0.1 MI
- 2 Wrightwood Park
2534 NORTH GREENVIEW AVENUE,
0.4 MI
- 3 Donahue (Margaret) Park
1230 WEST SCHOOL STREET, 0.6 MI



Entryway



1st Floor



2nd Floor



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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.

