2940 N SHEFFIELD AVENUE, #3S

LAKEVIEW







ROOM DIMENSIONS

LIVING ROOM : 16' × 15' DINING ROOM : 13' × 9'

KITCHEN: 13' × 9'

PRIMARY BEDROOM: 18' × 16' SECOND BEDROOM: 12' × 12'

FOYER : 9' × 8'

W/D AND PANTRY : 6' × 3'

BALCONY: 16' × 5'

BACK DECK: 10' × 5'

WELCOME HOME TO THIS UNUSUALLY LARGE
AND EXTRA WIDE 2BED/2BATH THIRD-FLOOR
CONDO IN THE HEART OF LAKE VIEW, WITH TWO
OUTDOOR BALCONIES!!!

- Over 1,600 SF of home, right on beautiful, quiet, and tree-lined Sheffield Ave.
- Fantastic natural light, real Cherry HW flooring, and tasteful plantation shutters throughout the unit.
- The open floor plan makes this home a real entertainer's paradise!
- Huge open-concept Living Room, Dining Room, and Kitchen have extra high ceilings.
- Kitchen boasts stainless steel Appliances and Granite Countertops with a gigantic Peninsula / Breakfast Bar. Unique split-level / split-Bedroom layout offers the perfect amount of privacy and quiet enjoyment.
- En suite Primary Bedroom has TWO customized walk-in closets, Full Bath with large separate shower / soaking jacuzzi tub and double vanity, and a private deck All up just a few stairs, truly separating it from the rest of the home.
- Second Bedroom is sizeable, with the second Full Bathroom right around the corner.
- Stackable W/D has allowed the owner to install a customized pantry in the Kitchen.
- Low assessment of \$229. Very well self-managed association, with no specials planned or levied.
- The property includes one attached Garage spot and additional large floor-toceiling Storage Closet.
- Truly amazing and hugely walkable location, just steps from the El, Restaurants, Shopping, Nightlife, and so much more!!!

2 BEDROOM 2 BATH

TAXES: \$8,691

ASSESSMENTS: \$229 / MONTH













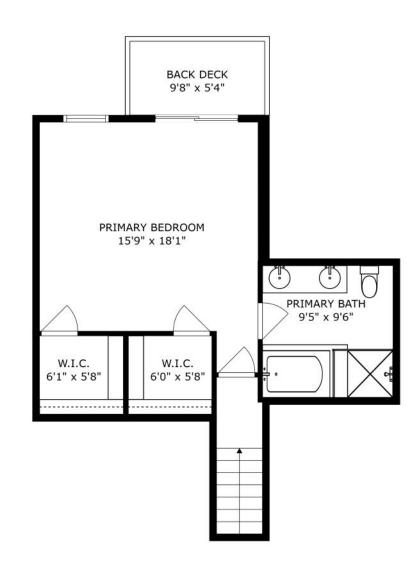








SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

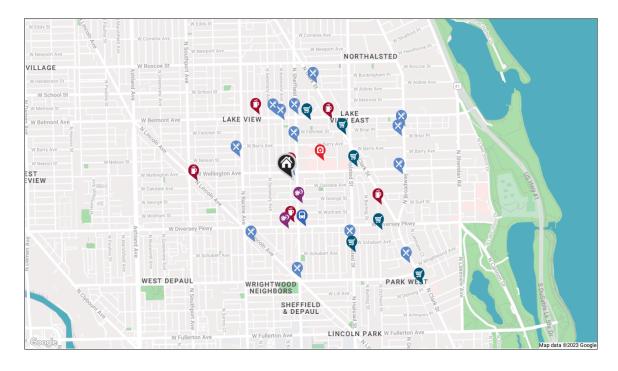
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

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.





DMK Burger Bar 2954 NORTH SHEFFIELD AVENUE, 0.0 MI

Matilda

3101 NORTH SHEFFIELD AVENUE #1, 0.2 MI

Batter & Berries 2748 NORTH LINCOLN AVENUE, 0.3 MI

Will's Northwoods Inn 3030 NORTH RACINE AVENUE, 0.3 MI

Giordano's 1040 WEST BELMONT AVENUE, 0.3 MI

Cheesie's Pub & Grub - Lakeview 958 WEST BELMONT AVENUE, 0.3 MI

Native Foods 1023 WEST BELMONT AVENUE, 0.3 MI

Lincoln Park - Lou Malnati's Pizzeria 958 WEST WRIGHTWOOD AVENUE, 0.4 MI Sapori Trattoria 2701 NORTH HALSTED STREET, 0.4 MI

Crisp 2940 NORTH BROADWAY, 0.5 MI

Mia Francesca 3311 NORTH CLARK STREET, 0.5 MI

Wilde Bar & Restaurant 3130 NORTH BROADWAY, 0.5 MI

DryHop Brewers 3155 NORTH BROADWAY, 0.6 MI

The Wiener's Circle 2622 NORTH CLARK STREET, 0.7 MI

COFFEE SHOPS

Panes Bread Cafe 3002 NORTH SHEFFIELD AVENUE, 0.1 MI

Starbucks 1000-1002 WEST DIVERSEY PARKWAY, 0.2 MI Bittersweet Pastry Shop & Cafe 1114 WEST BELMONT AVENUE, 0.3 MI

Starbucks 3184 NORTH CLARK STREET, 0.3 MI

5411 Empanadas 2850 NORTH CLARK STREET, 0.4 MI

Heritage Bikes & Coffee 2959 NORTH LINCOLN AVENUE, 0.4 MI

SHOPPING

DSW Designer Shoe Warehouse 3131 NORTH CLARK STREET, 0.3 MI

Reckless Records 929 WEST BELMONT AVENUE, 0.3 MI

Binny's Beverage Depot -Lakeview 3000 NORTH CLARK STREET, 0.3 MI

The Home Depot 2665 NORTH HALSTED STREET, 0.4 MI Trader Joe's 667 WEST DIVERSEY PARKWAY, 0.5 MI

Molly's Cupcakes 2536 NORTH CLARK STREET, 0.8 MI

PHEALTH CLUBS

CorePower Yoga 945 WEST GEORGE STREET, 0.1 MI

Lincoln Park Athletic Club 1019 WEST DIVERSEY PARKWAY, 0.2 MI

O HOSPITALS

Advocate Illinois Masonic Medical Center 836 WEST WELLINGTON AVENUE, 0.2 MI

TRANSIT

Diversey Brown Line Station UNITED STATES, 0.2 MI

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