

**3003 N CALIFORNIA AVENUE #2N**  
AVONDALE







2 BEDROOM  
2 BATH  
TAXES: \$7,169.98  
ASSESSMENTS: \$230.65

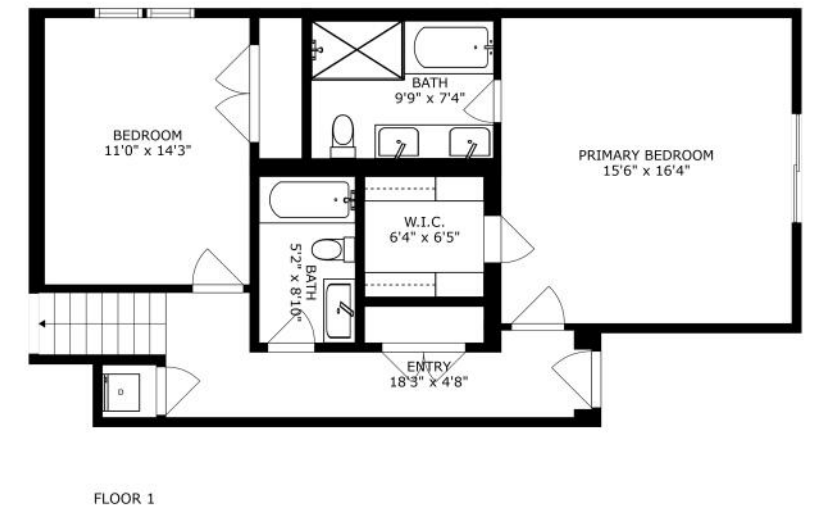
## BEAUTIFUL 2 BEDROOM/2 FULL BATHROOM CONDO BORDERING POPULAR AVONDALE & LOGAN SQUARE NEIGHBORHOODS

This bright condo features tall ceilings and stunning design elements. The gorgeous kitchen contains custom cabinetry with pantry storage, range hood, stainless steel appliances and a beverage fridge. The large countertop is perfect for entertaining and provides generous prep space while cooking. Cozy up to the living room fireplace and make yourself at home. Beautiful hardwood floors throughout. Unique ½ duplex layout provides perfect separation from living areas and bedrooms. Both bedrooms are spacious and multi-functional to meet today's lifestyle. Primary bedroom features large walk-in closet with custom organization and the primary en-suite bath is a spa-like retreat with large, separate shower, jacuzzi tub and double sinks. Enjoy plenty of outdoor space with your private balcony plus common rooftop deck (built April 2021) with composite decking shared among 4 units. Convenient in-unit laundry. Garage parking space included. The unit is wired for surround sound. Easy highway access or take the blue line. Enjoy everything Logan & Avondale have to offer including some of the best restaurants, coffee shops, breweries and shopping all nearby!



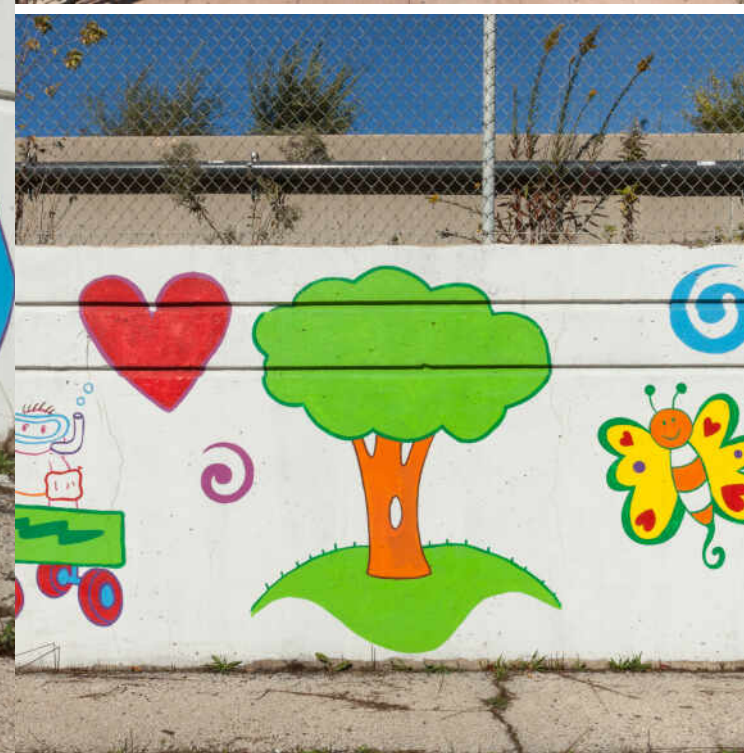






SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.









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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.

