## 3023 N ASHLAND AVE #3S

LAKEVIEW







## ROOM DIMENSIONS LIVING ROOM: 20' × 22'

KITCHEN : 10' × 12'
PRIMARY BEDROOM : 14' × 15'
SECOND BEDROOM : 12' × 10'

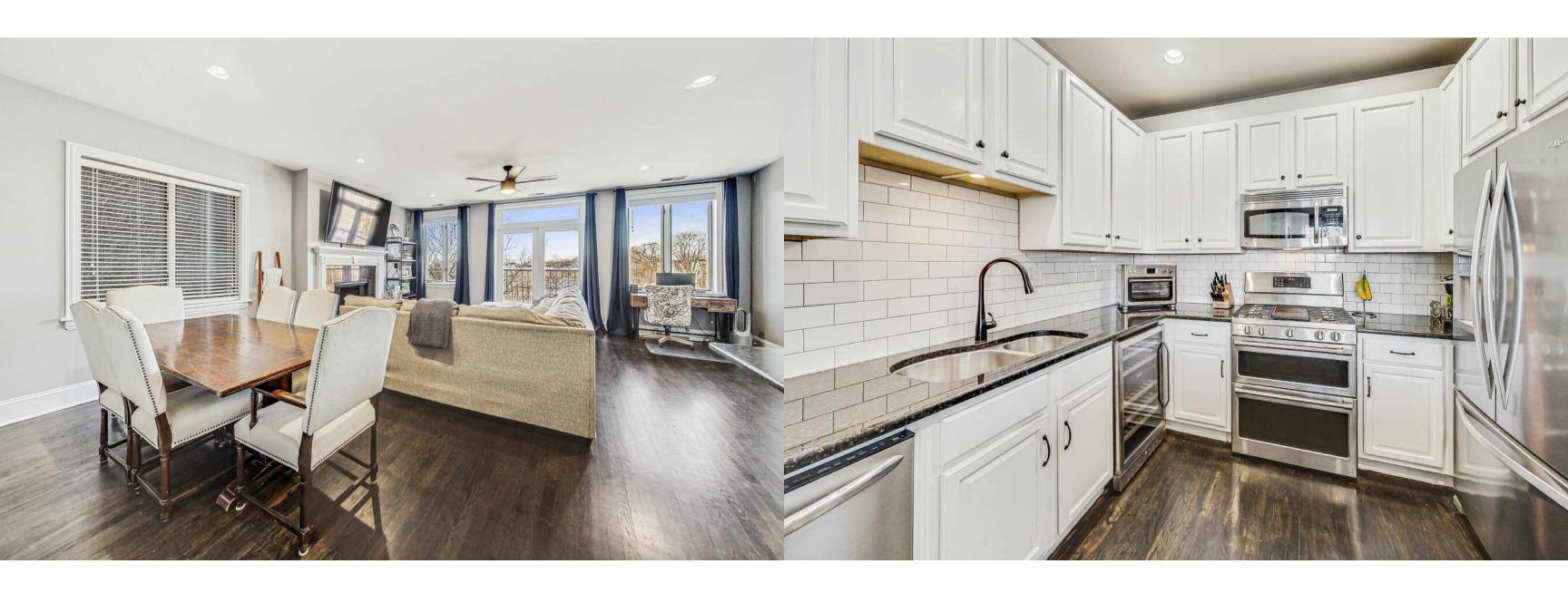
THIRD BEDROOM : 10' × 10'

3 BEDROOM 2 BATH

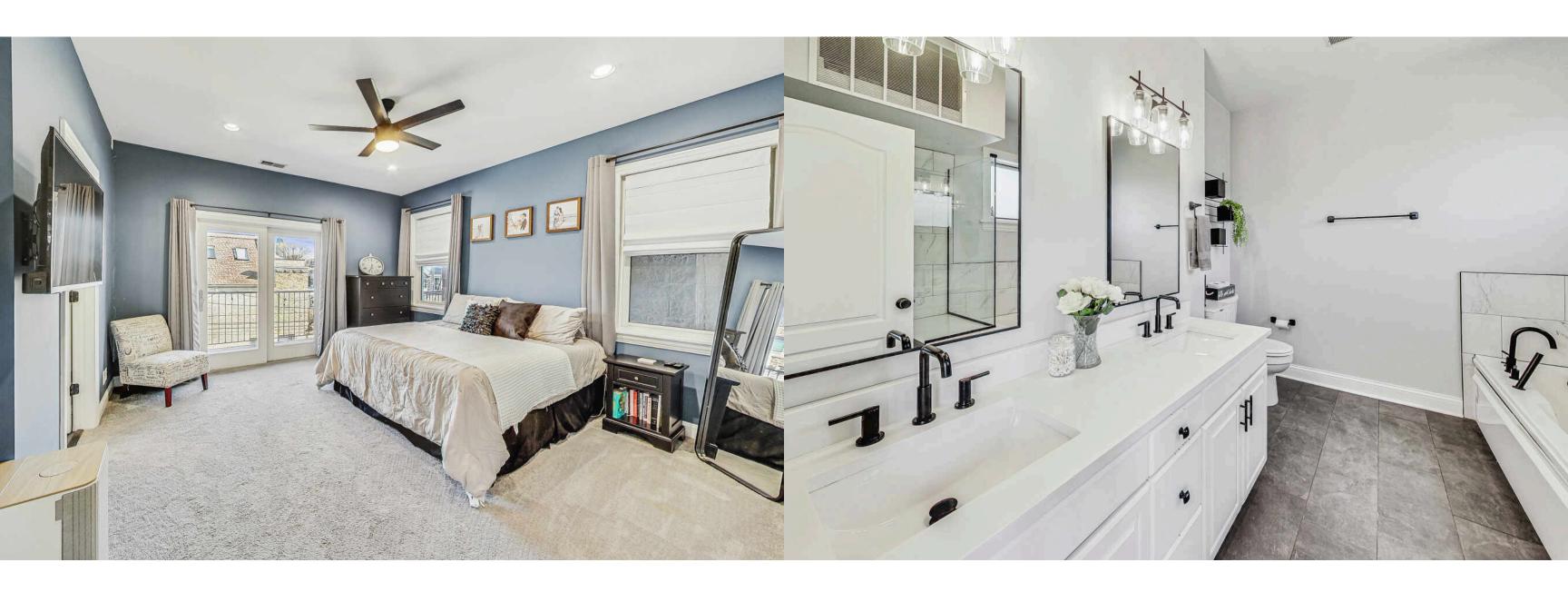
AXES: \$10,199 (2023 - NO EXEMPTIONS)

ASSESSMENTS: \$339 / MONTH

- Extra-wide 3 BD/2 BA, 1,606 sq. ft. condo, in a boutique elevator building (with 1 garage parking spot) in ultra convenient Lakeview!
- This bright and spacious home has an open-concept floor plan perfect for entertaining and working from home. The living/dining room has large windows, a gas-start fireplace, hardwood flooring, and a large space for a dining table.
- The kitchen features white cabinets, subway tile backsplash, custom beverage fridge, granite countertops, stainless steel appliances, and a peninsula with a breakfast bar.
- The King size primary suite has 2 organized closets including a large walk-in, a private balcony, and an updated en-suite bathroom featuring double vanity with quartz countertops, a soaking tub, and walk-in shower.
- There are 2 additional, generously sized bedrooms and a guest bathroom with a walk-in shower. This condo has incredible closet space and side-by-side laundry in the foyer.
- Walking distance to Burley Elementary School, Jewel-Osco, Whole Foods
   Market, Target, South Lakeview Park, Chi Che Wang Park, and CorePower Yoga!
- 0.5 miles from CTA Paulina Brown Line Station. Whirlpool Gas Dryer & Washer (2023). Water Heater (2006). Furnace (2006). A/C condenser (2006). Windows (2006). Whirlpool Refrigerator (2018). 5-burner Gas Range (2018). GE Microwave.
- The building's roof was replaced in 2016 (general upkeep repairs completed in 2024).
- Exterior split-faced block was last sealed in 2017 with a 20-year sealant.
- No rental cap no short-term rentals allowed.
- Reserves: \$11,500.
- No upcoming or ongoing special assessments.



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1606 sq ft + 76 sq ft BALCONY

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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.

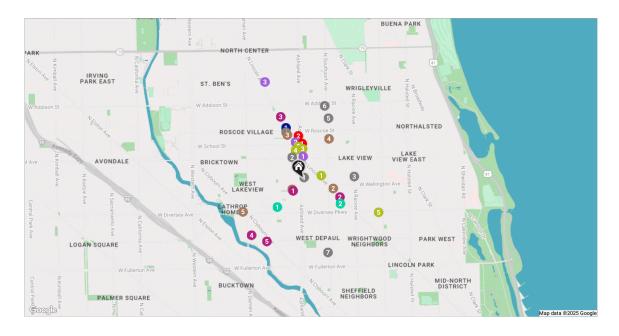
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

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.



## RESTAURANTS\_

- The Art of Pizza 3033 NORTH ASHLAND AVENUE, 0.0 MI
- The Pony Inn 1638 WEST BELMONT AVENUE, 0.2 MI
- Will's Northwoods Inn 3030 NORTH RACINE AVENUE, 0.5 MI
- Frasca Pizzeria & Wine Bar 3358 NORTH PAULINA STREET, 0.5 MI
- Crosby's Kitchen 3455 NORTH SOUTHPORT AVENUE, 0.6 MI
- Southport Grocery and Cafe 3552 NORTH SOUTHPORT AVENUE,
- Bird's Nest 2500 NORTH SOUTHPORT AVENUE, 0.7 MI
- Q COFFEE\_
- Starbucks 2940 NORTH ASHLAND AVENUE, 0.1 MI

- e Heritage Bikes & Coffee 2959 NORTH LINCOLN AVENUE, 0.3 MI
- Starbucks 3356 NORTH LINCOLN AVENUE, 0.4 MI
- Little Goat Diner 3325 NORTH SOUTHPORT AVENUE, 0.5 MI
- 6 Hexe Coffee Co.
- SHOPPING\_
  - Jewel-Osco 2940 NORTH ASHLAND AVENUE, 0.1 MI
  - Bottle & Bottega by Painting with a Twist 2900 NORTH LINCOLN AVENUE, 0.4 MI
  - Paulina Market 3501 NORTH LINCOLN AVENUE, 0.6 MI
  - Costco Wholesale 2746 NORTH CLYBOURN AVENUE, 0.7 MI

6 ALDI

0.7 MI

☐ GROCERY\_

- 2000 WEST DIVERSEY PARKWAY, 0.6 MI
  - Trader Joe's 3745 NORTH LINCOLN AVENUE, 1.0 MI
    - - Chicago Yoga Center 3047 NORTH LINCOLN AVENUE #320, 0.2 MI

2600 NORTH CLYBOURN AVENUE,

3201 NORTH ASHLAND AVENUE, 0.2 MI

3300 NORTH ASHLAND AVENUE, 0.4 MI

Whole Foods Market

2 Target Grocery

- 2 LA Fitness 3240 NORTH ASHLAND AVENUE, 0.3 MI
- Pure Barre 3245 NORTH ASHLAND AVENUE STE 1, 0.3 MI

- CorePower Yoga Roscoe Village 3232 NORTH LINCOLN AVENUE, 0.3 MI
- 6 Lincoln Park Athletic Club 1019 WEST DIVERSEY PARKWAY, 0.8 MI
- MEDICAL.
- Midwest Express Clinic Urgent Care 3301 NORTH ASHLAND AVENUE, 0.3 MI
- 2 Ashland Medical Center 3336 NORTH ASHLAND AVENUE, 0.4 MI
- 👨 TRANSIT\_
- Paulina CTA - BROWN LINE, 0.5 MI
- OPARKS\_
- Wang (Chi Che) Park 1719 WEST WOLFRAM STREET, 0.3 MI
- South Lakeview Park 1300 WEST WOLFRAM STREET, 0.4 MI

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ARDIT DIZDARI REALTOR®, RENE, SFR®, ABR® (773) 595-1105 ARDIT@ATPROPERTIES.COM WWW.SELLINGCHITOWN.COM



**BOBBY MEHNEY** REALTOR®, RENE, SFR®, ABR® (312) 566-7107 BOBBYMEHNEY@ATPROPERTIES.COM WWW.SELLINGCHITOWN.COM



