

3028 W ROSCOE ST #406
AVONDALE





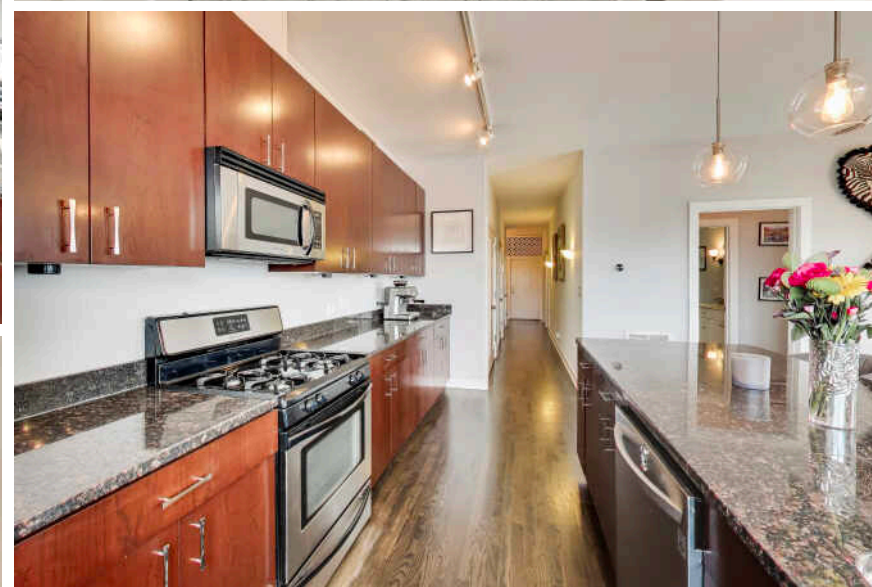
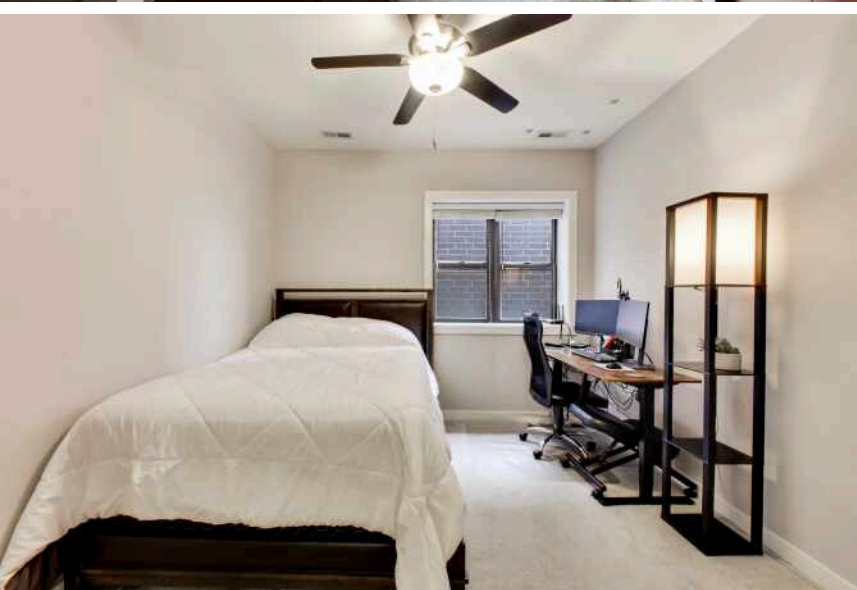
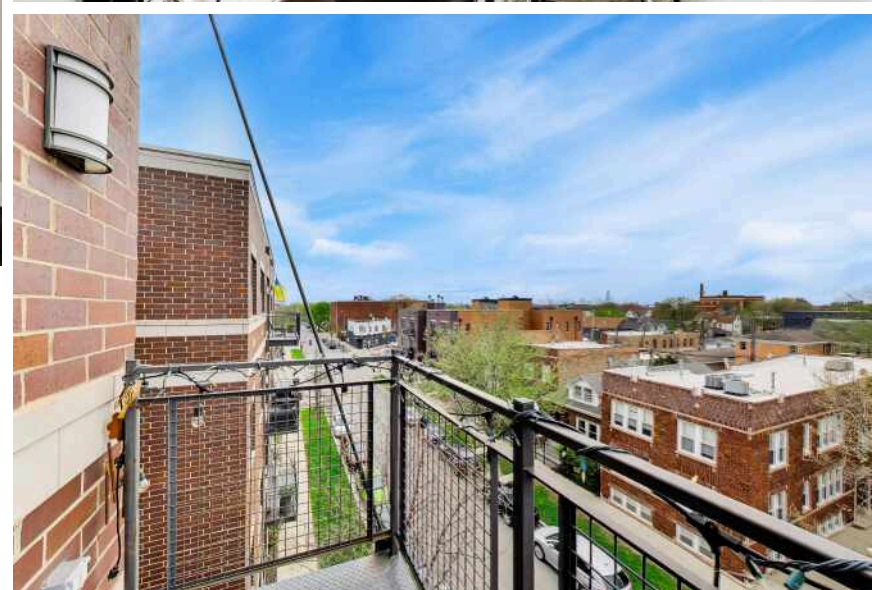
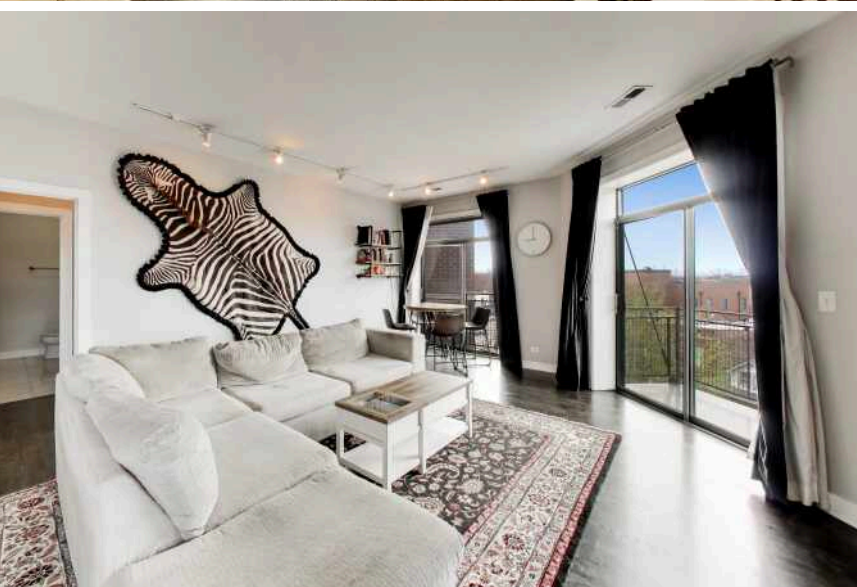
2 BEDROOM

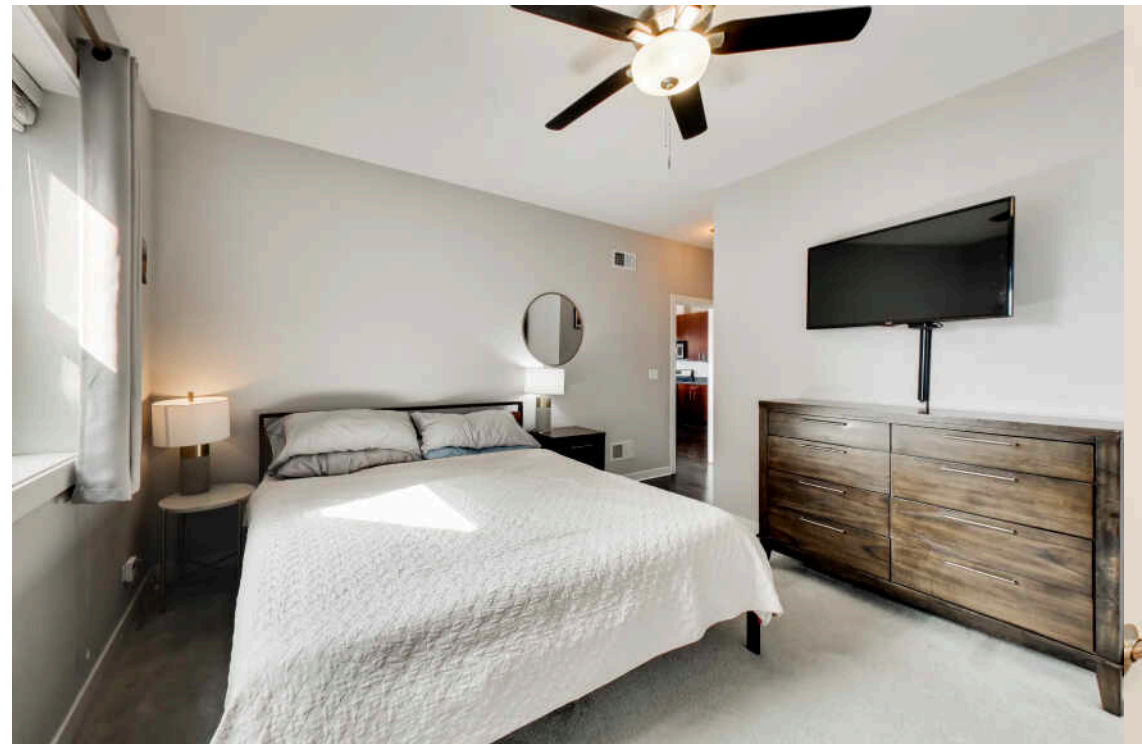
2 BATH

TAXES: \$7,692.18 (HOMEOWNER'S
EXEMPTION - 2024)

ASSESSMENTS: \$495/MONTHLY

- Top Floor, 2 BD/2 BA simplex condo, + 1 heated garage parking spot (included in the price) in Amazing Avondale! Check out the stunning, unobstructed downtown skyline views from the kitchen, living room, or the private balcony. Feel the abundance of natural sunlight from the east, west, and south-facing windows. There is hardwood flooring throughout the main areas.
- The kitchen is equipped with stainless steel appliances, granite countertops, a garbage disposal, an external venting microwave, and an extra-long peninsula with bar seating. The primary suite features two large custom California-style closets and a spacious en-suite bath with dual vanity, a separate jetted tub, and a walk-in glass-enclosed shower.
- There's a Hollywood-style bathroom with access from both the 2nd bedroom and the foyer. Additionally, there is an assigned storage closet (3' x 2') directly outside the unit.
- Walking distance to Parachute, Honey Butter Fried Chicken, Chief O'Neill's, Cafe Tola, Kuma's Corner, Revolution Brewing, First Ascent Climbing & Fitness, Jewel-Osco, and Target.
- Easy access to I-90/94, LA Fitness, Olive Garden, T.J. Maxx, Walgreens, ALDI, Cafe Urbano, Chase Bank, and Chick-fil-A. 0.7 miles from CTA Blue Line Belmont Station. There are 5 nearby Chicago Park District parks (which feature playgrounds, baseball/softball diamonds, tennis courts, and dog parks).
- Roof (2008). Furnace (2008). A/C Condenser (2020). Samsung Dishwasher (2017). Water Heater (2019). Stacked GE Washer & Gas Dryer (2016).
- Monthly Assessment: \$495 (water, trash removal, snow removal, exterior maintenance, common area maintenance, lawn care, & management). 100% owner occupied (18 units total). Rental cap: 3 units at a time. No Airbnb or short-term rentals allowed. No more than 2 dogs per unit (pet weight limit of 60 lbs. each). Percentage of Ownership: 6.0% total - 5.5% for unit and 0.5% for the parking spot.







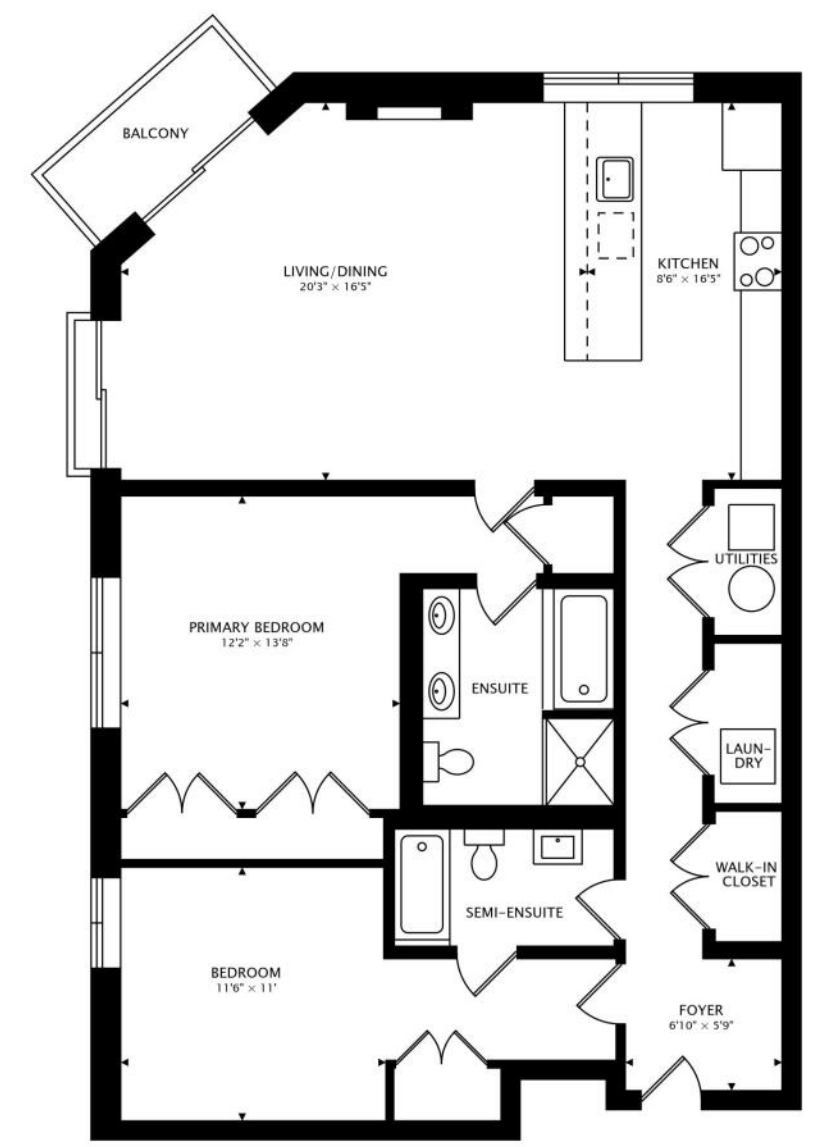
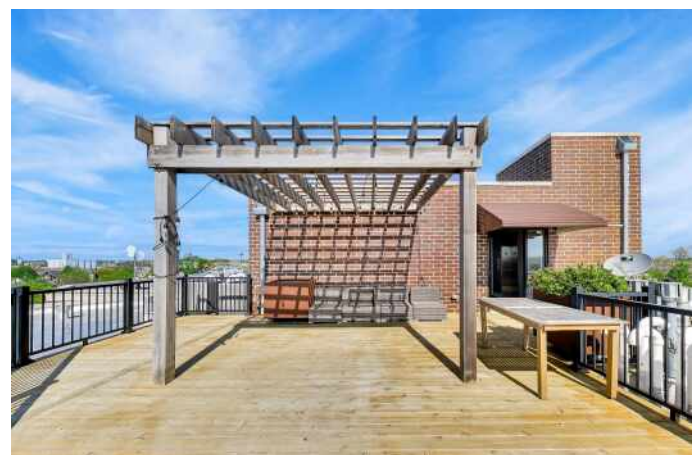
ONCE KNOWN AS THE NEIGHBORHOOD OF "SMOKESTACKS AND STEEPLES," **AVONDALE'S** INDUSTRIAL VIBE IS JUST ONE OF THE REASONS *LONELY PLANET* NAMED IT ONE OF THE HOTTEST NEIGHBORHOODS IN THE COUNTRY.

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.



1356 sq ft + 38 sq ft BALCONY



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