

3045 N KENMORE AVENUE #3RN LAKEVIEW







ROOM DIMENSIONS

LIVING ROOM : 16' × 16' DINING ROOM : 17' × 12' KITCHEN : 9' × 11'

PRIMARY BEDROOM : 16' × 12' SECOND BEDROOM : 16' × 13'

BALCONY ONE: 25' × 6'

BALCONYTWO: 25' × 6'

2 BEDROOM

2 BATH

TAXES: \$8,776.56 ASSESSMENTS: \$497.10

3045 N KENMORE AVE #3RN

Bright and spacious penthouse duplex-up with two private outdoor spaces in an unbeatable Lakeview location. This 2BD/2BA home is tucked away on a quiet, tree-lined street just one block from the Wellington train stop. Thoughtfully updated with all new windows (2021) and freshly painted throughout (2025). The main level offers an open concept layout flooded with natural light, large enough for dedicated living and dining areas, and a wood-burning fireplace perfect for those cozy nights. The kitchen features granite countertops, gray cabinetry, stainless steel appliances -including a brand new microwave (2025) - and a breakfast bar for added seating and prep space. A huge private deck is right off the living area, ideal for grilling or relaxing outdoors. Upstairs, both bedrooms feature soaring vaulted ceilings, newer hardwood floors, and dramatic oversized windows. A second full bath, in-unit laundry, ample closet space, additional storage, and a second expansive private deck complete the upper level. Attached garage parking and a private storage unit included. Walkable to restaurants, parks, grocery stores, and transit.













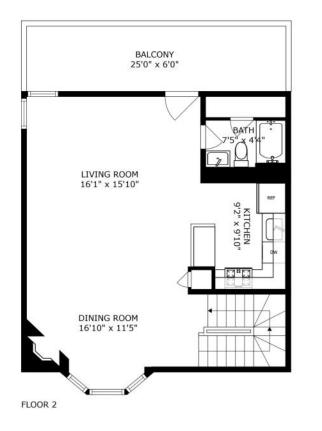


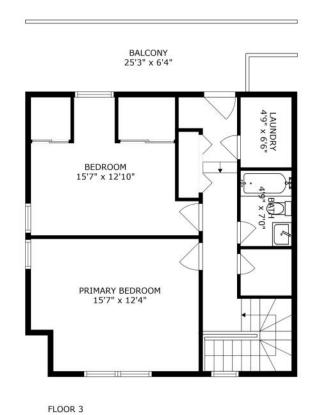




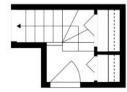








120011



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

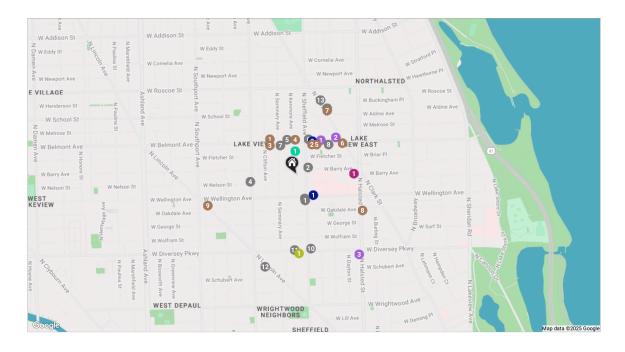
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

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_

- DMK Burger Bar 2954 NORTH SHEFFIELD AVENUE, 0.1 MI
- Matilda 3101 NORTH SHEFFIELD AVENUE #1, 0.1 MI
- 3 3rd Coast Fish Bar (a DMK restaurant) 2956 NORTH SHEFFIELD AVENUE, 0.1 MI
- Will's Northwoods Inn 3030 NORTH RACINE AVENUE, 0.2 MI
- Giordano's 1040 WEST BELMONT AVENUE, 0.2 MI
- 6 Cheesie's Pub & Grub -Lakeview 958 WEST BELMONT AVENUE, 0.2 MI
- Ukai Sushi & Ramen 1059 WEST BELMONT AVENUE, 0.2 MI
- Ann Sather Restaurant 909 WEST BELMONT AVENUE, 0.2 MI

- Mia Francesca
- Max and Issy's Pizzeria
- Batter & Berries 2748 NORTH LINCOLN AVENUE, 0.4 MI
- El Jardin 3335 NORTH CLARK STREET, 0.4 MI
- Q COFFEE.
- Bittersweet Pastry Shop & Cafe 1114 WEST BELMONT AVENUE, 0.2 MI
- Dunkin' 945 WEST BELMONT AVENUE, 0.2 MI
- Oark Matter Coffee -Osmium Coffee Bar 1117 WEST BELMONT AVENUE, 0.2 MI

- 3311 NORTH CLARK STREET, 0.3 MI
- Nori Sushi Chicago 954 WEST DIVERSEY PARKWAY, 0.3 MI
- 1028 WEST DIVERSEY PARKWAY, 0.3 MI
 - Cafe Paris French Café 3307 NORTH CLARK STREET, 0.3 MI
 - g Jennivee's Bakery & Cafe 2925 NORTH HALSTED STREET, 0.3 MI

Ancient Grounds

6 Pedestrian Coffee

6 Starbucks

1022 WEST BELMONT AVENUE, 0.2 MI

939 WEST BELMONT AVENUE, 0.2 MI

3184 NORTH CLARK STREET, 0.3 MI

- Heritage Bikes & Coffee 2959 NORTH LINCOLN AVENUE, 0.4 MI
- SHOPPING_
- Walgreens 3046 NORTH HALSTED STREET, 0.3 MI
- ☐ GROCERY_
- Fresh Stop Produce and 930 WEST BELMONT AVENUE, 0.2 MI

- Target Grocery 3204 NORTH CLARK STREET, 0.3 MI
- 3 The Fresh Market 2730 NORTH HALSTED STREET, 0.5 MI
- Lincoln Park Athletic Club 1019 WEST DIVERSEY PARKWAY, 0.4 MI
- Wellington CTA BROWN LINE, 0.1 MI
- 2 Belmont CTA - RED LINE, 0.2 MI
- OPARKS_
- Kenmore Park 3141 NORTH KENMORE AVENUE,

10123		

14 3045 N KENMORE AVENUE #3RN 3045 N KENMORE AVENUE #3RN 15

NOTES



NIKKI KOFKIN (847) 239-0510 NIKKIKOFKIN@ATPROPERTIES.COM WWW.NIKKIKOFKINREALESTATE.COM



