

3201 N RAVENSWOOD AVENUE #205
ROSCOE VILLAGE



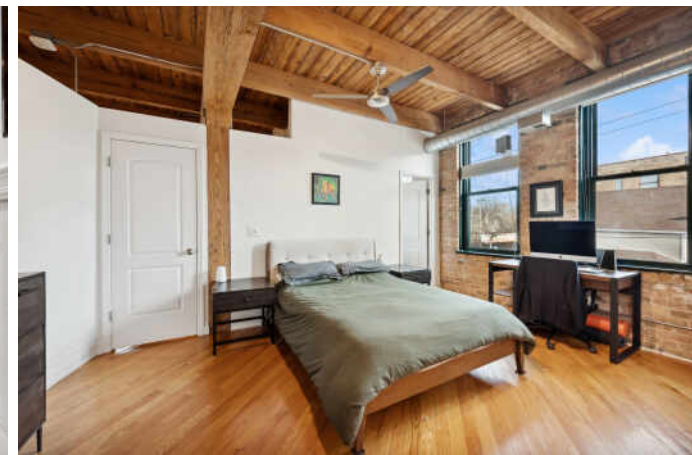
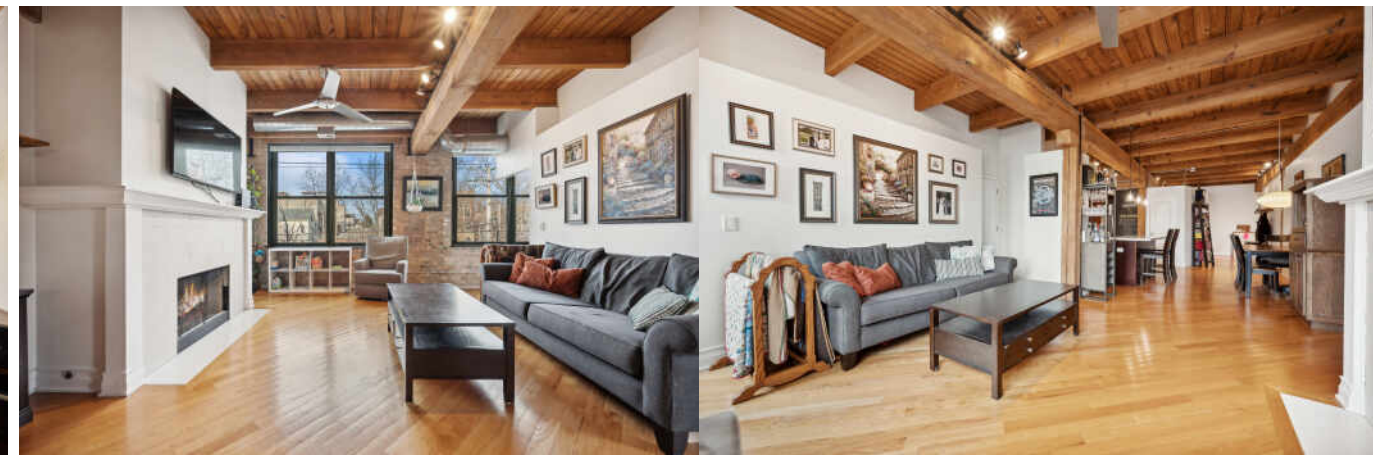
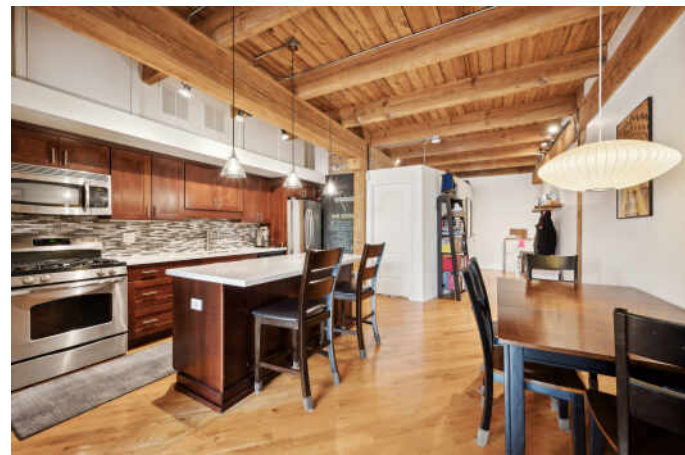


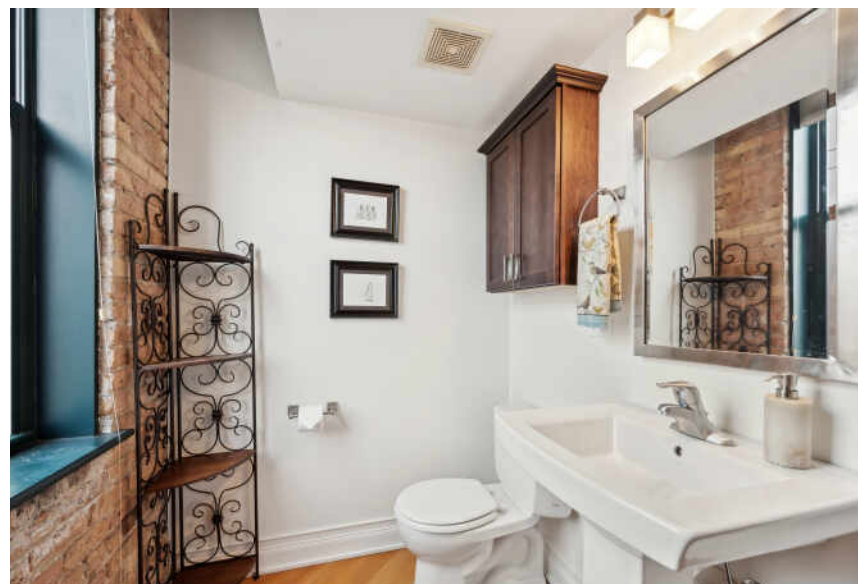
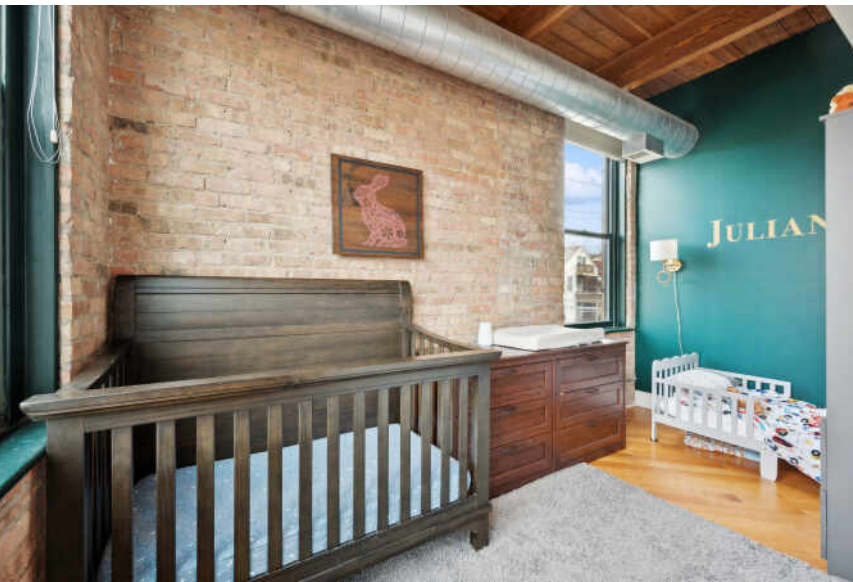
ROOM DIMENSIONS

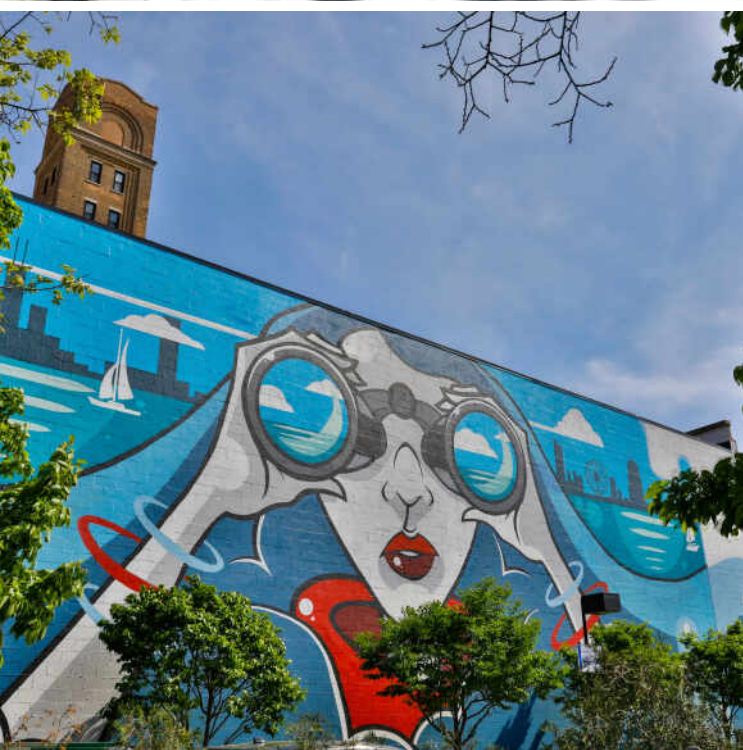
LIVING ROOM : 25' × 18'
KITCHEN : 17' × 14'
PRIMARY BEDROOM : 17' × 13'
SECOND BEDROOM : 7' × 14'

2 BEDROOM
1.1 BATH
TAXES: \$7,436 ANNUALLY
ASSESSMENTS: \$246/MONTH

Rarely available light filled west facing larger corner unit in Roscoe Village. Beautifully updated timber loft unit with two bedrooms, two bathrooms, hardwood floors, stainless steel appliances in this beautiful boutique elevator building. Large kitchen with room for a dining room table, white quartz countertops, gas fireplace, and deeded parking included in price. Unit includes separate storage, bike storage, and shared rooftop deck. Ideal location in Burley Schools offers walkable access to the brown line, Hamlin Park, Whole Foods, Target, dining and entertainment.







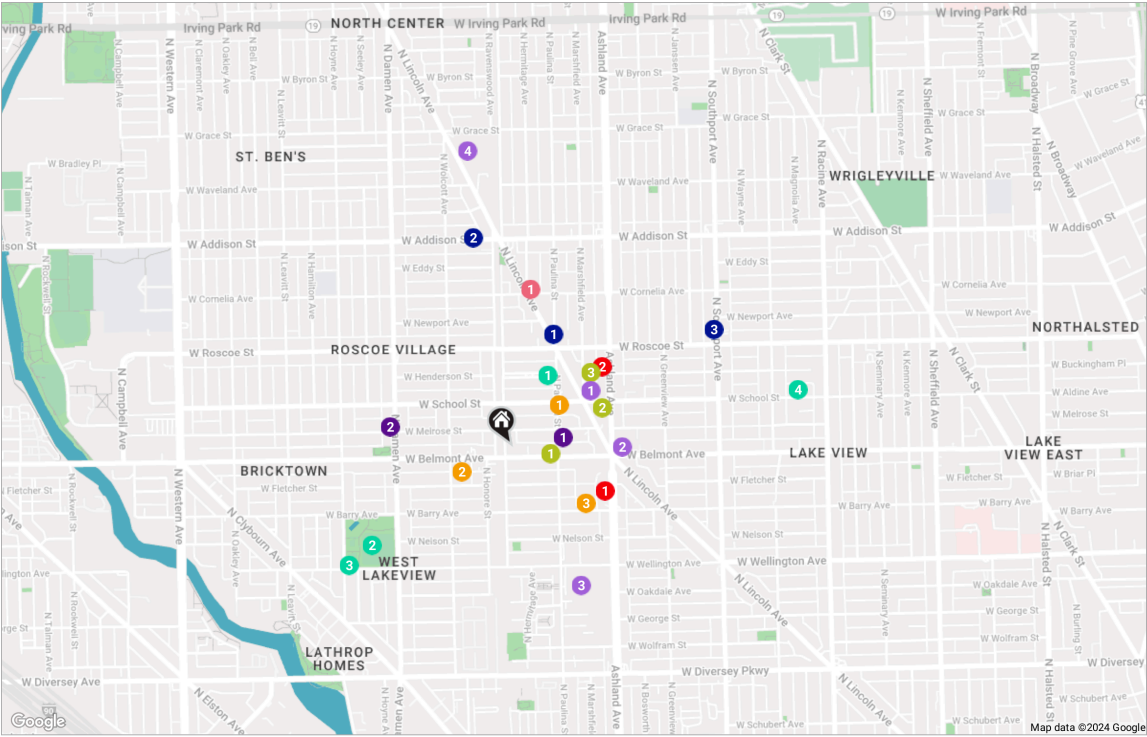
HAVING A QUAINAT VILLAGE ATMOSPHERE IN THE HEART OF THE CITY IS NOT AN EASY TASK, BUT **ROSCOE VILLAGE** PULLS IT OFF.

Dubbed a “Village Within the City,” Roscoe Village offers residents a mix of businesses, residences and parks just six miles from downtown Chicago.

The charming neighborhood is dominated by single-family homes with beautiful gardens. There are also classic three-story walkups and duplexes as well as luxury new construction, which gives Roscoe Village a bit of a metropolitan feel. The neighborhood also offers a variety of eateries, cafes, taverns, boutiques and independent shops.

Roscoe Village is especially lively in the summer when the community hosts Retro on Roscoe and the Roscoe Village Burger Fest. Fellger Park is the perfect place to picnic with grassy spots and a playground. Nearby Hamlin Park has an outdoor swimming pool, several sports fields and courts, a playground and a fieldhouse.

Residents are served by CTA’s Brown Line, which has two stops in the neighborhood.



GROCERY

- 1 Target Grocery
3300 NORTH ASHLAND AVENUE, 0.2 MI
- 2 Whole Foods Market
3201 NORTH ASHLAND AVENUE, 0.3 MI
- 3 Jewel-Osco
2940 NORTH ASHLAND AVENUE, 0.4 MI
- 4 Trader Joe's
3745 NORTH LINCOLN AVENUE, 0.7 MI

GYM

- 1 Evolve Fitness Chicago:
Boutique Personal Training
Studio
1704 WEST BELMONT AVENUE, 0.1 MI
- 2 XSport Fitness
3240 NORTH ASHLAND AVENUE, 0.2 MI

- 3 Lake View YMCA
3333 NORTH MARSHFIELD AVENUE,
0.3 MI

MEDICAL

- 1 NorthShore University
Health System Lakeview
3122 NORTH ASHLAND AVENUE, 0.2 MI
- 2 Ashland Medical Center
3336 NORTH ASHLAND AVENUE, 0.3 MI

SCHOOLS

- 1 Prairieland Montessori
1655 WEST SCHOOL STREET, 0.1 MI
- 2 Friedrich L Jahn Public
School
3149 NORTH WOLCOTT AVENUE, 0.1 MI

- 3 Augustus H. Burley
Elementary School
1630 WEST BARRY AVENUE, 0.2 MI

ENTERTAINMENT

- 1 Paulina Market
3501 NORTH LINCOLN AVENUE, 0.4 MI

TRANSIT

- 1 Paulina
CTA - BROWN LINE, 0.3 MI
- 2 Addison
CTA - BROWN LINE, 0.5 MI
- 3 Southport
CTA - BROWN LINE, 0.5 MI

PARKS

- 1 Gross Park
1700 WEST HENDERSON STREET,
0.2 MI
- 2 Hamlin Park
3035 NORTH HOYNE AVENUE, 0.4 MI
- 3 Hamlin Dog Friendly Area
3035 NORTH HOYNE AVENUE, 0.5 MI
- 4 Margaret Donahue Park
1230 WEST SCHOOL STREET, 0.7 MI

SERVICES

- 1 Lincoln Belmont Branch,
Chicago Public Library
1659 WEST MELROSE STREET, 0.1 MI
- 2 Wintrust Bank
3234 NORTH DAMEN AVENUE, 0.3 MI

NOTES



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