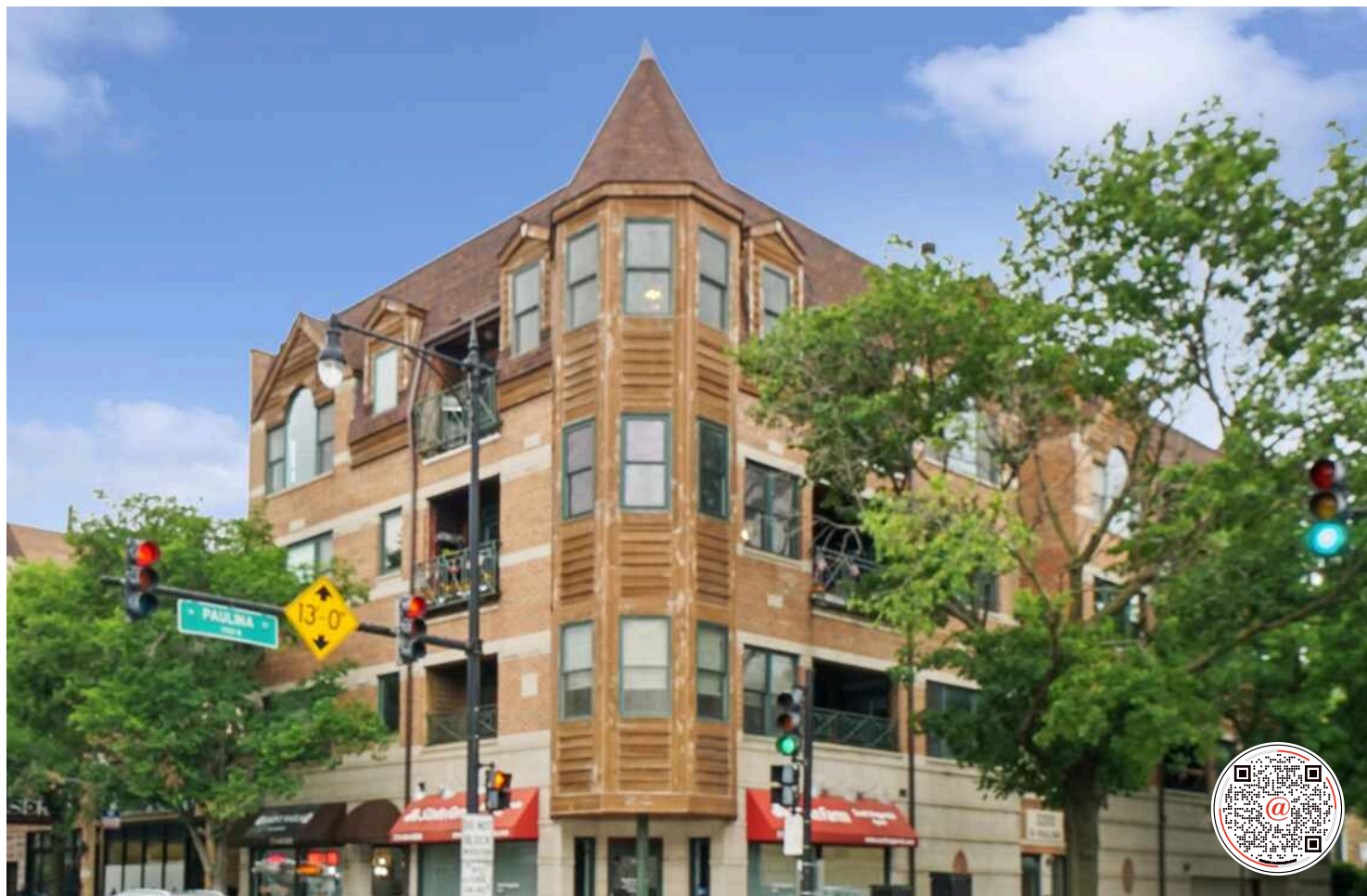


3202 N PAULINA STREET #4S
WEST LAKEVIEW / ROSCOE VILLAGE





3 BEDROOM
2 BATH

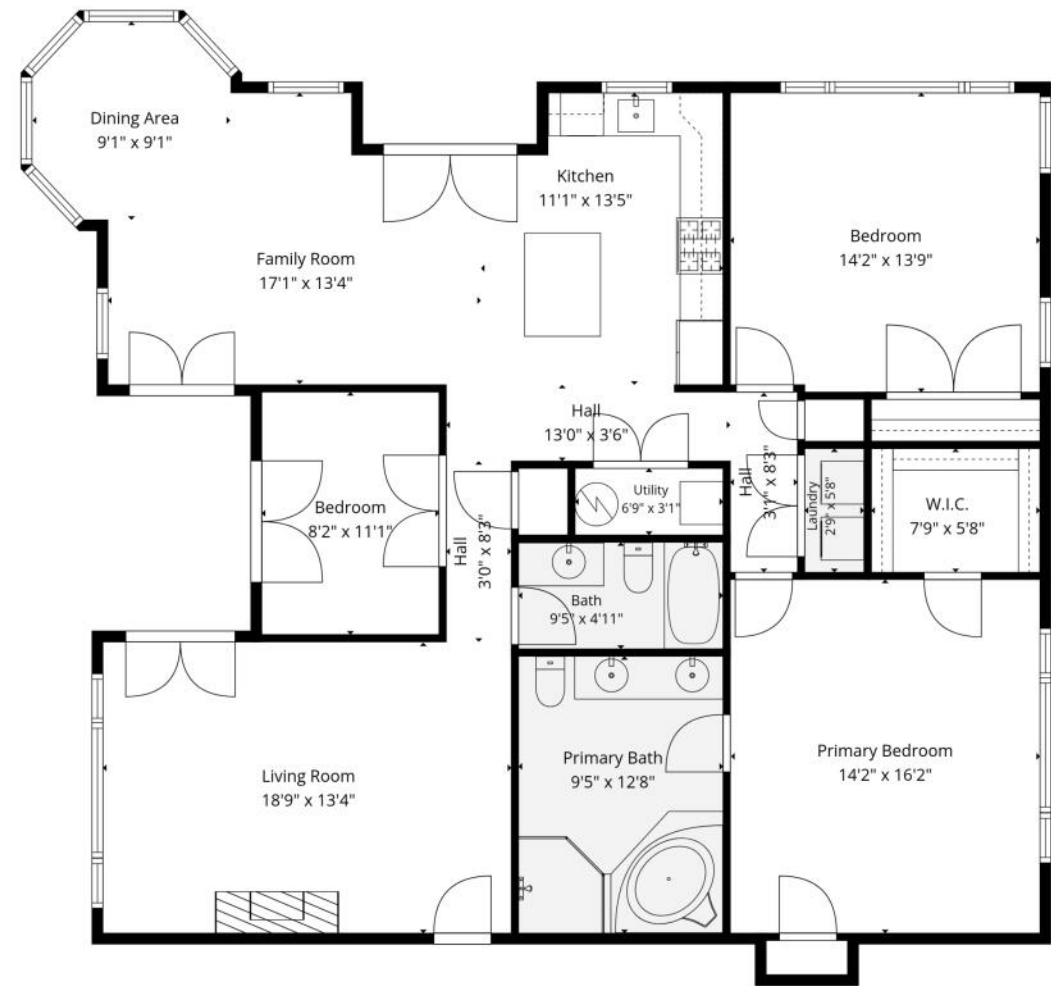
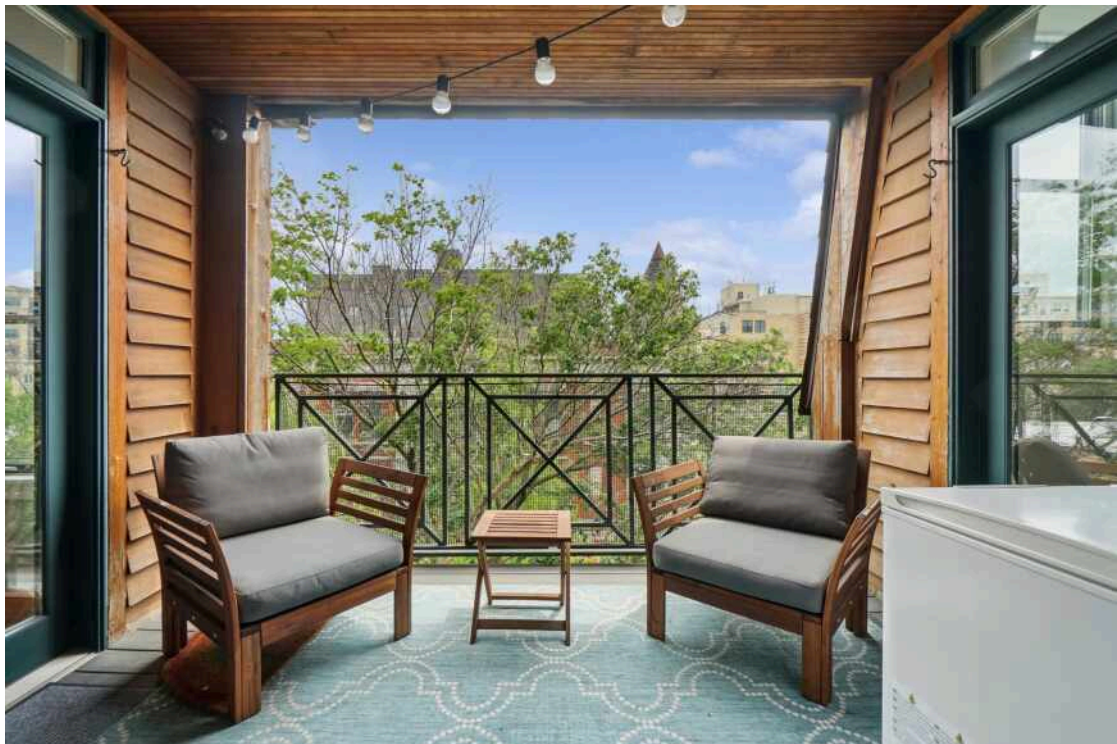
SUN-FILLED TOP-FLOOR CORNER CONDO IN A BOUTIQUE ELEVATOR BUILDING

- South and east-facing top-floor corner condo in an intimate elevator building in the sought-after Burley Elementary School district
- Exceptional natural light with south, east, and west exposures plus oversized windows throughout
- Spacious and versatile floor plan with separate formal living room and expansive open kitchen/dining/family room space
- Large kitchen opens directly to grilling balcony, ideal for entertaining and everyday living
- Outdoor space abounds with private deck, grilling balcony, plus access to the association's shared rooftop deck with city views
- Flexible third bedroom functions perfectly as a home office or guest bedroom
- Spacious primary suite with walk-in closet and en suite bath featuring double vanity, separate whirlpool tub, and separate shower
- Oversized second bedroom, attached garage parking, hardwood floors, elevator access, and outstanding storage round out this spectacular home
- Incredible West Lakeview/Roscoe Village location close to the Southport Corridor, Hamlin Park, Whole Foods, Target, neighborhood restaurants, coffee shops, boutique shopping, Walgreens, and the CTA Brown Line.









Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





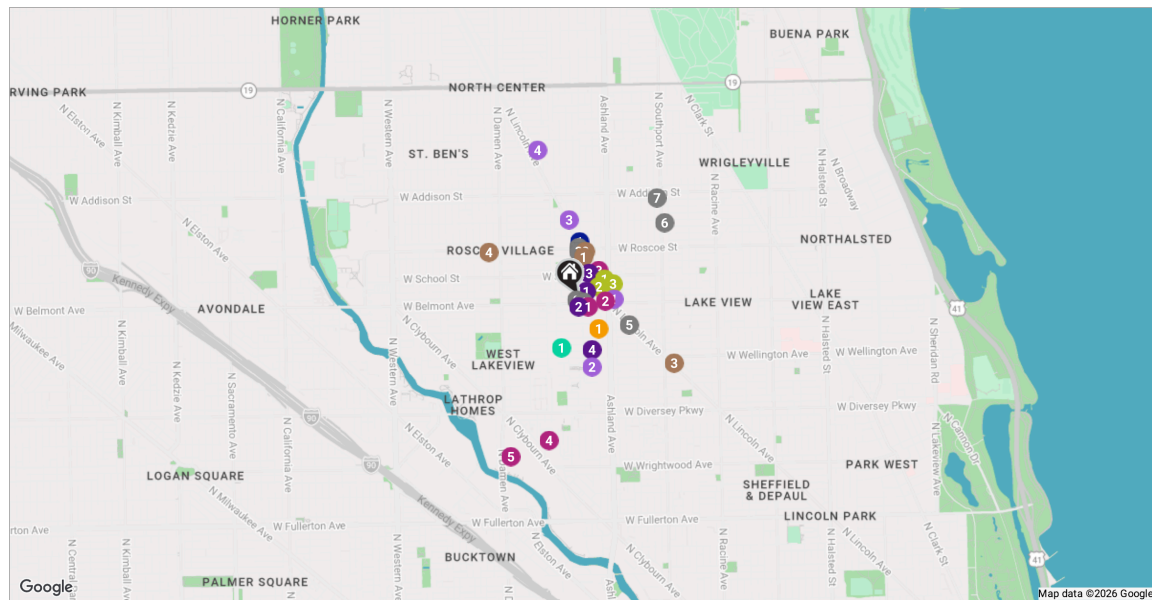
HAVING A QUAINAT VILLAGE ATMOSPHERE
IN THE HEART OF THE CITY IS NOT AN EASY
TASK, BUT **ROSCOE VILLAGE** PULLS IT
OFF.

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.

 RESTAURANTS.

- 1 Scooter's Frozen Custard
1658 W BELMONT AVE, 0.0 MI
- 2 Pizzeria Serio
1708 W BELMONT AVE, 0.0 MI
- 3 Frasca Pizzeria & Wine Bar
3358 N PAULINA ST, 0.2 MI
- 4 Brown Bag Seafood Co.
3400 N LINCOLN AVE, 0.2 MI
- 5 Chicago's Pizza
3114 NORTH LINCOLN AVENUE, 0.3 MI
- 6 Crosby's Kitchen
3455 NORTH SOUTHPORT AVENUE,
0.5 MI
- 7 Southport Grocery and Cafe
3552 NORTH SOUTHPORT AVENUE,
0.6 MI

 COFFEE

- 1 Starbucks Coffee Company
3356 NORTH LINCOLN AVENUE, 0.2 MI

- 2 Bitter Pops
3357 NORTH LINCOLN AVENUE, 0.2 MI
- 3 Heritage Bikes & Coffee
2959 NORTH LINCOLN AVENUE, 0.5 MI
- 4 Starbucks Coffee Company
2023-25 WEST ROSCOE STREET, 0.5 MI

 SHOPPING

- 1 **Walgreens**
1649 W BELMONT AVE, 0.1 MI
- 2 **Garfield's Beverage**
3200 N LINCOLN AVE, 0.1 MI
- 3 **Target**
3300 N ASHLAND AVE, 0.2 MI
- 4 **Menards**
2601 N CLYBOURN AVE, 0.7 MI
- 5 **Costco Wholesale**
2746 N CLYBOURN AVE #380B, 0.8 MI

 GROCERY.

- 1 Whole Foods Market**
3201 NORTH ASHLAND AVENUE, 0.2 M

- 2 **Jewel-Osco**
2940 NORTH ASHLAND AVENUE, 0.3 MI
- 3 **Paulina Market**
3501 N LINCOLN AVE, 0.4 MI
- 4 **Trader Joe's**
3745 NORTH LINCOLN AVENUE, 0.7 MI

 GYM

- 1 LA Fitness
3240 N ASHLAND AVE, 0.1 MI
- 2 CorePower Yoga - Roscoe Village
3232 N LINCOLN AVE, 0.1 MI
- 3 Pure Barre
3245 N ASHLAND AVE STE 1, 0.2 MI

- 1 Augustus H. Burley
Elementary School
1630 W BARRY AVE, 0.2 MI

- 1 Paulina
CTA - BROWN LINE, 0.3 M

- 1** Wieboldt (William) Park
1747 WEST NELSON STREET, 0.2 MI

 SERVICES.

- 1 Lincoln Belmont Branch,
Chicago Public Library
1659 W MELROSE ST, 0.0 MI
- 2 Higgins Animal Clinic
1705 W BELMONT AVE, 0.0 MI
- 3 The UPS Store
3302 N LINCOLN AVE, 0.1 MI
- 4 United States Postal Service
3024 N ASHLAND AVE, 0.2 MI

NOTES

[illegible]



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