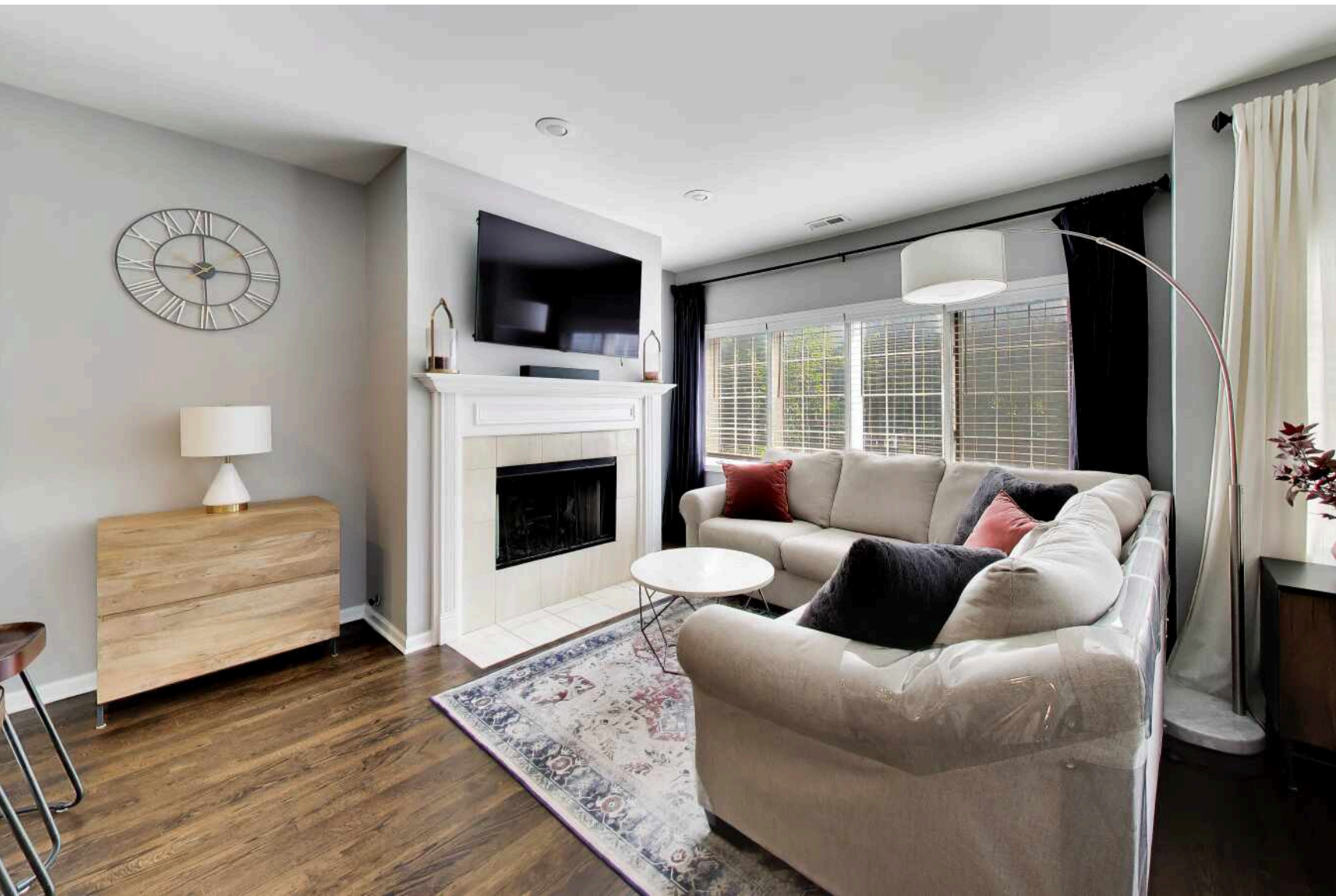




3250 N DAMEN AVENUE #2
ROSCOE VILLAGE

 **atproperties**[®]

CHRISTIE'S
INTERNATIONAL REAL ESTATE



2 BEDROOM
2 BATH
TAXES: \$8,438.10
ASSESSMENTS: \$162.00

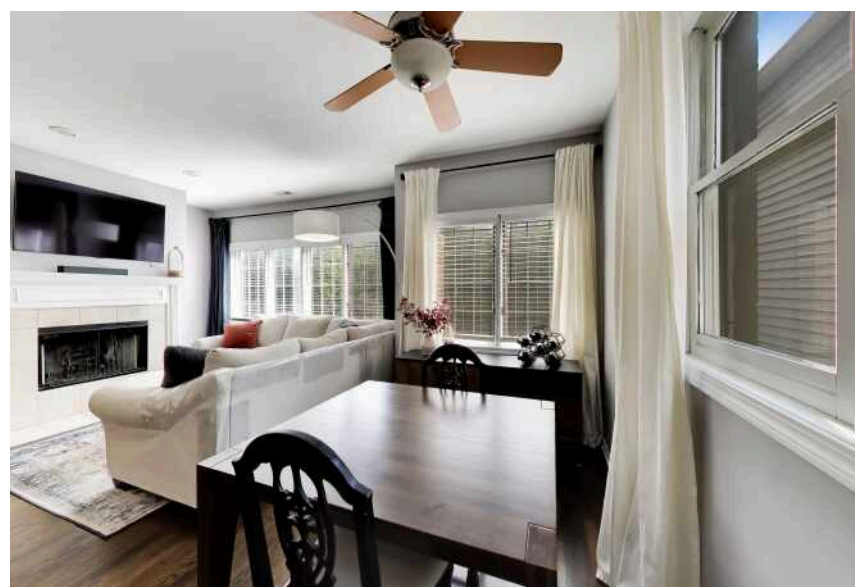
WELCOME HOME TO THIS IMPECCABLY MAINTAINED AND THOUGHTFULLY UPDATED 2BED/2BATH IN THE HEART OF ROSCOE VILLAGE!

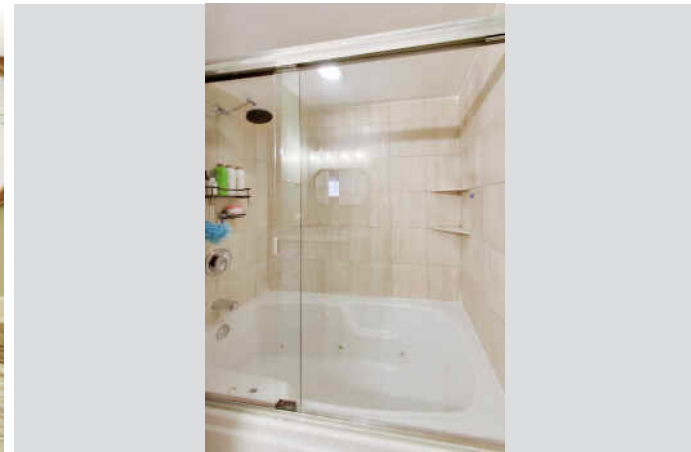
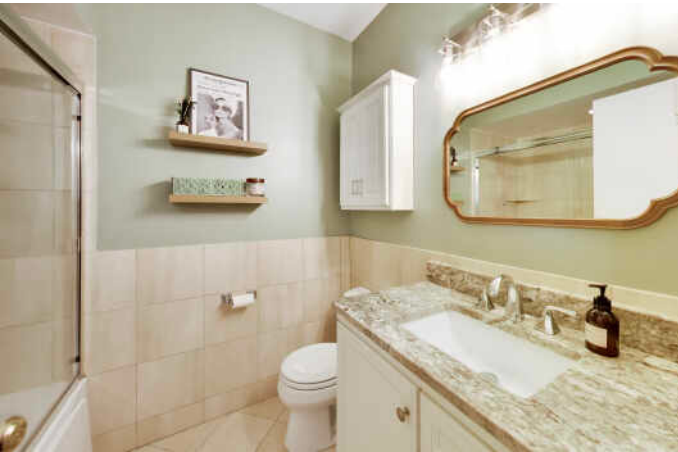
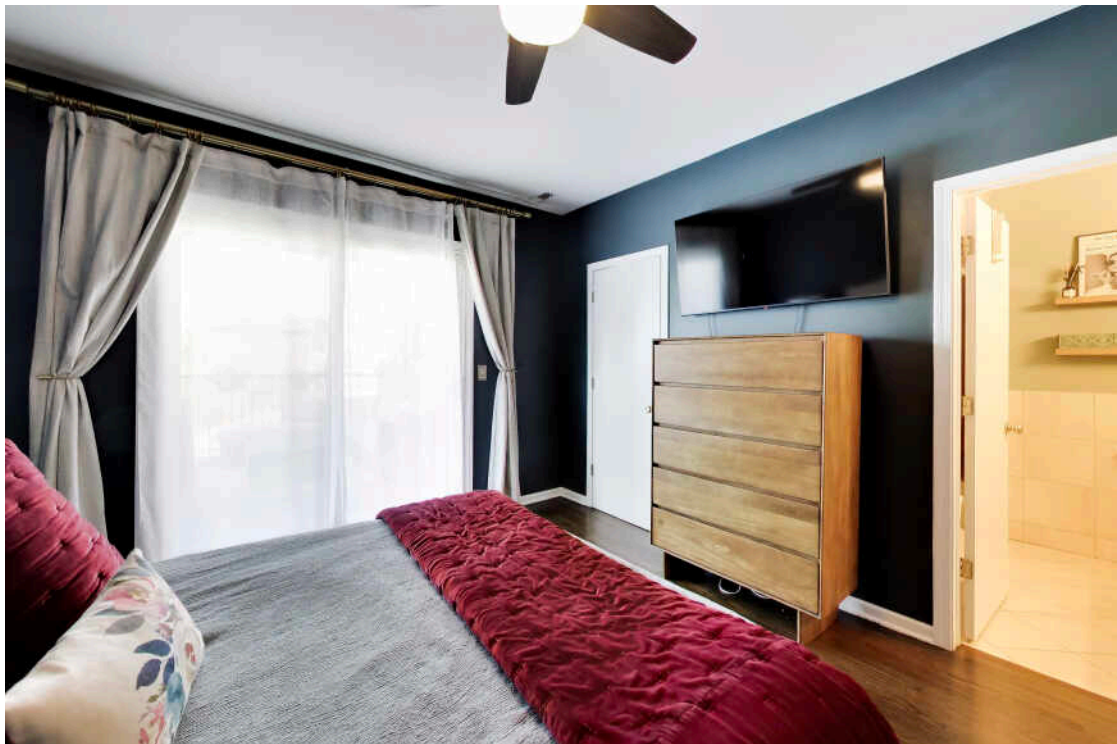
Where timeless finishes and thoughtful improvements shine throughout, this beautifully updated home offers the perfect blend of style, comfort, and functionality. The stunning kitchen has been tastefully refreshed with professionally painted white cabinetry, a designer neutral tile backsplash extending to the ceiling, granite countertops, stainless steel appliances, a breakfast bar, and beautifully refinished hardwood floors, creating a bright and inviting space ideal for everyday living and effortless entertaining.

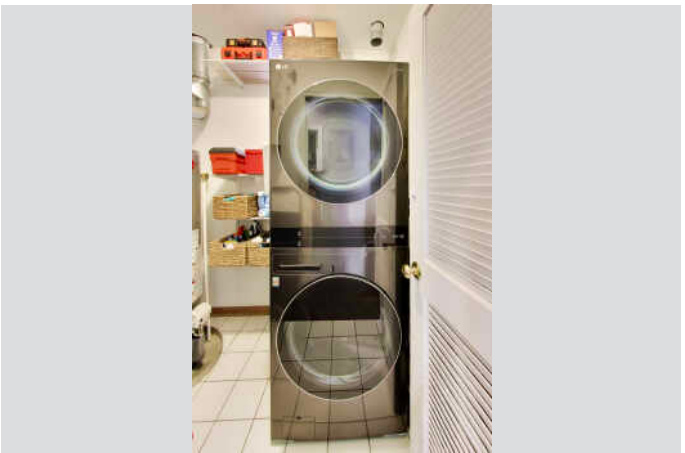
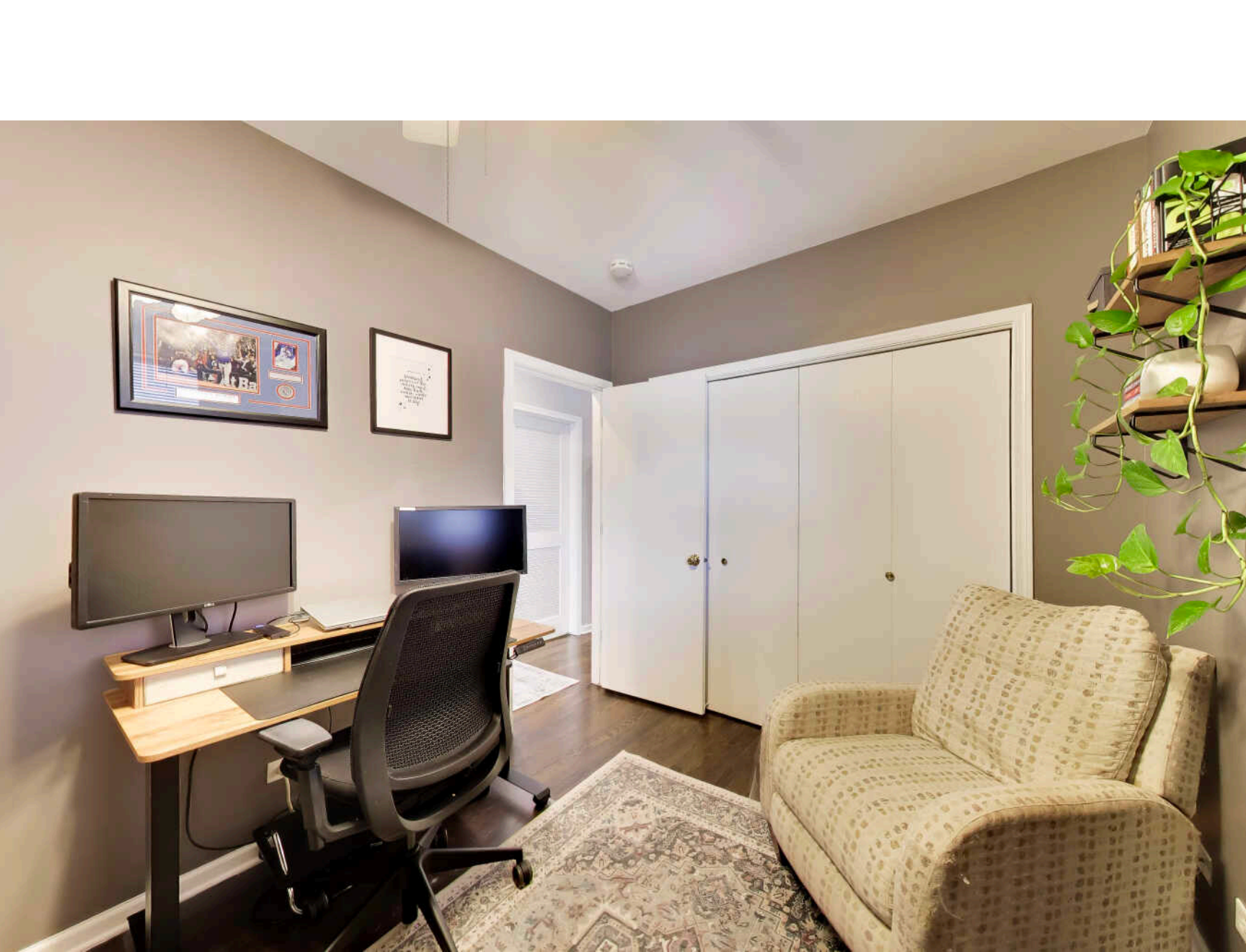
The spacious living room is centered around a cozy fireplace that has been converted to gas, adding warmth, convenience, and ambiance. An Andersen patio door, installed in 2023, floods the home with natural light while providing seamless access to the private outdoor deck. Additional recent improvements include an LG full-size washer and dryer (2024), and every update reflects the seller's exceptional pride of ownership, making this home truly move-in ready.

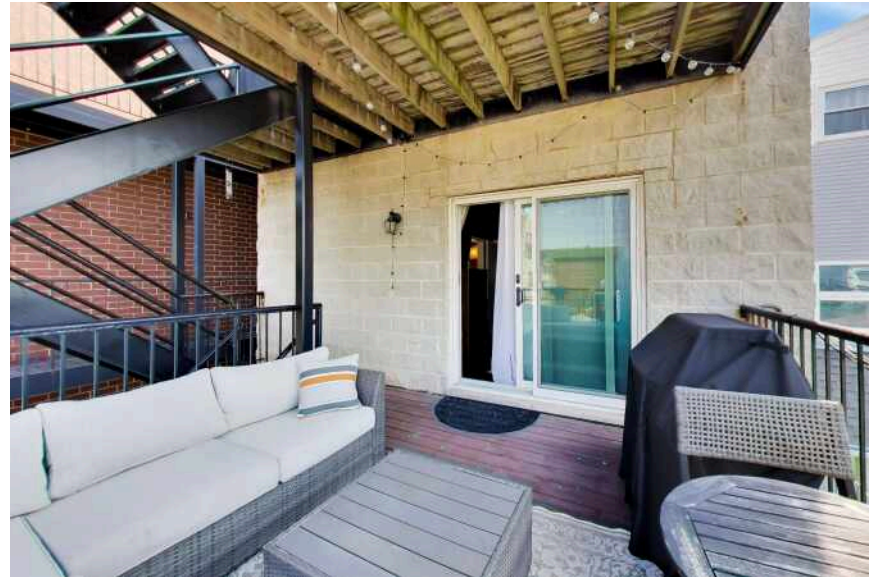
Retreat to the spacious primary suite featuring a walk-in closet and a private bath complete with a relaxing Jacuzzi tub. Additional highlights include central heating and air conditioning, extra basement storage, and a spectacular shared rooftop deck with breathtaking skyline views—perfect for entertaining or unwinding with family and friends.

Ideally located within the highly sought-after Audubon School District, this home is just moments from Hamlin Park, neighborhood boutiques, restaurants, coffee shops, fitness centers, grocery stores, the Brown Line, multiple bus routes, and Wrigley Field. Garage parking is included in the price, completing this exceptional offering that combines timeless style, quality updates, and an unbeatable location.











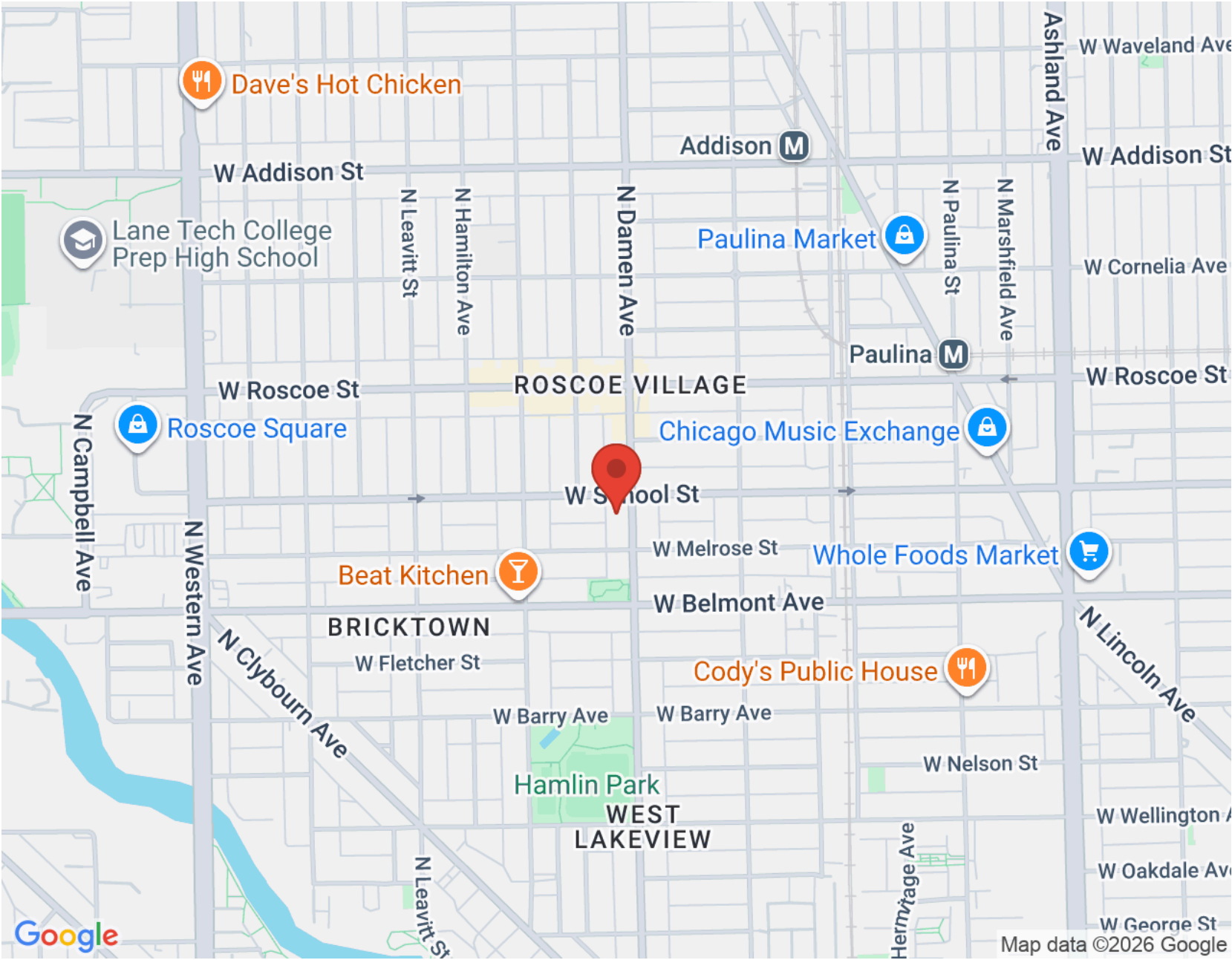
HAVING A QUAINAT VILLAGE ATMOSPHERE
IN THE HEART OF THE CITY IS NOT AN EASY
TASK, BUT **ROSCOE VILLAGE** PULLS IT
OFF.

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.





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