



3255 N PAULINA STREET #4A ROSCOE VILLAGE

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@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE



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FRONT VIEW

3255 N PAULINA STREET #4A

ROOM DIMENSIONS

Living Room	24'x23'
Kitchen	13'x19'
Primary Bedroom	16'x12'
Second Bedroom	14'x16'

FEATURES

Prepare to be amazed at this duplex up in small boutique elevator building in Lakeview with show stopping private roof deck! Dramatic wall of windows with 20ft ceilings with adjacent balcony the width of the unit. Open kitchen with SS appliances, granite, island, glass backsplash lends itself for entertaining. Hardwood floors through, angled corner fireplace, lofted flex space upstairs perfect for office. Primary suite with walk in organized closet, balcony. Bathroom boasts double sink vanity & medicine cabinets, large shower with multiple deluxe sprays and rain shower heads. Private roof deck is truly an oasis! Fully equipped with kitchen, built in TV, fire pit with plenty of space to lounge and entertain whilst enjoying unobstructed south skyline views of the city. Walk to Whole Foods, all commerce on Lincoln Ave and Paulina brown line. Large walk in private storage closet, 2 side by side parking spots included.



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LIVING ROOM



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LIVING ROOM



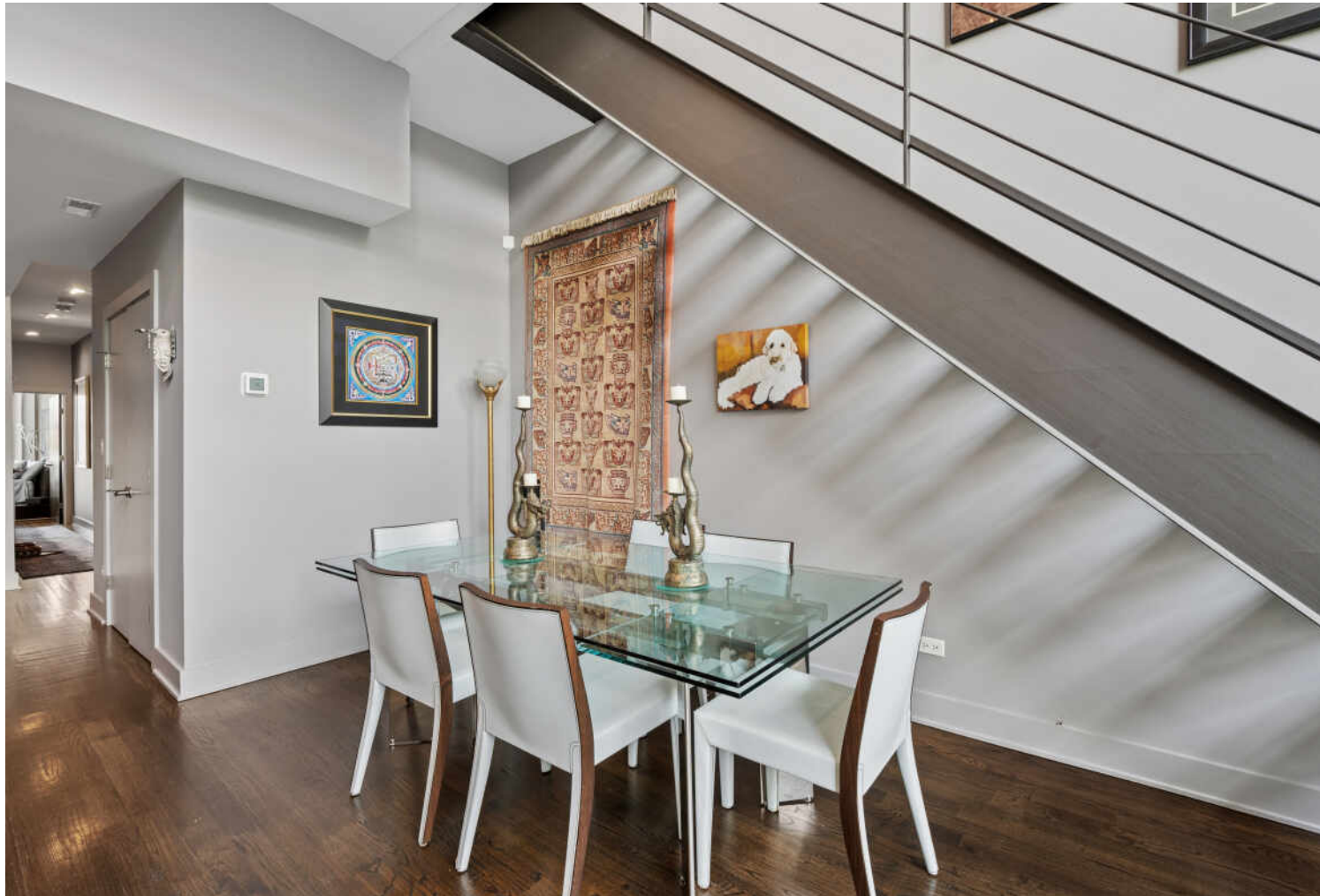
LIVING ROOM



KITCHEN



KITCHEN



DINING ROOM



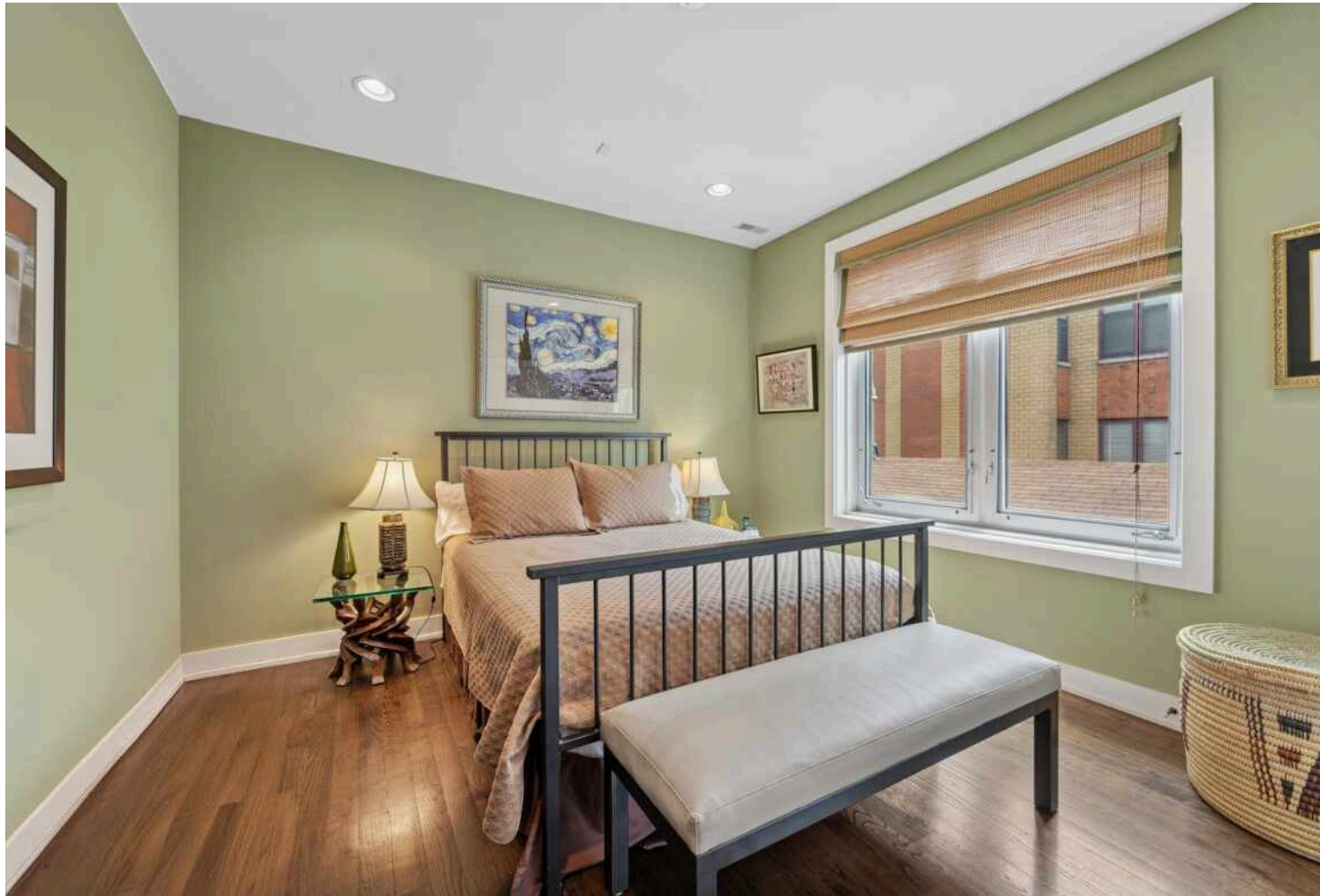
DINING AREA



PRIMARY BEDROOM



PRIMARY BATH



2ND BEDROOM



2ND BATHROOM



LAUNDRY ROOM



ROOF DECK







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

Locals love the independently-owned shops and restaurants, community events such as an annual Garden Walk and Fellger Park, where neighbors gather and enjoy the outdoors.

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

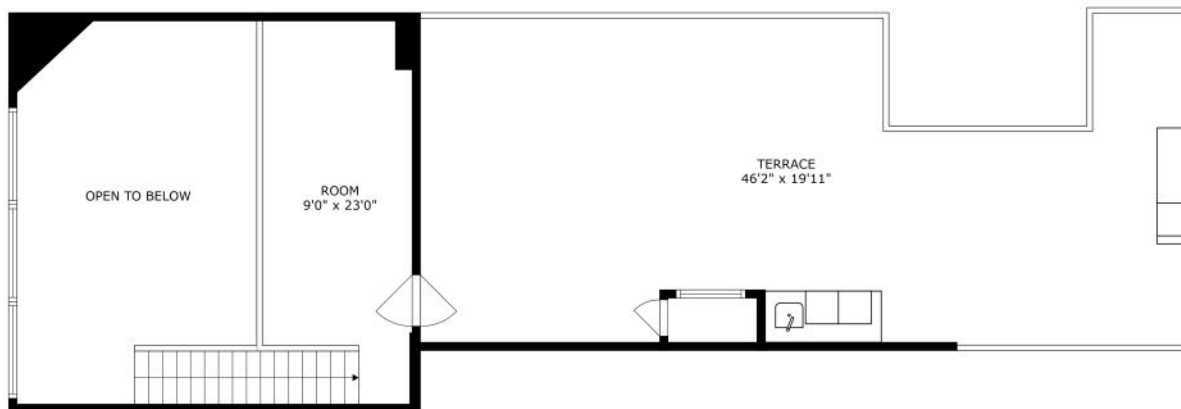
The charming neighborhood is dominated by single-family homes with beautiful gardens. There are also classic three-story walkups and duplexes as well as luxury new construction, which gives Roscoe Village a bit of a metropolitan feel. The neighborhood also offers a variety of eateries, cafes, taverns,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



DECK



FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

