

3310 N HARDING AVENUE · AVONDALE / OLD IRVING PARK



3310 N HARDING AVENUE AVONDALE / OLD IRVING PARK

@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE

LUXURY PORTFOLIO INTERNATIONAL



HANNAH ROESCH BROKER

1 8477670299 mobile
847.381.0300 office
hannahroesch@atproperties.com

HANNAH ROESCH REALTOR®
JANELLE DENNIS TEAM

3310 N HARDING AVENUE · AVONDALE / OLD IRVING PARK



@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE

LP LUXURY
PORTFOLIO
INTERNATIONAL



3310 N HARDING AVENUE

FEATURES

- 2022 new construction residence rests on a rare 30-foot-wide lot
- Approximately 4,000 square feet of refined living space
- Expertly crafted by a seasoned builder, blends modern sophistication with timeless design.
- Spacious, entertainer's kitchen appointed with custom white shaker cabinetry with gold pulls, gray stone quartz countertops, and Bosch stainless steel appliances.
- Architectural details abound, including custom millwork, crown molding, and a striking coffered ceiling.
- Two fireplaces, one wood-burning and one gas
- The upper level features three well-proportioned bedrooms and two baths
- An elegant primary suite offers lofted ceilings, dual walk-in professionally organized closets, double glass doors open to your breathtaking bathroom with a double vanity, soaking tub, a separate shower seating radiant heated floors and separate water closet.
- Lower level offers an expansive recreation room with wet bar, a private home office, large guest room with professional organized walk-in closet, and a dedicated laundry room with an extra storage room behind it.
- Additional highlights include private outdoor retreat complete with a brick paver patio and backyard and a detached 2 car garage.



HANNAH ROESCH BROKER

1 8477670299 mobile
847.381.0300 office

hannahroesch@atproperties.com











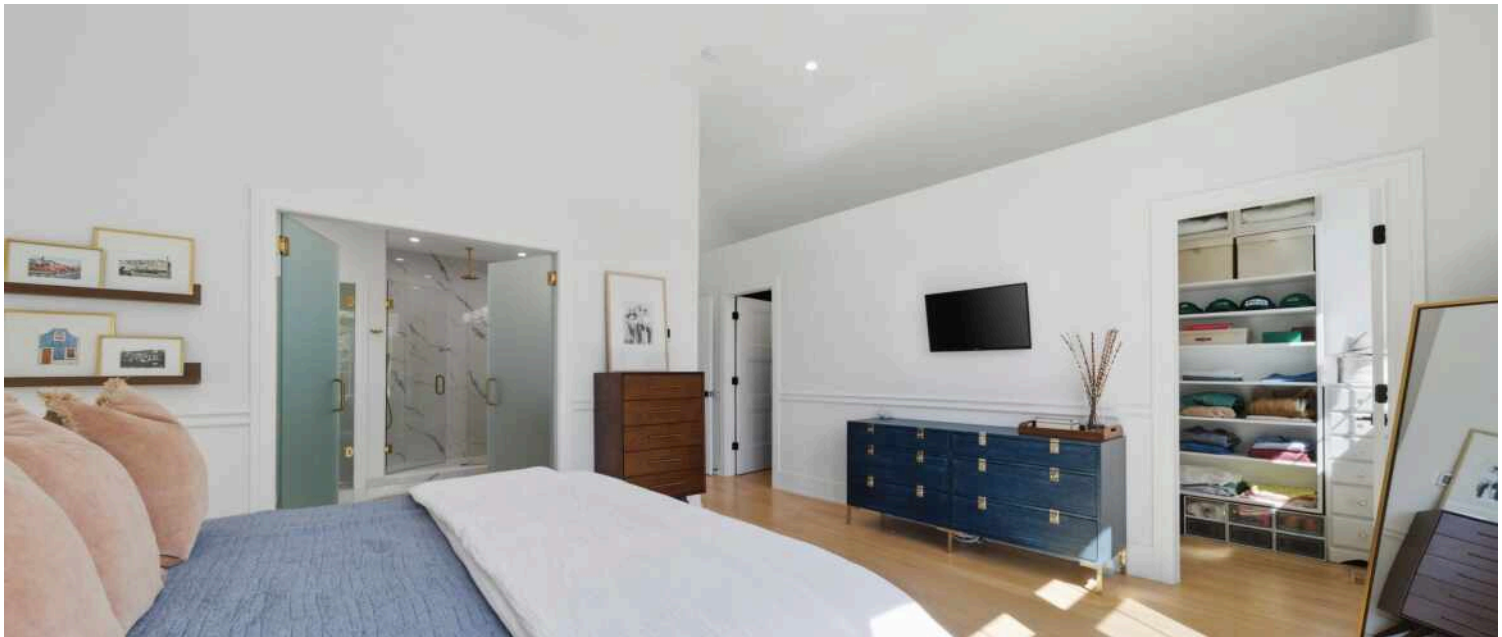






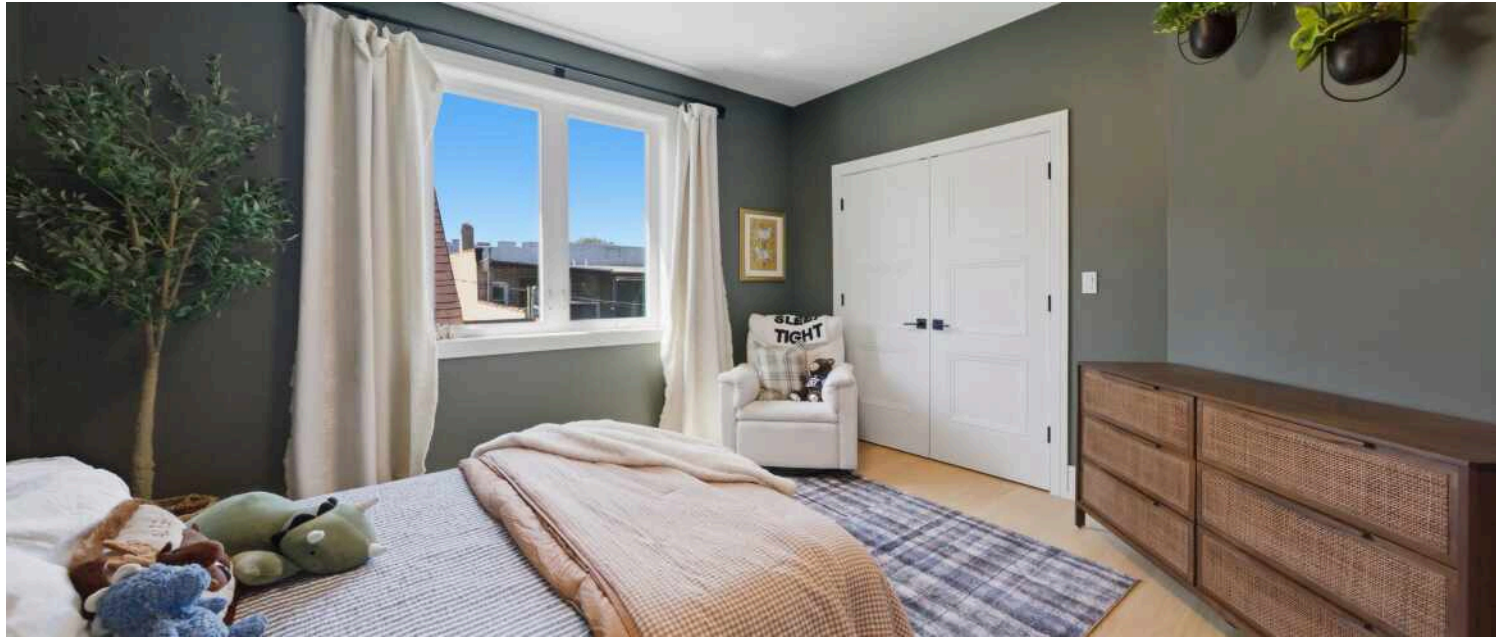






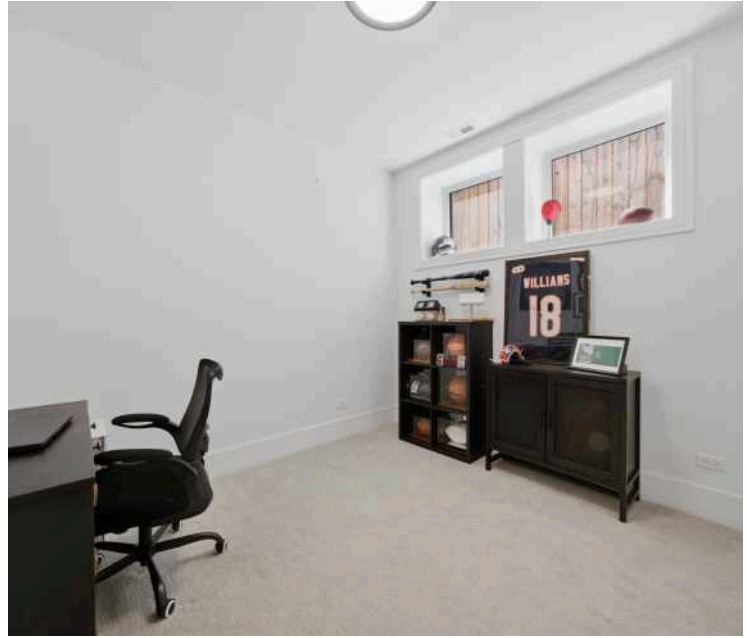


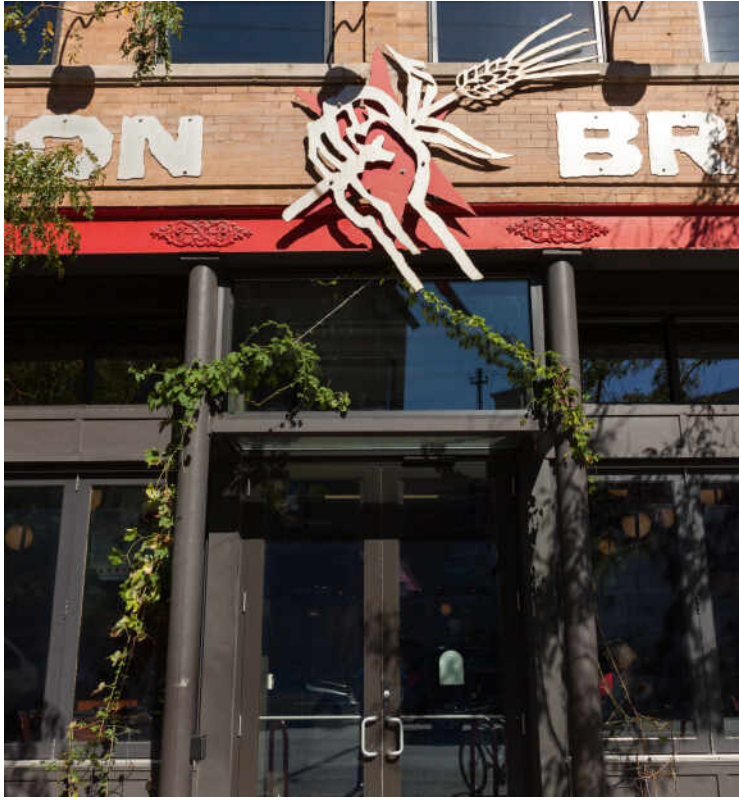












ONCE KNOWN AS THE NEIGHBORHOOD OF “SMOKESTACKS AND STEEPLES,”
AVONDALE’S INDUSTRIAL VIBE IS JUST ONE OF THE REASONS *LONELY PLANET*
NAMED IT ONE OF THE HOTTEST NEIGHBORHOODS IN THE COUNTRY.

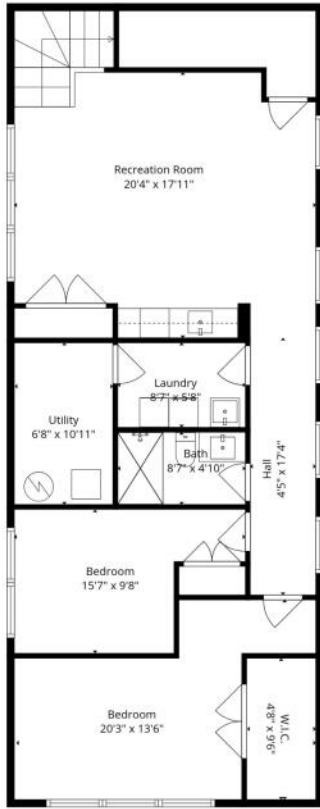
Locals love the burgeoning restaurant scene in Avondale, convenient access to both the CTA and major highways, and the ultra-cool industrial vibe that the neighborhood presents.

At the start of the 20th century, Avondale’s proximity to the Chicago River and railway corridors attracted industry, including Florsheim Shoes, Olson Rug, and Dad’s Root Beer, whose iconic turret is still visible from the Kennedy Expressway today.

The Northwest Side neighborhood’s chill vibe, tree-lined streets, and public transportation have all the makings of a great neighborhood. But Avondale has plenty more to offer, including eateries and bars for every taste – from a Michelin-rated restaurant to longtime neighborhood bars and take-out spots.

In addition to bars and restaurants, there is plenty of shopping to do at a mix of unique, locally owned shops. For recreation, residents will have access to the 312 RiverRun trail, a two-mile recreational path that is expected to have the longest pedestrian bridge in the city.

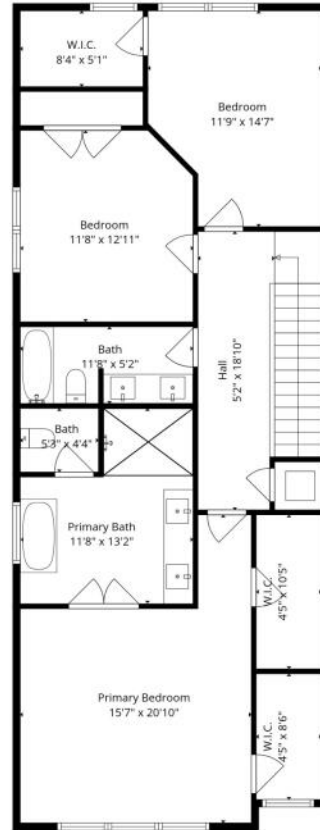
Avondale has two CTA Blue Line stops at the Belmont and Addison stations. Several CTA bus routes serve the neighborhood, and there is also easy access to the Kennedy Expressway.



1st Floor



2nd Floor



3rd Floor

Total: 3252 sq. ft

1st Floor: 1012 sq. Ft, 2nd Floor: 1141 sq. Ft, 3rd Floor: 1099 sq. ft
 Excluded Areas: Utility: 73 sq. Ft, Fireplace: 8 sq. Ft, Undefined: 10 sq. Ft,
 Walls: 224 sq. ft



@properties® | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Leading REAL ESTATE
COMPANIES
OF THE WORLD®

LP
LUXURY
PORTFOLIO
INTERNATIONAL

