



3319 N LEAVITT STREET
ROSCOE VILLAGE



3319 N LEAVITT STREET
ROSCOE VILLAGE

3319NLEAVITTST.INFO

@properties®

LP LUXURY
PORTFOLIO
INTERNATIONAL®



LEIGH MARCUS BROKER

312.969.3122 mobile
773.312.7550 office
leighmarcus@atproperties.com
www.leighmarcus.com/



3319 N LEAVITT STREET
ROSCOE VILLAGE

3319NLEAVITTST.INFO

@properties®

LP LUXURY
PORTFOLIO
INTERNATIONAL®



KITCHEN



KITCHEN



KITCHEN

ENJOY A WEALTH OF UPDATES THROUGHOUT THIS PRISTINE 4 BEDROOM, 3.1 BATHROOM SINGLE-FAMILY HOME IN COVETED ROSCOE VILLAGE AND LEVEL 1+ AUDUBON ELEMENTARY DISTRICT!

ROOM DIMENSIONS

Deck	15'x13'
Family Room	18'x12'
Kitchen	18'x13'
Living/ Dining	24'x18'
Master Bedroom	18'x11'
Bedroom 2	18'x11'
Bedroom 3	14'x12'
Bedroom 4	16'x13'
Recreation Room	24'x17'
Storage	5'x3'

FEATURES

This incredible sun-drenched home boasts an open concept floorplan with 3 generously sized bedrooms up, 2 elegant gas fireplaces and is complemented by exquisite wainscoting, crown molding, newly refinished hardwood flooring and fresh paint throughout! Modern kitchen boasts crisp white cabinetry, premium stone counters, eat-in island and stainless appliances including a beverage refrigerator. Formal family, living, dining and powder rooms on main level. Grand master suite is highlighted by vaulted ceilings with skylights and offers an en suite balcony and expansive walk-in closet. Spa-en suite features dual vanity, Whirlpool and separate shower. W/D on second level for convenience. Lower level rec room complete with print-worthy bar, 4th bedroom, full bathroom, proper laundry room and storage. Detached 2-car garage. Lush front and rear landscapes. Impressive rear deck! Moments to Fellger & Hamlin Park, dining, Target, Mariano's and more!



LEIGH MARCUS BROKER

312.969.3122 mobile
773.312.7550 office

leighmarcus@atproperties.com
www.leighmarcus.com/



KITCHEN



LIVING ROOM



LIVING ROOM



LIVING ROOM



LIVING ROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM CLOSET



HALF BATH



MASTER BATHROOM



2ND BEDROOM



3RD BEDROOM



2ND BATHROOM



FAMILY ROOM



LOWER LEVEL



LOWER LEVEL



LOWER LEVEL



BAR



LOWER LEVEL



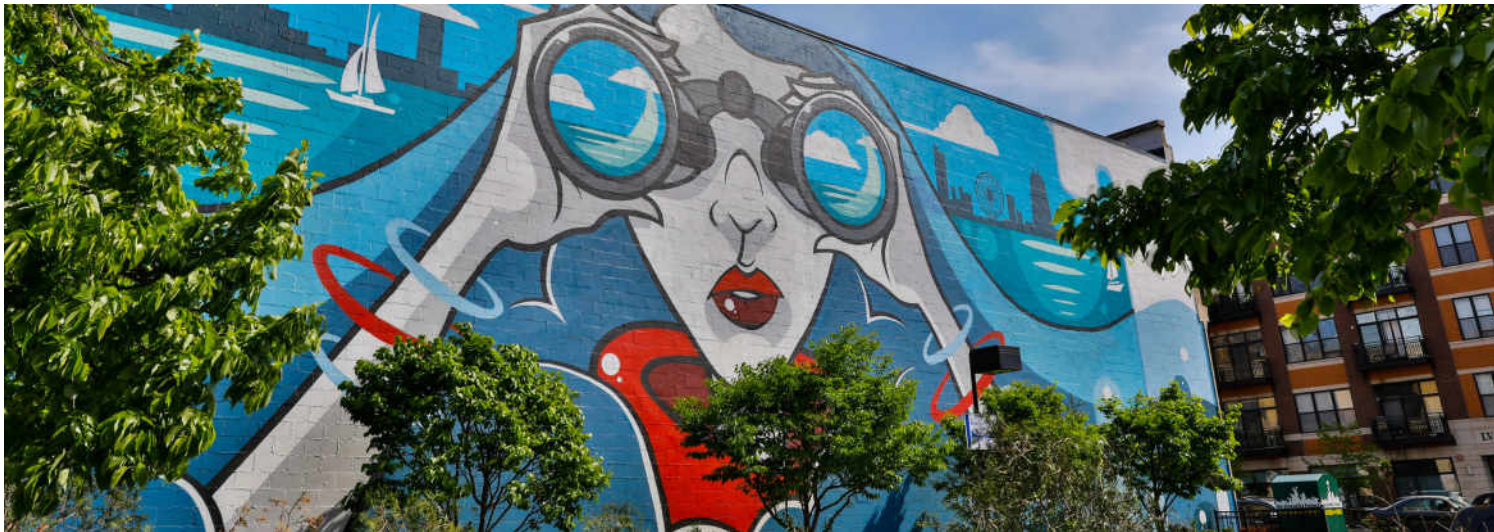
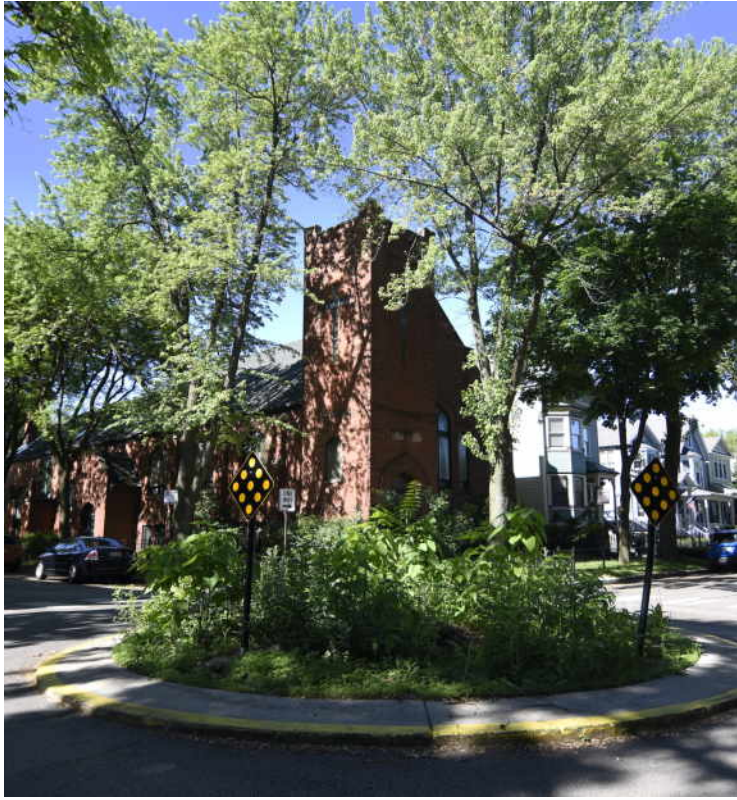
LAUNDRY ROOM



3RD BATHROOM



4TH BEDROOM



HAVING A QUAINV VILLAGE ATMOSPHERE RIGHT IN THE MIDDLE OF THE CITY IS NO 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.

Defined by Roscoe Street, the neighborhood offers residents a mix of businesses, residences and parks just six miles northwest of Chicago's downtown.

Roscoe Village is dominated by single-family homes with beautiful gardens. There are also classic three-story walkups and duplexes along with luxury new construction, which is giving the neighborhood a bit of a metropolitan feel.

City parks include the recently-renovated Fellger Playlot Park and offer neighbors playground equipment and grassy areas for picnics.

Roscoe Village is especially lively in the summer, when the community hosts Retro on Roscoe and the Roscoe Village Burger Fest. Getting there is easy with the CTA's Brown Line, which has two stops in the neighborhood.



BALCONY

First Level



Second Level



Lower Level



@properties®

Leading REAL ESTATE
COMPANIES
OF THE WORLD®

LP
LUXURY
PORTFOLIO
INTERNATIONAL®

