

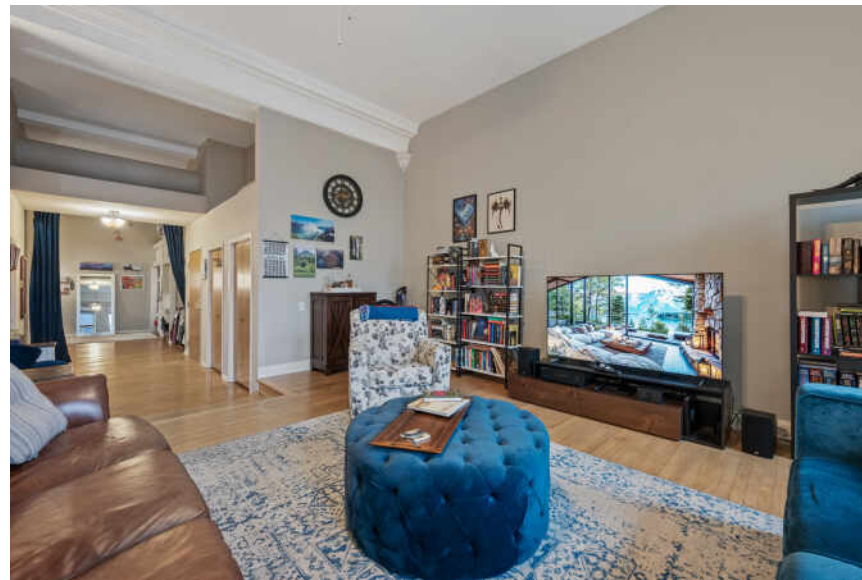
3323 N PAULINA AVENUE #2D
ROSCOE VILLAGE

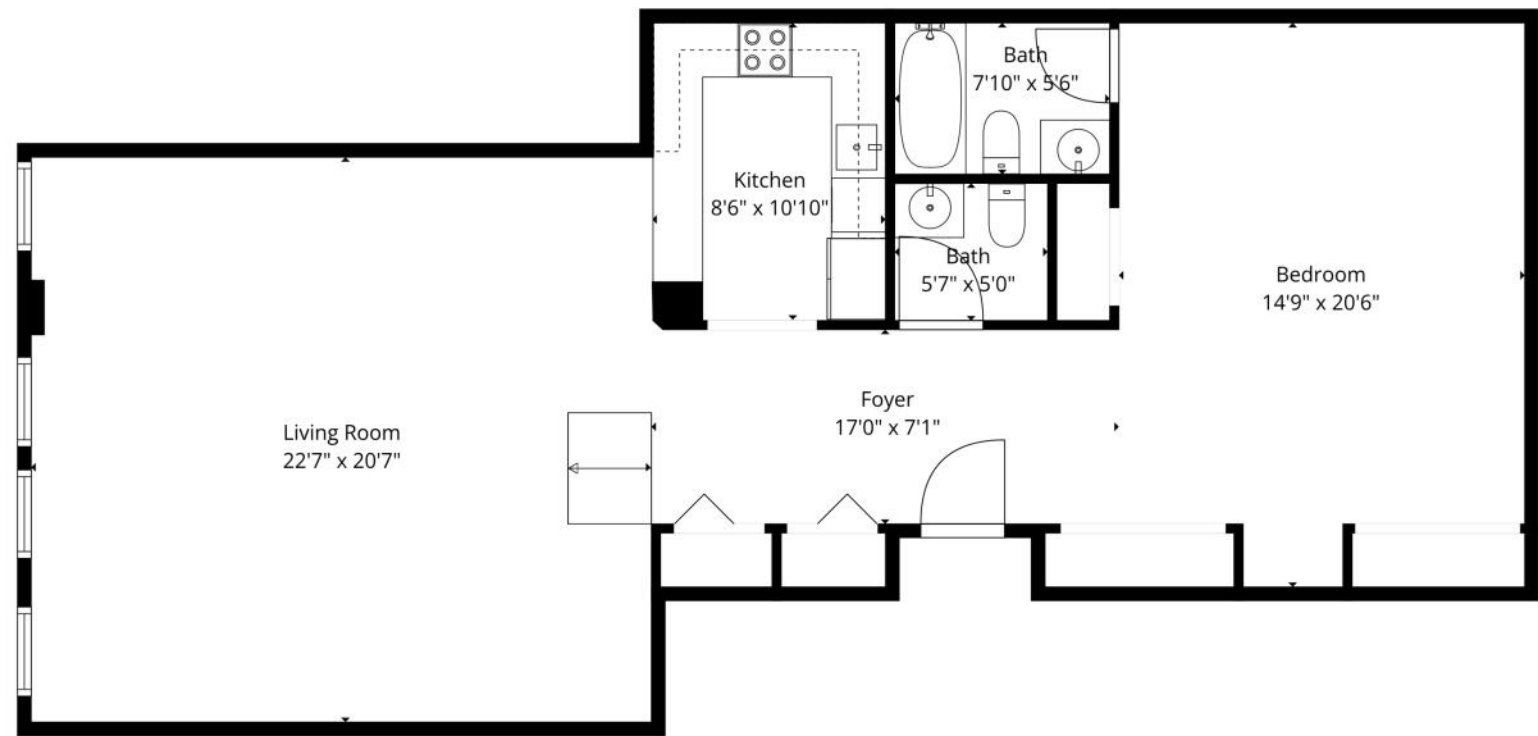
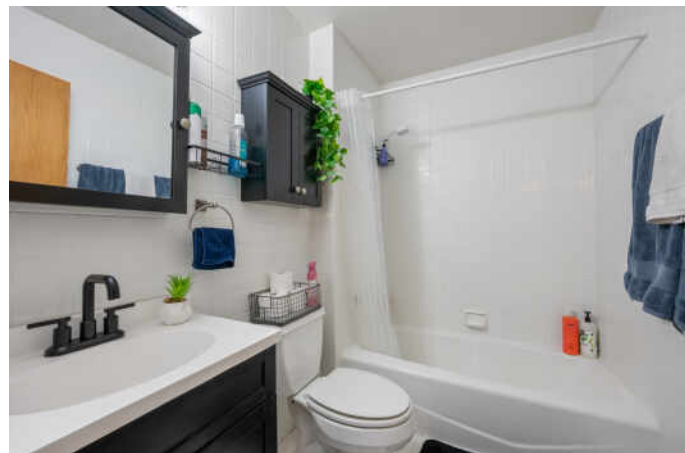




WELCOME TO THIS EXCEPTIONAL 1BD 1.5 BA LOFT IN THE HIGHLY SOUGHT-AFTER GALLERY LOFTS. BOASTING DRAMATIC 15-FOOT CEILINGS AND EXPANSIVE WINDOWS, THIS HOME IS FILLED WITH NATURAL LIGHT AND A TRUE SENSE OF OPENNESS. THE LARGE OPEN-CONCEPT LIVING ROOM IS PERFECT FOR BOTH ENTERTAINING AND EVERYDAY LIVING. BEDROOM OFFERS LOTS OF STORAGE WITH CALIFORNIA CLOSETS AND BUILT IN DESK. STEPS TO EVERYTHING ROSCOE VILLAGE HAS TO OFFER. A RARE OPPORTUNITY TO OWN A LIGHT-FILLED, WELL-APPOINTED LOFT IN ONE OF THE AREA'S MOST DESIRABLE BUILDINGS.

1 BEDROOM
1.1 BATH
TAXES: \$5,552
ASSESSMENTS: \$515 / MONTH





TOTAL: 1104 sq. ft
1st floor: 1104 sq. ft
EXCLUDED AREAS: WALLS: 81 sq. ft

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.



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